

PART 1: INTERPRETATION OF THIS BYLAW

1.17 DEFINITIONS

1.17.4 ~~DRUG PARAPHERNALIA*~~ means any goods, products, equipment, or materials of any kind designed or primarily intended to be used to produce, process, manufacture, package, store, conceal, as well as, inject, ingest, inhale or otherwise introduce into the human body, a controlled substance as defined in the Controlled Drugs and Substances Act, S.C. 1996, c. 19, as may be amended from time to time, but does not include a controlled substance that is permitted under that Act.

FLEA MARKET means a premise used for the sale of new or used goods by more than three (3) vendors renting tables or space. Vendors may vary from day to day, although the general layout of space to be rented remains the same. Goods that are typically sold include but are not limited to: clothing, electronic equipment, food products or concessions, handicrafts, or household items. ~~This does not include an auctioneering establishment or retail, secondhand.~~ This does not include an auctioneering establishment, retail, cannabis or retail, secondhand.

HOME BUSINESS* means the use of part of a dwelling unit or (where applicable, accessory building or site or combinations thereof) by at least one resident of the dwelling unit for a business activity that results in a product or service. ~~This does not include adult entertainment, bed and breakfast, care centre, dating or escort service, recreational vehicle storage, veterinary service or fleet service uses.~~ This does not include adult entertainment, bed and breakfast, care centre, dating or escort service, recreational vehicle storage, veterinary service, retail, cannabis or fleet service uses.

LIVE-WORK UNIT means a building containing a dwelling unit in combination with a commercial unit which is utilized by the resident(s) and up to one non-resident employee. This includes separate entrances for the commercial and residential portion of the building with an internal passage between. The dwelling unit shall be considered above, to the side or rear of a commercial component. The commercial use shall not detract from the residential character or appearance of the unit and shall not create a nuisance. This may include but is not limited to photography, art, pottery studios, personal service establishments (excluding a dry cleaning outlet), office, incidental sale of items such as antiques or jewellery, or a studio providing instruction such as music or tutoring, to a maximum of four students at one time. ~~This does not include health service, pawnshop, restaurant food service, or specialty food service.~~ This does not include health service, pawnshop, restaurant food service, retail, cannabis or specialty food service.

RETAIL, ALCOHOL* means a premise licensed to sell beer, wine, spirits, cider, and coolers to the public. This includes a liquor store or a wine or beer store. ~~This does not include retail, cannabis.~~

RETAIL, CANNABIS* means a retail store, licensed by the Province of Alberta, where non-medical cannabis is sold to individuals who attend at the premises.

RETAIL, CONVENIENCE means a premise used for the retail sale of goods from premises which do not exceed 235 m² in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, or the rental of videos. ~~This does not include retail, drug paraphernalia.~~ This does not include retail, cannabis.

~~**RETAIL, DRUG PARAPHERNALIA** means a premise where drug paraphernalia is offered for sale, trade or distribution. This does not include:~~

- ~~• a licensed pharmacy under Section 5 of the Pharmacy and Drug Act, R.S.A. 2000, c. P-13;~~
- ~~• a medical practice, operated by a physician, dentist or pharmacist as defined in the Health Professions Act, R.S.A. 2000, c. H-7; or~~
- ~~• a veterinary practice, as defined in the Veterinary Profession Act, R.S.A. 2000, c. V-2.~~

RETAIL, GENERAL means a premise where goods, merchandise, other materials, and personal services are offered for retail sale to the general public and includes limited on-site storage or seasonal outdoor sales to support that store's operations. Ancillary services such as but not limited to postal outlets or cleaning appliance rentals, are permitted within a general retail premises. This includes but is not limited to a grocery, hardware, pharmacy, appliance or sporting goods store. ~~This does not include warehouse sales, a pawnshop, a retail store requiring outdoor storage, a minor or major service station, alcohol retail, secondhand retail, or drug paraphernalia retail.~~ This does not include warehouse sales, a pawnshop, a retail store requiring outdoor storage, a minor or major service station, alcohol retail, secondhand retail, or retail, cannabis.

RETAIL, SECONDHAND means a premise used for the retail sale, including refurbishing and repair, of secondhand or used household goods. This includes but is not limited to the resale of items such as antiques, used furniture, major appliances, and the resale of clothing, jewelry, stereos and musical instruments. ~~This does not include a pawnshop, a flea market, an auctioneering establishment, the sale of used vehicles, recreation craft, construction and industrial equipment, or retail, drug paraphernalia.~~ This does not include a pawnshop, a flea market, an auctioneering establishment, the sale of used vehicles, recreation craft, or construction and industrial equipment.

PART 4:

PARKING AND LOADING STANDARDS

Table 4.4 Non-Residential Parking Requirements

Commercial Uses

Use	Minimum Parking Space Requirement
Any commercial use not listed specifically within this table, with a Gross Floor Area (GFA) of:	
a) less than 4500m ²	2.5 per 100 m ² of GFA
b) 4500m ² to 9000m ²	3.0 per 100 m ² of GFA
c) 9000m ² to 28000m ²	3.5 per 100 m ² of GFA
d) greater than 28000m ²	4.0 per 100 m ² of GFA
Bar	
Nightclub	1 per 4 seats or 1 per 3.0 m ² of GFA, whichever is greater
Neighbourhood pub	
Animal hospital and shelter	4 per veterinarian
Veterinary service, minor	
Veterinary service major	
Apartment hotel	1 per sleeping unit
Auctioneering establishment	1 per 3.5 seats, or 3.1 per 10 m ² GFA, whichever is greater
Autobody repair and paint	2 per service bay
Bingo hall	1 per 2 seats or 3.1 per 10 m ² GFA, whichever is greater
Commercial storage	1.0 per 100 m ² GFA up to 2,000 m ² plus 0.2 per additional 100 m ² GFA
Commercial schools	1 per 8 students
Convenience vehicle rental	2 plus 1 per employee
Drive-through vehicle service	2.2 per 100 m ² GFA, minimum 5
Fleet service	1 per employee
Food service, drive-in	2.2 per 100 m ² GFA, minimum 5
Funeral service	1 per 5 seats
Gas Bar	
Service station, minor	1 per 2 employees plus 2.2 per 100m ² GFA
Service station, major	
Health service, minor	4 per doctor or dentist
Hotel	1 per sleeping unit
Motel	
Office	3.4 per 100 m ² GFA
Business support service	
Financial service	
Restaurants	1 per 4 Seats
Retail, Alcohol	4 per 100 m ² GFA
Retail, Cannabis	4 per 100 m ² GFA
Truck and manufactured home sales/rental	2.2 per 100 m ² GFA
Vehicle repair	2 per service bay
Vehicle sale/rental	2.2 per 100 m ² GFA
Warehouse sales	5.0 per 100 m ² GFA

PART 6: SPECIFIC USE REGULATIONS

~~6.9 — DRUG PARAPHERNALIA~~

- ~~6.9.1. Where a premise includes the sale of drug paraphernalia, it shall:~~
- ~~a) be located within a Zoning District that includes retail, drug paraphernalia as a listed use;~~
 - ~~b) be located no less than 500 m from the boundary of any site with an approved development permit for, or, that is being actively used for, or has been designated as a reserve for community recreation, park, private or public education, child care centres or religious assembly uses; and~~
 - ~~c) not display or permit to be displayed in any window or elsewhere, where it may be seen by a person outside the premises, any drug paraphernalia.~~
- ~~6.9.2. Where in the opinion of the Development Officer, it is necessary to enhance the visual appearance of a development that includes the sale of drug paraphernalia; Landscaping or screening shall be provided to mitigate potential land use conflicts.~~
- ~~6.9.3. In reviewing an application for a development that includes the sale of drug paraphernalia, a Development Officer shall have regard for the orientation of the building on the site and, for the location of the access to the site, in order to ensure compatibility with adjacent land uses.~~
- ~~6.9.4. No development or any person shall advertise for sale, or promote the sale of any drug paraphernalia, the illicit consumption of controlled substances, or any instruments for illicit drug use as defined in Section 462.1 of the Criminal Code of Canada:~~
- ~~a) except on the premise of a development that includes the sale of drug paraphernalia;~~
 - ~~b) on public property; or~~
 - ~~c) on any site less than 500 m from the boundary of a site that is being actively used for community recreation, park, private or public education facility, or religious assembly.~~

6.17A RETAIL, CANNABIS

6.17A.1 The closest point of any part of an exterior wall of a retail, cannabis use shall not be located within 100 m of the closest point of any lot that contains, or is identified in any statutory plan to in the future contain:

- a provincial health care facility;
- education, public; or
- education, private.

PART 7: URBAN SERVICE AREA ZONING DISTRICTS

7.11 C1 – COMMUNITY COMMERCIAL

7.11.1. Purpose

To provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads.

7.11.2. Permitted Uses and Discretionary Uses

Permitted Uses

Care centre, intermediate^
 Care centre, major^
 Care centre, minor^
 Financial service^
 Food service, restaurant^
 Food service, specialty^
 Gas bar*
 Health service, minor^
 Office^
 Personal service establishment^
 Religious assembly, minor*^
 Retail, convenience^
 Service station, minor*
 Veterinary service, minor

Discretionary Uses

Amusement centre^
 Animal grooming and care
 Commercial school^
 Drive-through vehicle service*
 Emergency service^
 Food service, drive-in^
 Government service^
 Household repair service
 Library and exhibit^
 Neighbourhood pub^
 Recreation, indoor^
 Residential security/operator unit^
 Retail, alcohol*^
 Retail, cannabis*^
 Retail, general^
 Service station, major*
 Utility service, minor
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.11.7. Other Regulations

- a) Retail alcohol shall only be considered on a lot greater than 0.8 ha.
- b) Retail, cannabis shall only be considered on a lot greater than 0.8 ha.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.12 C2 – ARTERIAL COMMERCIAL

7.12.1. Purpose

To provide for a diversity of commercial businesses in planned centres in the Urban Service Area displaying a high standard of appearance and design.

7.12.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Business support service^
 Care centre, intermediate^
 Care centre, major^
 Care centre, minor^
 Convenience, vehicle rental
 Custom workshops
 Emergency service^
 Entertainment, spectator^
 Equipment, minor
 Financial service^
 Fleet service
 Food service, drive-in^
 Food service, restaurant^
 Food service, specialty^
 Funeral service^
 Gas bar*
 Government service^
 Greenhouse and plant nursery
 Health service, minor^
 Hotel^
 Household repair service
 Landscaping sales and service
 Library and exhibit^
 Motel^
 Neighbourhood pub^
 Nightclub^
 Office^

Permitted Uses Cont'd

Personal service establishment^
 Recreation, indoor^
 Recycling drop-off
 Religious assembly, minor*^
 Retail, alcohol*^
 Retail, cannabis*^
 Retail, convenience^
 Retail, general^
 Service station, major*
 Service station, minor*
 Utility service, minor
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 Veterinary service, minor
 Warehouse sales^

Discretionary Uses

Amusement centre^
 Commercial storage
 Contractor service, limited
 Drive-through vehicle service
 Education, private^
 Education, public^
 Flea market^
 Parking, non-accessory
 Private club^
 Retail, second-hand^
 Truck and Manufactured home
 sale/rental
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.12.3. Fundamental Use Criteria

a) (none)

7.12.4. Subdivision Regulations

a) The minimum lot width shall be 30.0 m.

7.13 C3 – HIGHWAY COMMERCIAL

7.13.1. Purpose

To provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.

7.13.2. Permitted and Discretionary Uses

Permitted Uses

Emergency service^
 Food service, drive in*^
 Food service, restaurant^
 Food service, specialty^
 Neighbourhood pub^
 Gas bar*
 Greenhouse
 Hotel^
 Landscaping sales and service
 Motel^
 Recreation, indoor^
 Recreation, outdoor^
 Retail, convenience^
 Service station, major*
 Service station, minor*
 Vehicle repair, major
 Vehicle repair, minor

Discretionary Uses

Amusement centre^
 Campground^
 Commercial storage
 Equipment, minor
 Library and exhibit^
 Nightclub^
 Parking, non-accessory
 Private camp^
 Recreational vehicle storage, major*
(Bylaw 39-2015 – July 7, 2015)
 Residential security/operator unit^
 Retail, alcohol*^
 Retail, cannabis*^
 Retail, general^
 Spectator sport^
 Truck and manufactured home
 sale/rental
 Utility service, minor
 Vehicle sale/rental
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.13.3. Fundamental Use Criteria

- a) (none)

7.13.4. Subdivision Regulations

- a) The minimum lot width shall be 60.0 m.

7.13.5. Development Regulations

- a) The maximum floor area ratio shall be 2.0.
 b) The maximum height shall be 10.0 m.
 c) The minimum height for a hotel shall be 16.0 m.
 d) The minimum setback from the front lot line shall be 7.5 m.
 e) Within the Rural Area, the minimum setback from the front lot line that abuts a highway shall be 30.0 m.
 f) The minimum setback from a side lot line shall be 6.0 m.
 g) The minimum setback from a rear lot line shall be 6.0 m.

7.14 C4 – MAJOR COMMERCIAL

7.14.1. Purpose

To provide a wide range of commercial, institutional, cultural, entertainment, and other services in central locations in the Urban Service Area to serve Sherwood Park and beyond.

7.14.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Business support service^
 Care centre, minor^
 Care centre, intermediate^
 Care centre, major^
 Commercial school^
 Convenience vehicle rental
 Education, private^
 Education, public^
 Emergency service^
 Entertainment, spectator^
 Financial service^
 Food service, restaurant^
 Food service, specialty^
 Gas bar*
 Government service^
 Health service, minor^
 Hotel^
 Household repair service
 Library and exhibit^
 Motel^
 Neighbourhood pub^
 Nightclub^
 Office^
 Personal service establishment^
 Recreation, indoor^

Permitted Uses cont'd

Religious assembly, minor*^
 Retail, alcohol*^
 Retail, cannabis*^
 Retail, convenience^
 Retail, general^
 Retail, second hand^
 Service station, minor*
 Veterinary service, minor

Discretionary Uses

Amusement centre^
 Drive-through vehicle service*
 Dwelling, apartment^
 Equipment, minor
 Fleet service
 Food service, drive in^
 Group home, minor*
 Health service, major^
 Landscaping sales and service
 Parking, non-accessory
 Recycling depot
 Recycling drop-off
 Utility service, minor
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.14.3. Fundamental Use Criteria

- a) Development of the commercial site bound by Sherwood Drive, Gatewood Boulevard and Georgian Way shall be limited to parking associated with the principal use for that portion of the site located within 90 m of the Georgian Way road right-of-way as illustrated in the Centre in the Park Area Redevelopment Plan. (*Bylaw 56-2015 – Feb 23, 2016*)

7.14.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.

7.15 C5 – SERVICE COMMERCIAL

7.15.1. Purpose

To provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

7.15.2. Permitted and Discretionary Uses

Permitted Uses

Animal grooming and care
 Broadcasting studio
 Business support service^
 Contractor service, limited
 Convenience vehicle rental
 Custom indoor manufacturing
 Drive-through vehicle service*
 Entertainment, spectator^
 Equipment, minor
 Financial service^
 Food and beverage products
 Food service, drive-in^
 Food service, restaurant^
 Food service, specialty^
 Funeral service^
 Gas bar*
 Government service^
 Household repair service
 Office^
 Personal service establishment^
 Recreation, indoor^
 Recycling depot
 Recycling drop-off
 Religious assembly, minor* ^
 Retail, convenience^
 Service station, major*
 Service station, minor*
 Vehicle repair, major
 Vehicle repair, minor
 Vehicle sale/rental
 Veterinary service, minor
 Warehouse sales^
 Warehousing and storage

Discretionary Uses

Amusement centre^
 Auctioneering establishment^
 Bingo hall^
 Care centre, intermediate^
 Care centre, major^
 Commercial school^
 Commercial storage
 Contractor service, general
 Emergency service^
 Fleet service
 Food service, mobile catering
 Health service, minor^
 Neighbourhood pub^
 Parking, non-accessory
 Recycling, oil depot
 Residential security/operator unit^
 Retail, alcohol* ^
 Retail, cannabis* ^
 Retail, general^
 Retail, secondhand^
 Truck and manufactured home
 sale/rental
 Utility service, minor
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a caret (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.16 ILT – LIGHT INDUSTRIAL

7.16.1. Purpose

To provide an area that will facilitate services or businesses of an industrial nature which do not create or generate nuisance factors outside an enclosed building. Outdoor storage in this Zoning District will provide for a limited amount of products, supplies or vehicles, which shall be completely screened from roads and adjacent properties.

7.16.2. Permitted Uses and Discretionary Uses

Permitted Uses

Broadcasting studio
 Business support service^
 Commercial school^
 Commercial storage (indoor storage only)
 Contractor service, limited
 Convenience vehicle rental
 Custom indoor manufacturing
 Custom workshops
 Drive through vehicle service
 Equipment, minor
 Financial services^
 Food service, drive-in^
 Food service, mobile catering
 Food service, restaurant (located within a multi-lot industrial development)^
 Food specialty (located within a multi-lot industrial development)^
 Household repair service
 Office^
 Recreation, indoor^
 Utility service, minor
 Vehicle repair, minor
 Veterinary service, minor
 Warehousing and storage (indoor only)

Discretionary Uses

Auctioneering establishment (indoor storage only)^
 Care centre, intermediate^
 Care centre, major^
 Contractor service, general
 Equipment, major
 Flea market (indoor sales only)^
 Fleet services
 Food and beverage products
 Funeral service^
 Gas bar
 Greenhouse and plant nursery
 Government service^
 Industrial, general
 Parking, non-accessory
 Recreational vehicle storage, major*
(Bylaw 39-2015 – July 7, 2015)
 Recycling depot
 Recycling drop-off
 Recycling oil depot
 Residential security/operator unit^
 Retail, alcohol^
 Retail, cannabis*^
 Retail, secondhand^
 Utility service, major
 Vehicle repair, major
 WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a caret (^) may be prohibited or subject to additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.16.3. Fundamental Use Criteria

a) (none)

7.16.4. Subdivision Regulations

- a) The minimum lot width shall be 30.0 m.
 b) The minimum lot depth shall be 35.0 m.

7.19 IHO – HEAVY INDUSTRIAL TRANSITION OVERLAY

7.19.1. Purpose

To protect heavy industrial development by avoiding conflicts from the development of significant residential or assembly uses within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District. Additional restrictions on the most sensitive uses extend 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District. The application of use restrictions and additional regulations is to reduce the risks to public safety and minimize nuisance associated with heavy industry as well to facilitate emergency management in the event of an industrial accident through the implementation of buffers and transition zones.

7.19.2. Permitted Uses

- a) Permitted uses are those permitted in the underlying Zoning District unless they are prohibited by Sections 7.19.5, 7.19.6 or listed as a discretionary use by Sections 7.19.3 or 7.19.4.

7.19.3. Discretionary Uses (within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District)

- a) The following uses are discretionary within 1.5 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning District:

Business support service	Retail, alcohol
Financial service	Retail, cannabis*
Food service, drive-in	Retail, convenience
Government service	Retail, general
Office	Retail, secondhand
Personal service establishment	Warehouse sales

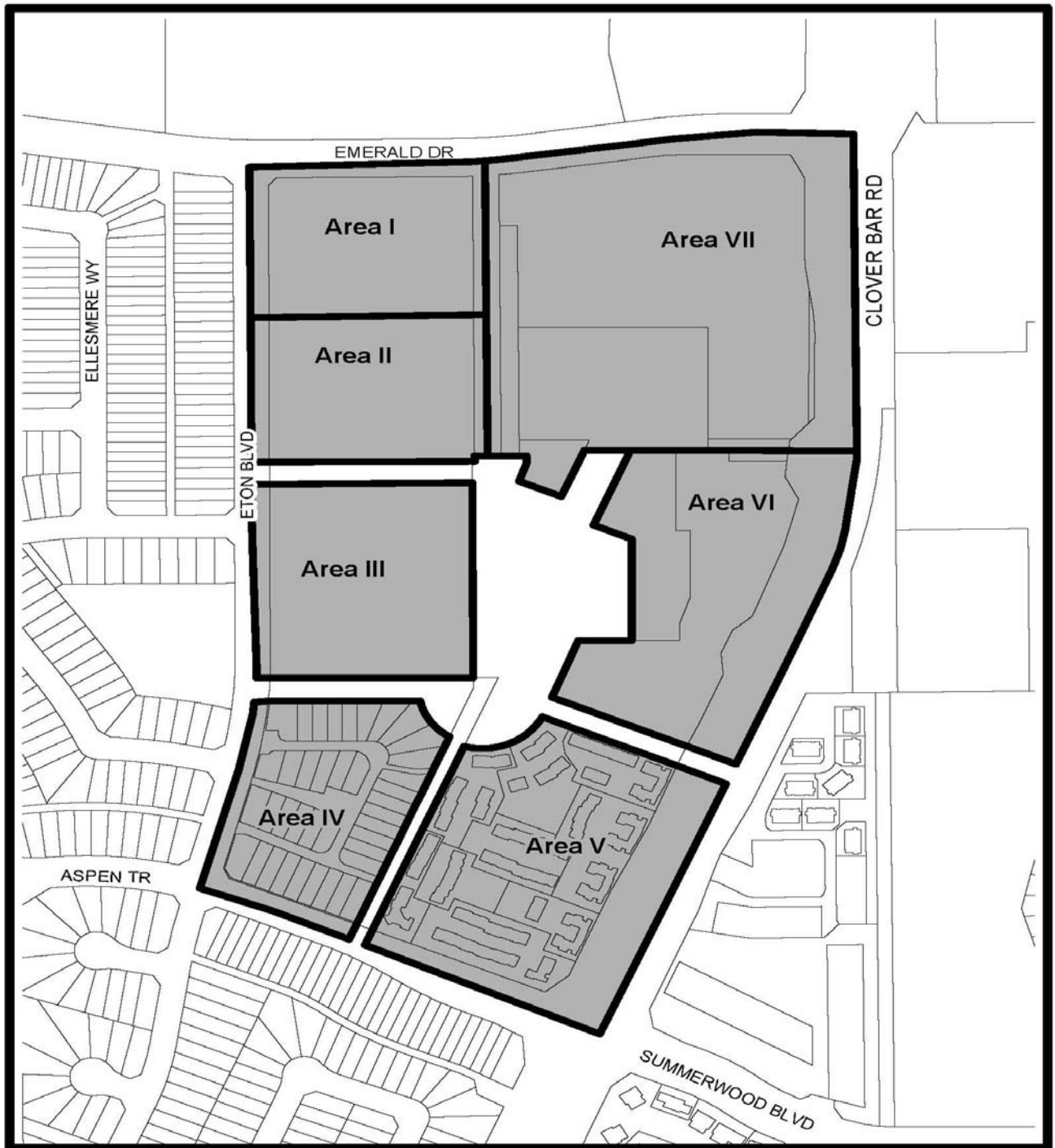
7.19.4. Discretionary Uses (between 1.5 and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District)

- a) The following uses are discretionary between 1.5 km and 3.0 km of the nearest boundary of the IH – Heavy Industrial Zoning District as shown on Schedule “B”, if they are permitted or discretionary uses in the underlying Zoning district:

Auctioneering establishments	Library and exhibit
Bingo hall	Motel
Care centre, intermediate	Recreation, community
Commercial school	Recreation, indoor
Education, private	Recreation, outdoor
Education, public	Religious assembly
Entertainment spectator	Retail, general
Exhibition & convention facility	Retail, secondhand
Flea market	Temporary shelter service
Health service, minor	Tourist Campsite
Hotel	Warehouse sales

PART 8: SUSTAINABLE URBAN VILLAGES

EMERALD HILLS URBAN VILLAGE



UV2 – EMERALD HILLS ZONING DISTRICT

8.18 AREA VII – COMMERCIAL AND HIGH DENSITY RESIDENTIAL

8.18.1. Purpose

To provide a range of commercial uses that help define the urban centre and services both for the Emerald Hills community and Sherwood Park area. The development area includes the opportunity for high density residential development and live work units to enhance the sustainability of the urban village.

8.18.2. Permitted and Discretionary Uses

Permitted Uses

apartment housing
business support service
care centre, intermediate
care centre, major
financial service
food service, restaurant
food service, specialty
government service
health service, minor
home business, minor
information centre
office
personal service establishment
religious assembly, minor*
retail, convenience
retail, general
town housing (live/work)

Discretionary Uses

animal grooming
commercial school
convenience vehicle rental
flea market
food service, drive-in
gas bar
household repair service
neighbourhood pub
parking, non-accessory
recreation, indoor
residential sales centre
retail, alcohol
retail, cannabis*
utility service, minor

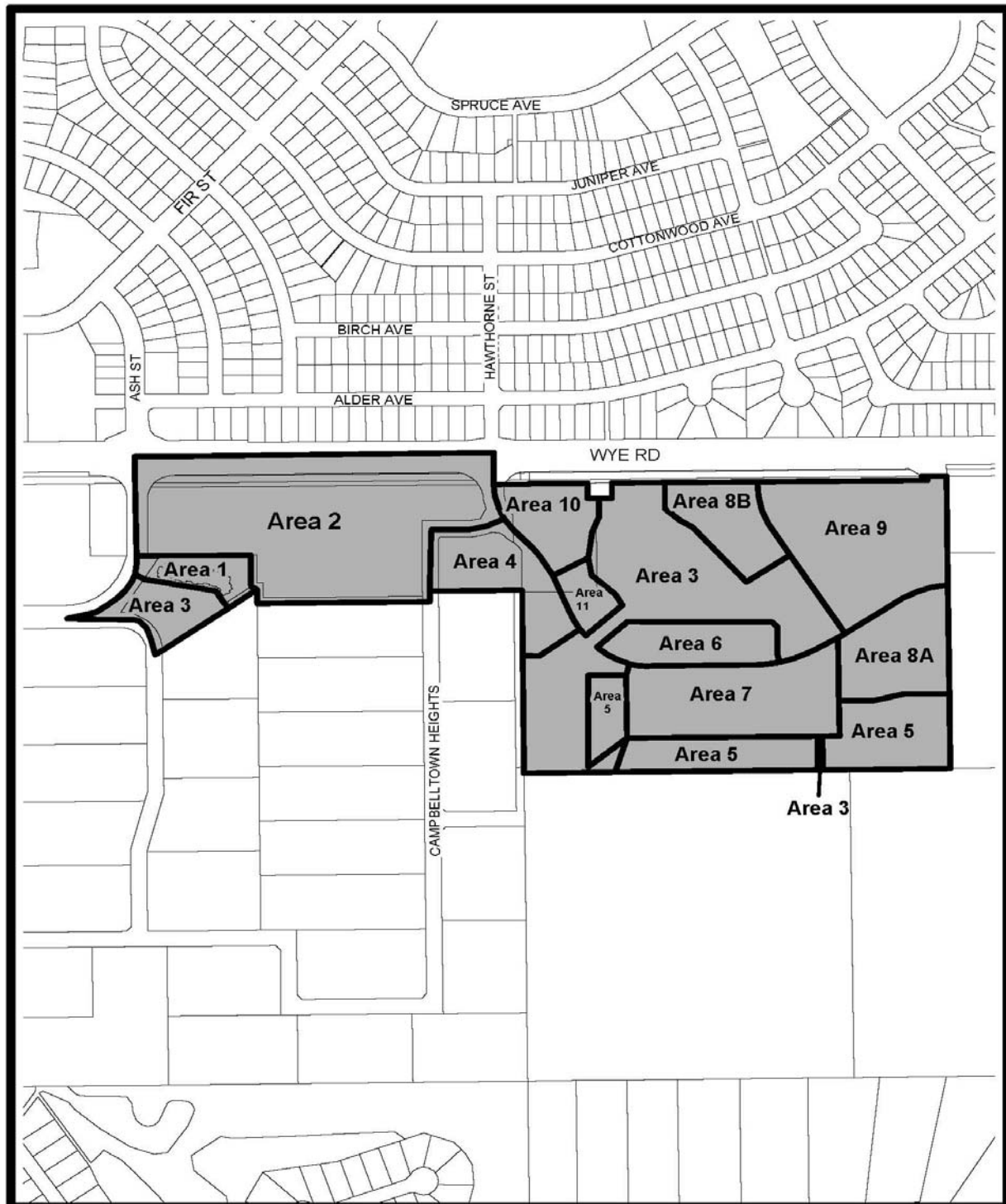
8.18.3. Fundamental Use Criteria

- a) The maximum floor area ratio is 0.5.
- b) The maximum site coverage is 35%.
- c) The maximum height is 40.0 m. Where a mixed use building is proposed the Development Officer may allow up to an additional 10% of height. Height shall be transitioned within the area as shown on Attachment "I".
- d) The maximum building floor plate per storey located above 20.0 m in height is 800 m².
- e) Where additional underground on-site parking is provided; and a transportation impact assessment is approved to the satisfaction of the County; and an intensification plan is approved by County Council; the total floor area ratio may be increased to a maximum of 1.5, and the maximum site coverage may be increased to 50%.

8.18.4. Development Regulations

- a) Setbacks
 - i) The minimum building setback is 1.2 m and the maximum building setback is 6.0 m to the west Development Area boundary line.
 - ii) The minimum building setback is 1.2 m and the maximum building setback is 6.0 m to the south Development Area boundary line.
 - iii) The minimum building setback is 1.2 m and the maximum building setback is 7.0 m to the Development Area boundary line adjacent to Clover Bar Road.

SALISBURY VILLAGE



UV4 – SALISBURY VILLAGE ZONING DISTRICT

6.3. Area 2 – Arterial Commercial

6.3.1. The primary purpose of this area is to provide for a range of commercial uses appropriate to the site's prominent location along the major arterial of Wye Road, with due regard for the country residential uses abutting the site to the south.

6.3.2. Uses

Business support service
 Care centre, intermediate
 Financial service
 Food service drive-in
 Food service, restaurant
 Food service, specialty
 Gas bar * and **
 Health service, minor**
 Library and exhibit
 Office
 Personal service establishment**
 Recreation, indoor**
 Retail, alcohol*
 Retail, cannabis*
 Retail, general
 Retail, convenience
 Service station, minor * and **
 Veterinary service, minor**
 Warehouse sales**

6.3.3. Discretionary Uses

Convenience vehicle rental**
 Drive-through vehicle service * and **
 Utility service, minor
 Vehicle sale/rental

6.3.4. Accessory to Principal Uses

Animal grooming facility
 Equipment, minor
 Greenhouse and plant nursery
 Household repair service
 Vehicle repair, minor
 Warehousing and storage

6.3.5. Fundamental Use Criteria

- The maximum floor area ratio is 1.0.
- The maximum site coverage is 40%.

6.3.6. Specific Use Regulations

The following regulations apply to uses identified by a double asterisk :

a. Animal Grooming Facility	For the purposes of this district, this use is limited to small domestic animals (livestock is prohibited)
b. Convenience Vehicle Rental	Vehicle washing facilities prohibited as a primary or accessory use.
c. Drive-through Vehicle Service	Vehicle washing facilities prohibited as a primary or accessory use.
d. Gas Bar	Vehicle washing facilities prohibited as a primary or accessory use.

6.10. Area 9 – Village Commercial

6.10.1. Purpose

The purpose of this development area is to provide a range of commercial uses for meeting the needs of the local residential community. The creation of local employment opportunities close to residential development will promote the neighbourhood goal of an interactive and sustainable mixed-use community. Building orientation and parking areas will support pedestrian friendly “main street” design and provide a view corridor and pedestrian link into the village’s major park located west of the site.

6.10.2. Uses

Animal Grooming Facility	Neighbourhood Pub
Business Support Service	Office
Care Centre, Intermediate	Personal Service Establishment
Care Centre, Intermediate	Recreation, Indoor
Care Centre, Major	Retail, Alcohol*
Custom Workshops	Retail, cannabis*
Financial Service	Retail, Convenience
Food Service, Restaurant	Retail, General
Food Service, Specialty	Veterinary Service, Minor
Gas Bar*	Warehouse Sale
Government Service	
Health Service, Minor	
Hotel	
Household Repair Service	
Laundromat	
Library and Exhibit	

6.10.3. Accessory Uses

Equipment, Minor**
Convenience Vehicle Rental**

6.10.4. Specific Use Regulations

a. The following regulations apply to uses identified by a double asterisk:

i. Equipment, Minor	For the purposes of this district, there is no outside display of products.
ii Convenience Vehicle Rental	Surface parking spaces may be considered.
	Parking for an accessory use shall be in accordance with the parking regulations.”

6.10.5. Development Regulations

a. Setbacks

i. The building setbacks are illustrated on Attachment “B” - Area 9 Site Plan.

6.11. Area 10 – Village Commercial/Employment

6.11.1. Purpose

The purpose of this development area is to encourage and maintain the continuity of the Phase 1 commercial uses located along Wye Road. The combination of local employment opportunities in close proximity to residential development will promote the neighbourhood goal of an interactive and sustainable mixed-use community.

6.11.2. Uses

Animal Grooming Facility
Business Support Service
Care Centre, Intermediate
Care Centre, Major
Convenience Vehicle Rental

Custom Workshops
Financial Service
Food Service, Restaurant
Food Service, Specialty

Gas Bar*

Health Service, Minor
Government Service
Hotel
Household Repair Service

Laundromat
Library and Exhibit
Neighbourhood Pub

Office
Personal Service Establishment
Recreation, Indoor
Retail, Alcohol*
Retail, cannabis*
Retail, Convenience
Retail, General
Veterinary Service, Minor
Warehouse Sales

6.11.3. Accessory Uses

Equipment, Minor**

6.11.4. Specific Use Regulations

a. The following regulations apply to uses identified by a double asterisk:

i. Equipment, Minor	There shall be no outside display of products.
---------------------	--

6.11.5. Development Regulations

a. Setbacks

- i. The building setbacks are illustrated on Attachment "B" - Area 10 Site Plan.
- ii. The minimum building setback is 4.0 m along Salisbury Way.
- iii. The minimum building setback is 7.5 m adjacent to Wye Road.
- iv. The minimum building setback is 3.0 m on the borders with Area 11, the Gate Station, and along the municipal reserve.

b. Building Heights

- i. The maximum height for a principal building in this area is 14.0 m, and the minimum height is 6.0 m.

c. Site Coverage

6.12. Area 11 – Village Swing Site

6.12.1. Purpose

The purpose of Area 11 is to provide a swing site for development of either medium density residential, or high density residential, or village commercial use to add flexibility in addressing future area demand. Land use in any of these three forms is compatible within the area's overall mixed use character. Whether the area develops as one of townhousing, low-rise apartments, or commercial use the part of the development that abut a public roadway shall be street-oriented to reinforce the 'urban village' character.

6.12.2. Uses – Residential

Apartment Housing
Home Business, Minor*
Town housing
Residential sales centre*

6.12.3. Uses – Commercial

Animal Grooming Facility	Household Repair Service
Business Support Services	Laundromat
Care Centre, Intermediate	Library and Exhibit
Care Centre, Major	Neighbourhood Pub
Convenience Vehicle Rental	Office
Custom Workshops	Personal Service Establishment
Education, Private	Private Club
Education, Public	Recreation, Indoor
Financial Service	Religious Assembly, Minor*
Flea Market	Retail, Alcohol*
Food Service, Restaurant	Retail, cannabis*
Food Service, Specialty	Retail, Convenience
Gas Bar	Retail, General
Government Service	Retail, Second Hand
Health Services, Minor	Veterinary Service, Minor
Hotel	Warehouse Sales

6.12.4. Development Regulations

a. Setbacks

- i. The building setbacks are illustrated on Attachment "B" - Area 11 Site Plan.
- ii. The minimum building setback is 4.0 m along Salisbury Way.
- iii. The minimum building setback is 3.0 m on the borders with Area 10, the southerly public utility lot, and along the municipal reserve.

PART 9: RURAL AREA ZONING DISTRICTS

9.9 C7 – Local Commercial

9.9.1. Purpose

To provide for a limited range of low intensity business and service commercial uses within hamlets, as well as other locations within the Rural Area.

9.9.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Animal grooming and care • Care centre, intermediate • Food service, restaurant • Food service, specialty • Gas bar • Personal service establishment • Retail, convenience • Service station, minor • Vehicle repair, minor 	<ul style="list-style-type: none"> • Business support service • Contractor service, limited • Equipment, minor • Government service • Health service, minor • Landscaping sales and service • Recreational vehicle storage, major* • Religious assembly, minor* • Residential security/operator unit • Retail, alcohol* • Retail, cannabis* • Retail, secondhand • Utility service, minor • Vehicle repair, major • Vehicle sale/rental

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.9.3. Fundamental Use Criteria

- (none)

9.9.4. Subdivision Regulations

- The minimum lot width shall be 15.0 m.
- The minimum lot area shall be 500 m².

9.9.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum site coverage shall be 30%.
- The maximum height shall be 10.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 7.5 m.
- The minimum setback from a side lot line shall be 3.0 m.
- The minimum setback from a rear lot line shall be 7.5 m.

9.9.6. Other Regulations

- When considering a development permit application for a use that includes an accessory use, such as outdoor storage or outside displays of equipment, a detailed

DC 1 DIRECT CONTROL DISTRICT



DC 1 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a special purpose district to accommodate appropriate commercial, business, and related uses with site specific development regulations to ensure a high and comprehensive standard of appearance appropriate to the site's exposure on major entrance routes to Strathcona County; and to ensure compliance with the Broadview Business Park Area Structure Plan.

(2) Area of Application:

This district shall apply to the SW 3-53-23-W4, located northeast of the intersection of Broadmoor Boulevard and Baseline Road, as shown on the above map.

(2.1) Sites:

For the purpose of DC Special Purpose District, four sites are established as outlined on the below map.

(3) Uses:

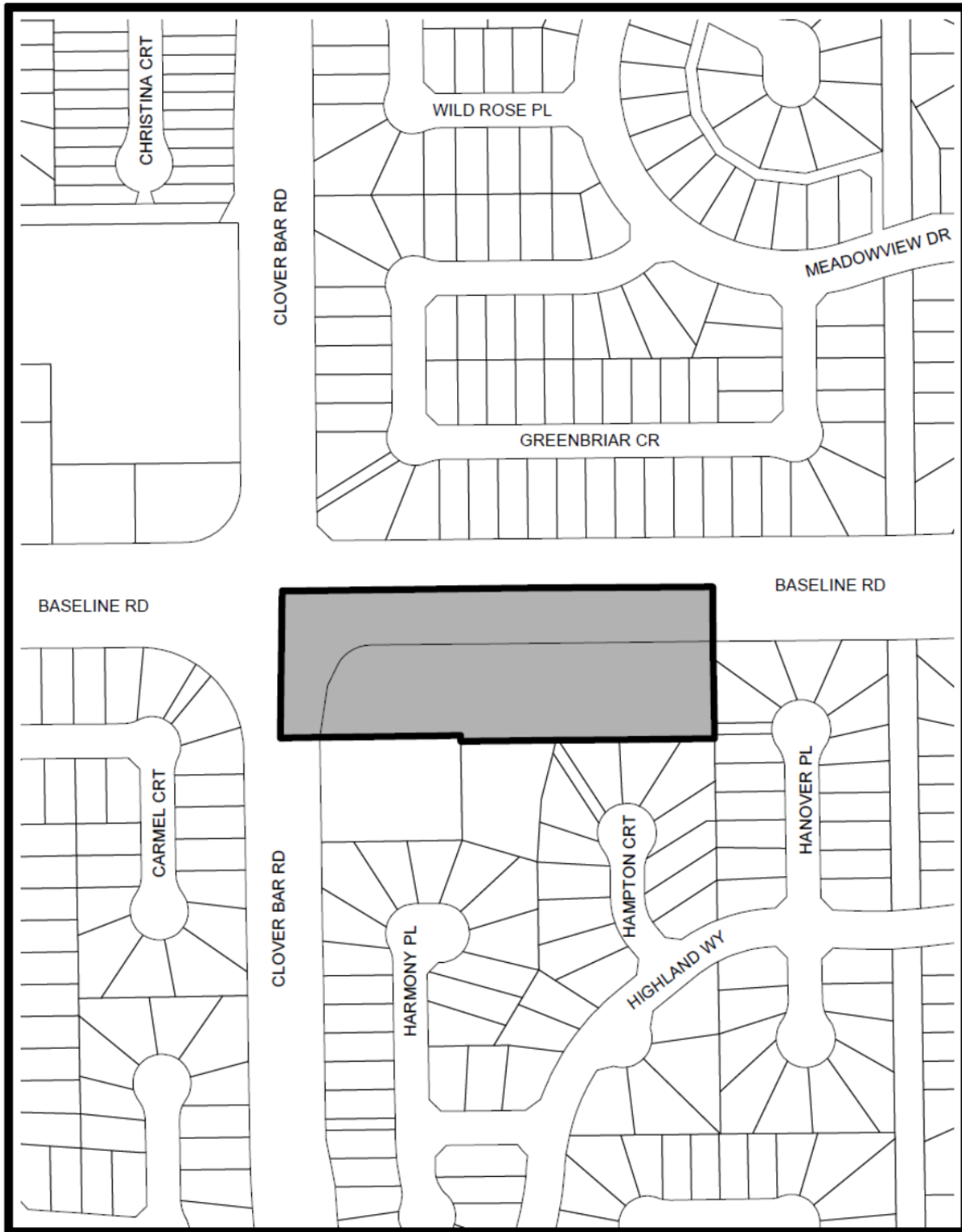
a) The following uses are permitted in this district except as noted in b), d) and f) below:

- Alcohol Sales
- Automotive and Equipment Repair
- Automotive and Recreational Vehicle
- Business Support Services
- Convenience Retail
- Daytime Child Care^
- Drive-in Food Services
- Drive-thru Vehicle Service
- Equipment Rental
- Gas Bars
- General Retail^
- Government Services
- Health Services^
- Hotel^ and Motels^
- Household Appliance Repair
- Indoor Participant Recreation^
- Major and Minor Service Stations
- Minor Amusement Establishments^
- Major and Minor Eating and Drinking Establishments
- Personal Service Shops
- Professional and Financial Offices
- Retail, cannabis*
- Spectator Entertainment^
- Veterinarians
- Warehousing Sales including outdoor storage^

b) The following uses are permitted in this district except within a radius of 200 m from the intersection of the centrelines of Broadmoor Boulevard and Baseline Road:

- Automotive and Equipment Repair
- Automotive and Recreational Vehicle
- Equipment Rental
- Warehouse sales including outdoor storage^

DC 3 DIRECT CONTROL DISTRICT



DC 3 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a special purpose district to provide for community and neighbourhood oriented retail, personal and other commercial services which serve several adjacent residential neighbourhoods and beyond, and to specify a restricted range of uses and site specific development regulations to ensure a high and comprehensive standard of appearance appropriate to the site's exposure to a major arterial road and to adjacent residential development.

(2) Area of Application:

This district shall apply to the property located southeast of the intersection of Cloverbar Road and Baseline Road, as shown on the above map.

(3) Permitted Uses

Alcohol Sales
 Convenience Retail
 Daytime Child Care
 Gas Bars
 Government Services
 Health Services
 Minor Eating and Drinking Establishments
 Personal Service Shops
 Professional and Financial Offices
 Retail, cannabis*
 Veterinary Service, Minor

Discretionary Uses

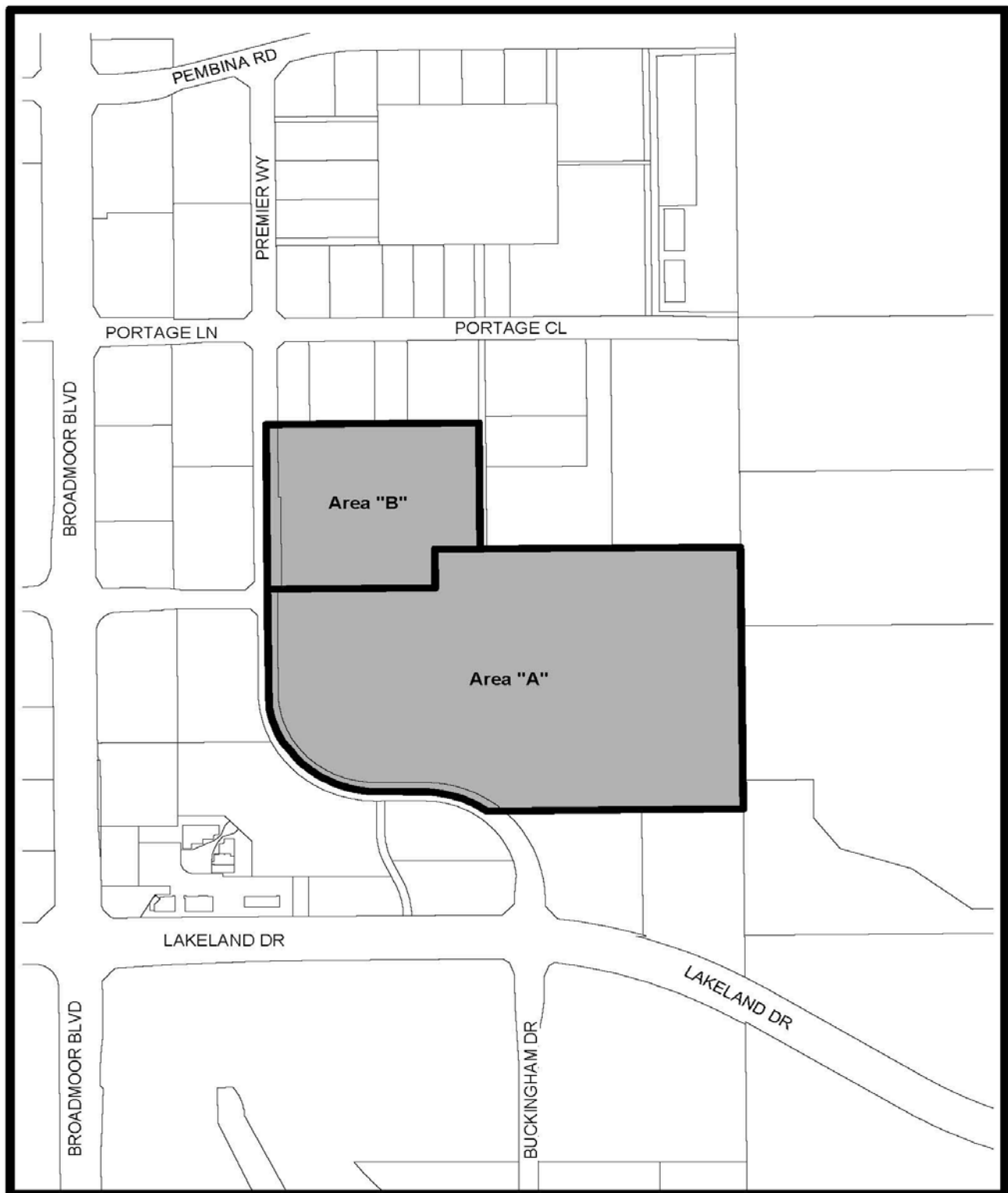
Drive-Thru Vehicle Services (within 110m
 of the west boundary of the site only)
 General Retail uses not exceeding 400 m²
 in gross floor area
 Household Appliance Repair

(4) Regulations:

In addition to the general regulations of the Strathcona County Land Use Bylaw, the following regulations shall apply:

- a) The maximum floor area ratio shall be 0.7.
- b) The maximum site coverage shall be 50%.
- c) The minimum setback required along any public roadway shall be 7.5 m (24.6 ft.).
- d) The minimum side and rear setbacks shall be 7.5 m (24.6 ft.) except where the rear (south) boundary of the site abuts Lot 1, Block 1, Plan 892 1952 and the stormwater detention facility where the minimum rear setback shall be 4 m (13.1 ft.).
- e) The maximum building height shall not exceed 10 m (32.8 ft.). The development shall be subject to the general regulations of this Bylaw with respect to height in residential districts.
- f) Development in this District shall be in accordance with the following architectural guidelines, to the satisfaction of a Development Officer:
 - i) the design of the buildings on the site shall establish an architectural theme consistent with, or complementary to, low density residential development, and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of the project;

DC 10 DIRECT CONTROL DISTRICT



DC 10 DIRECT CONTROL DISTRICT**(1) Purpose:**

To provide for the development of the Strathcona County Multipurpose Recreation Facility, as well as other related services and uses.

(2) Area of Application:

This district applies to areas A and B of the Southwest Quarter of Section 10-53-23-W4 as shown on the above map.

(3) Uses: Area A**Permitted Uses**

Community Recreation ^
Daytime Child Care ^
Indoor Participant Recreation ^
Outdoor Participant Recreation ^
Public Libraries and Cultural Facilities ^
Public Park
Spectator Entertainment ^
Spectator Sports ^
Temporary Overnight Parking of
Recreational Vehicles

Discretionary Uses

General Retail ^
Health Services ^
Major Amusement Establishment
Minor and Major Eating & Drinking Establishments
Minor Equipment Rentals
Personal Service Shops
Professional and Financial Offices

Uses: Area B**Permitted Uses**

General Retail ^
Hotels ^
Indoor Participant Recreation ^
Major Amusement Establishment
Minor and Major Eating &
Drinking Establishments
Motels ^
Personal Service Shops
Professional and Financial Office
Spectator Entertainment ^

Discretionary Uses

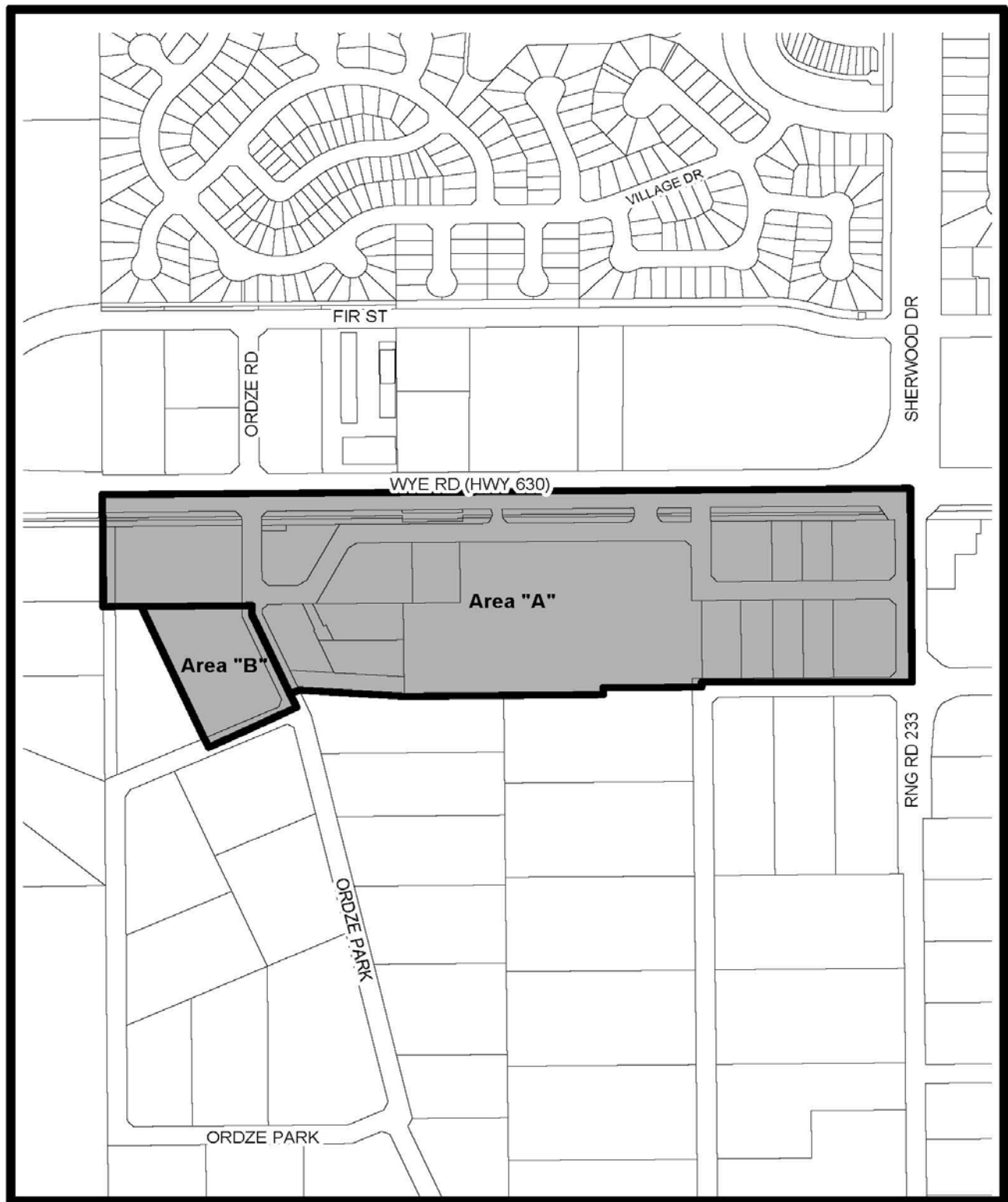
Alcohol Sales
Retail, cannabis*

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

(4) Regulations: Area A

- a) The minimum front, rear, and side yard shall be 6 m (19.7 ft.).
- b) The maximum height shall be 20 m (65.6 ft.)
- c) Temporary Overnight Parking of Recreational Vehicles shall be a temporary development, permitted only in association with specific events.

DC 19 DIRECT CONTROL DISTRICT



DC 19 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a special purpose district to accommodate appropriate vehicle-oriented commercial, business, and other related uses that are with site specific development regulations which ensure a high and comprehensive standard of appearance appropriate to the site's exposure on major entrance routes to Strathcona County; and which is in compliance with the South of Wye Road Area Redevelopment Plan.

2) Area of Application:

This district shall apply to those parcels south of Wye Road and west of Rge Rd 233 as shown on the above map.

3) Uses:

The following permitted and discretionary uses pertain to those parcels shown within "Area A" as shown on Schedule "A:"

Permitted Uses

Business Support Service
Drive Through Vehicle Service
Financial Service
Food Service, Drive-in
Food Service, Restaurant
Gas Bar
Green House and Plant Nursery
Health Service, Minor
Neighborhood Pub
Retail, Convenience
Vehicle Repair, Minor
Vehicular Oriented Use
Veterinary Service, Minor

Discretionary Uses

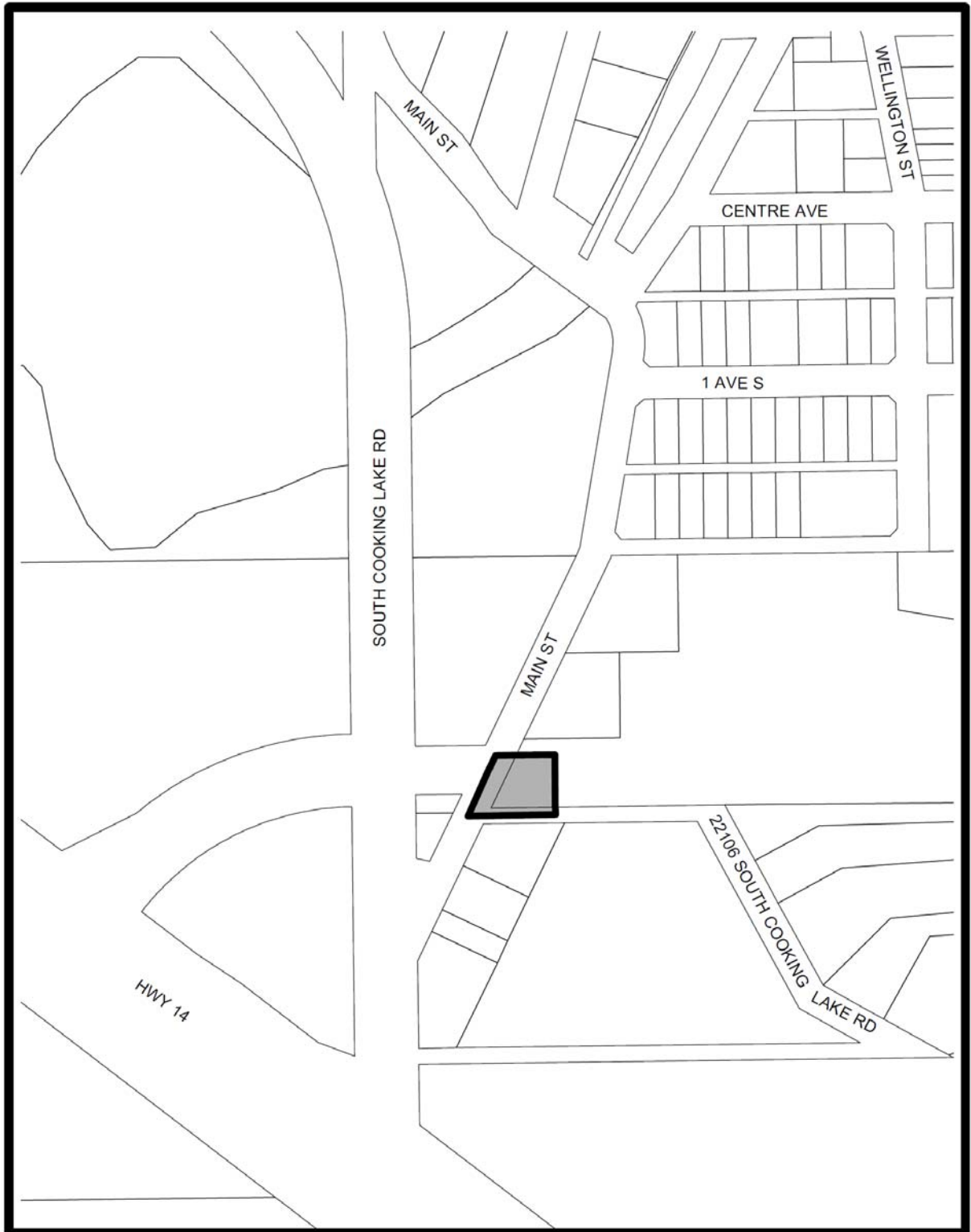
Animal Grooming Facility
Hotels
Office
Personal Service Establishment
Recreation, Indoor
Retail, Alcohol*
Retail, cannabis*
Retail, General
Vehicle Repair, Major
Warehouse Sales

The following uses pertain to those parcels shown within "Area B" as shown on Schedule "A:"

Permitted Uses

Animal Grooming Facility
Business Support Service
Commercial Storage (indoor storage only)
Financial Service
Food Service, Restaurant
Health Service, Minor
Office
Personal Service Establishment
Retail, General
Retail, Convenience
Veterinary Service, Minor

DC 36 DIRECT CONTROL DISTRICT



DC 36 DIRECT CONTROL DISTRICT

(1) PURPOSE:

To establish a site specific Direct Control District to accommodate a limited range of local commercial services intended to serve the needs of hamlet residents and adjacent rural areas.

(2) AREA OF APPLICATION:

This District shall apply to part of the NW 13-51-22-W4, located east of Main Street and north of South Cooking Lake Road in the Hamlet of South Cooking Lake as shown on the above map.

(3) USES:

Permitted Uses

food service, specialty
personal service
retail convenience

Discretionary Uses

care centre, minor
food service, restaurant
gas bar*
government service
health service, minor
neighbourhood pub
retail, alcohol*
retail, cannabis*
retail, secondhand
service station, minor*
veterinary service, minor

(4) DEVELOPMENT REGULATIONS:

- a) The maximum floor area ratio shall be 0.5.
- b) The maximum height is 10 m.
- c) The minimum front yard is 7.5 m
- d) The minimum side yard is 3 m, except it is 6 m where it abuts a residential district.
- e) The minimum rear yard is 7.5 m.

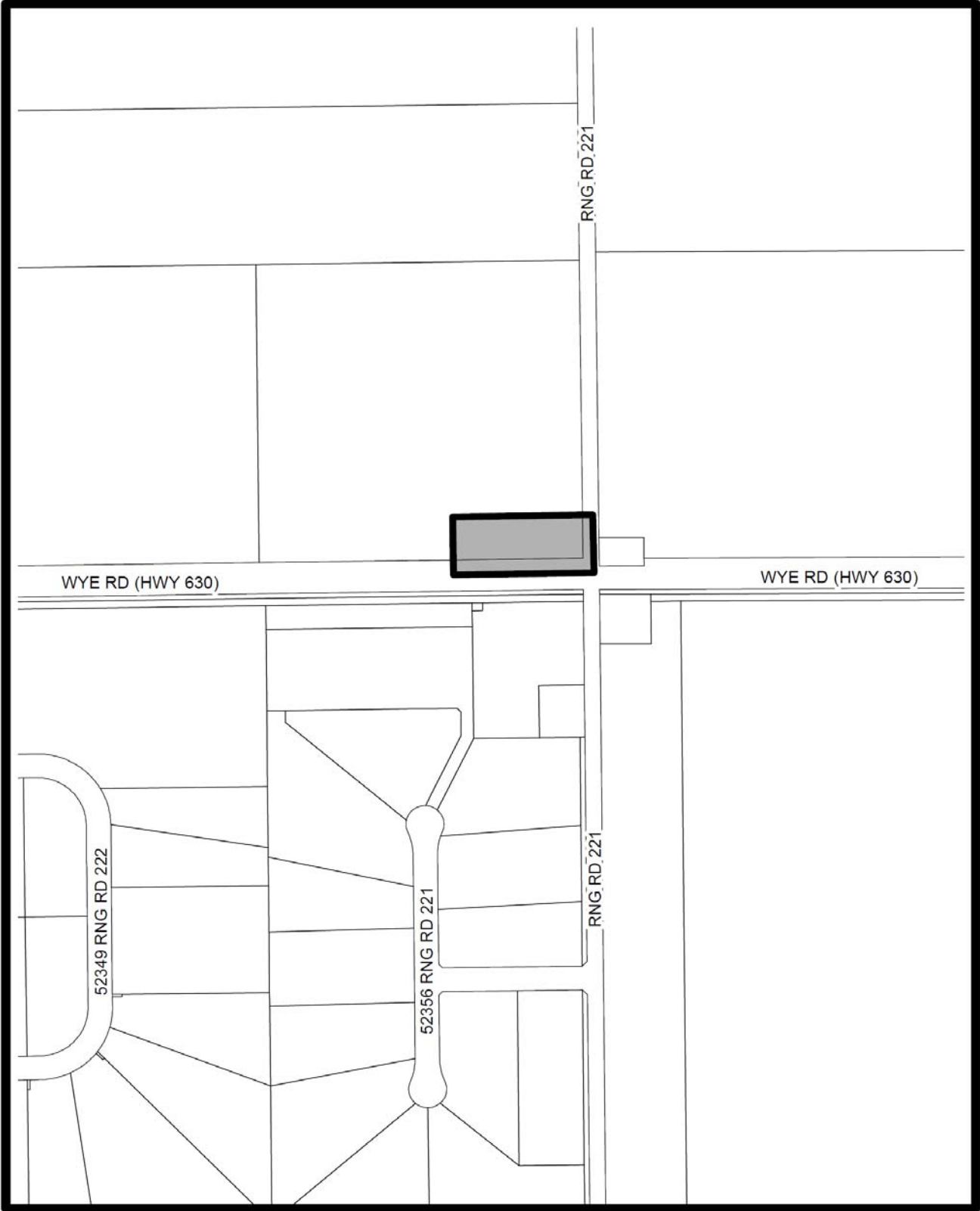
(5) OTHER REGULATIONS:

- a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(6) DEVELOPMENT PERMITS:

- a) A Development Officer shall consider and decide upon all development permit applications within this District.

DC 44 Direct Control District



DC 44 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a site-specific district that provides rural community oriented commercial and retail services intended to serve adjacent country residential clusters and the rural area. This district will also facilitate a family care dwelling.

(2) Area of Application:

This district shall apply to the property located at the south east corner of the SE 26-52-22-W4 located at the intersection of Wye Road and Range Road 221 as shown on the above map.

(3) Permitted Uses

food service, restaurant

gas bar

(Bylaw 48-2016 – Nov 29, 2016)

office

personal service establishment

retail, convenience

Discretionary Uses

dwelling, family care*

residential security/operator unit

retail, alcohol*

retail, cannabis*

retail, general

(4) Development Regulations:

- a) The maximum site coverage is 30%.
- b) The minimum front yard is 6.0 m.
- c) The minimum rear is 3.0 m, except it is 6.0 m where the site abuts a residential district.
- d) The minimum side yard is 3.0m, except it is 6.0 m where the site abuts a residential district.
- e) The maximum height is 12 m, except it is 10 m where a site abuts a residential district.
- f) A maximum of one (1) manufactured home is allowed on the site.

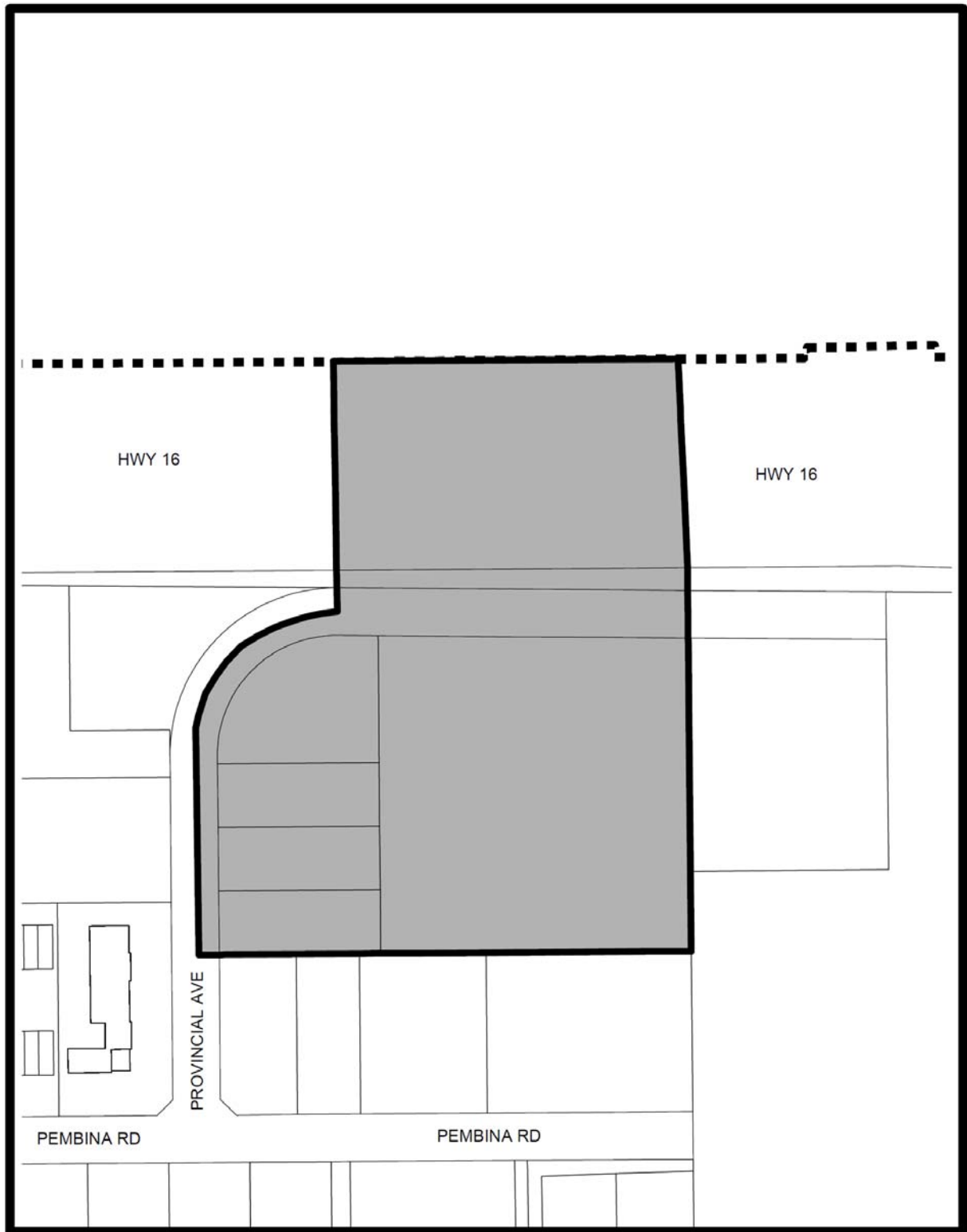
(5) Other Regulations:

- a) The maximum area of a free standing sign is 3.0m².
- b) A Non-Permanent Changeable Copy Sign is not permitted in this district.
- c) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

(6) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications within this district.

DC 45 Direct Control District



DC 45 DIRECT CONTROL DISTRICT

1) Purpose:

To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

2) Area of Application:

This District shall apply to a portion of NW ¼ Sec.10 – Twp.53 – Rge.23 – W4th, located within the Yellowhead East – Sherwood Business Park, south of Highway 16 and east of Provincial Avenue, totalling approximately 6.6 hectares, as shown on the above map.

3) Uses:

Permitted Uses

animal grooming facility
business support service
contractor service, limited
convenience vehicle rental
custom indoor manufacturing
drive-through vehicle service
equipment, minor

financial service
food and beverage products
food service, drive-in
gas bar
government service
household repair service
office
personal service establishment
recycling depot
recycling drop-off
retail, convenience
service station, minor
vehicle repair, major
vehicle repair, minor
vehicle sale/rental
veterinary service, minor
warehouse sales^
warehousing and storage

Discretionary Uses

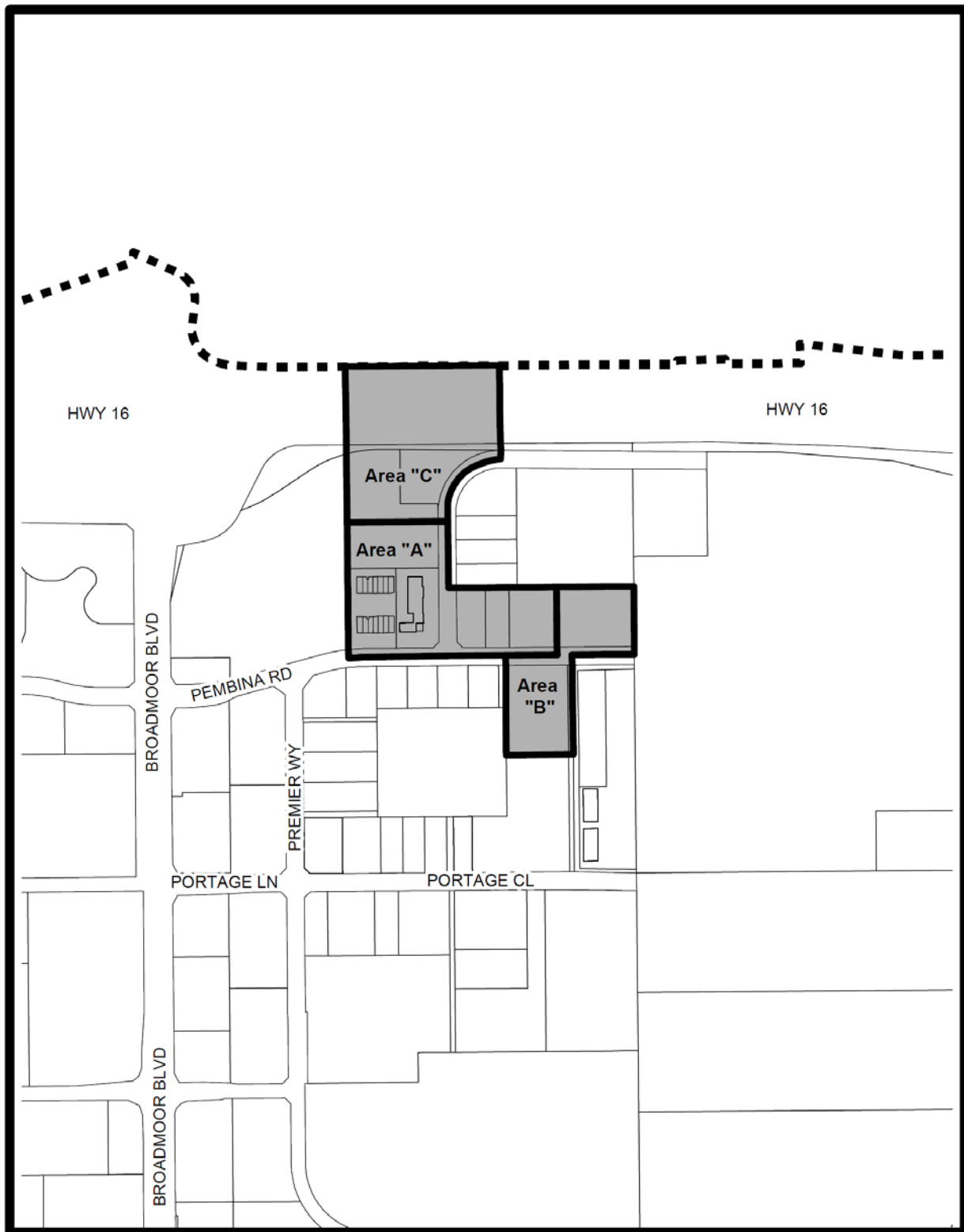
autobody repair & paint shop
commercial storage
contractor service, general
fleet service
food service, mobile catering
recycling, oil depot
retail, alcohol*
retail, cannabis*
retail, general^
retail, secondhand^
service station, major
truck and manufactured home sale/rental
utility service, minor

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

4) Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.

DC 48 Direct Control District



DC 48 DIRECT CONTROL DISTRICT

1) Purpose:

To establish a site specific Direct Control District to accommodate a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

2) Area of Application:

This district shall apply to a portion of the NW ¼ Section 10-53-23-W4M, located within the Millennium Ridge Business Park, south of Highway 16, totalling approximately 11.8 hectares, as shown on the above map. This District is divided into three (3) areas:

- **Area A**, +/- 7.3 hectares – Low Intensity Business and Service Commercial
- **Area B**, +/- 3.3 hectares – Low Intensity Business, Service Commercial and Light Industrial
- **Area C**, +/- 1.2 hectares – Parcel Specific Service Commercial

3) Land Use:

The following are the permitted and discretionary uses listed by Area.

3.1 Area A – Low Intensity Business and Service Commercial

The purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses.

3.1.1 Permitted Uses

animal grooming facility
 business support service
 contractor service, limited
 convenience vehicle rental
 custom indoor manufacturing
 custom workshops
 drive-through vehicle service
 equipment, minor
 financial service

 food and beverage products
 food service, drive-in
 gas bar
 government service
 household repair service
 office
 personal service establishment
 recycling depot
 recycling drop-off
 retail, convenience
 service station, minor
 vehicle repair, major
 vehicle repair, minor

3.1.2 Discretionary Uses

commercial school^
 commercial storage
 contractor service, general
 fleet service
 health service, minor^
 food service, mobile catering
 recreation, indoor^
 recycling, oil depot
 retail, alcohol*
 retail, cannabis*
 retail, general^
 retail, secondhand^
 service station, major
 truck and manufactured home sale/rental
 utility service, minor
 warehouse sales^

vehicle sale/rental
veterinary service, minor
warehousing and storage

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

3.1.3 Development Regulations – Area A

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.1.4 Other Regulations – Area A

- a) No operation or activity associated with any use in this District shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) For the purpose of Signs, in this District, Area A shall be considered a C2 District.
- c) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

3.2 Area B – Low Intensity Business, Service Commercial and Light Industrial

The purpose of this Area is to provide for a compatible mix of low intensity business and service commercial uses. This Area may also provide services or businesses of a light industrial nature, where appropriate, which do not create or generate nuisance factors outside an enclosed building.

3.2.1 Permitted Uses

animal grooming facility
business support service
contractor service, limited
convenience vehicle rental
custom indoor manufacturing
drive-through vehicle service
equipment, minor

financial service
food and beverage products
food service, drive-in
gas bar
government service
household repair service
office
personal service establishment
recycling depot

3.2.2 Discretionary Uses

commercial storage
contractor service, general
fleet service
industrial, general^
food service, mobile catering
recycling, oil depot
retail, alcohol*
retail, cannabis*
retail, general^
retail, secondhand^
service station, major
truck and manufactured home sale/rental
utility service, minor
warehouse sales^

recycling drop-off
retail, convenience
service station, minor
vehicle repair, major
vehicle repair, minor
vehicle sale/rental
veterinary service, minor
warehousing and storage

Uses containing a caret (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

3.2.2 Development Regulations – Area B

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

3.2.3 Other Regulations – Area B

- a) No operation or activity associated with any use in this District, shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) All loading, service, garbage collection and storage areas shall be located to the rear and sides of the principle building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
- c) The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any public roadway and adjacent sites if, in the opinion of the Development Officer such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of Area B.
- d) All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal, and/or concrete block be improved with finishing materials that maintain an appearance which is characteristic of surrounding development.
- e) For the purpose of Signs, in this District, Area B shall be considered a C5 District.
- f) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

3.3 Area C – Parcel Specific Low Intensity Business and Service Commercial

The purpose of this Area is to provide for compatible service commercial uses on Lot 6, Block 247, Plan 052 4056 and storm water management on Lot 9PUL, Block 247, Plan 052 4056.

3.3.1 Permitted Uses

business support service
 contractor service, limited
 convenience vehicle rental
 custom indoor manufacturing
 custom workshops
 drive-through vehicle service
 equipment, minor
 financial service

 gas bar*
 government service
 household repair service
 office
 personal service establishment
 recycling depot
 recycling drop-off
 retail, convenience
 service station, minor
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental
 warehousing and storage

3.3.2 Discretionary Uses

autobody repair and paint shop
 commercial school^
 commercial storage
 contractor service, general
 fleet service
 recreation, indoor^
 recycling, oil depot
 retail, alcohol*
 retail, cannabis*
 retail, general^
 retail, secondhand^
 service station, major
 truck and manufactured home sale/rental
 utility service, minor
 warehouse sales^

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations pursuant to Section 7.19, Heavy Industrial Transition Overlay.

3.3.2 Development Regulations – Area C

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum lot width is 30 m.
- d) The minimum front yard is 7.5 m.
- e) The minimum side yard is 3.0 m, except it is 6.0 m from a flanking road.
- f) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

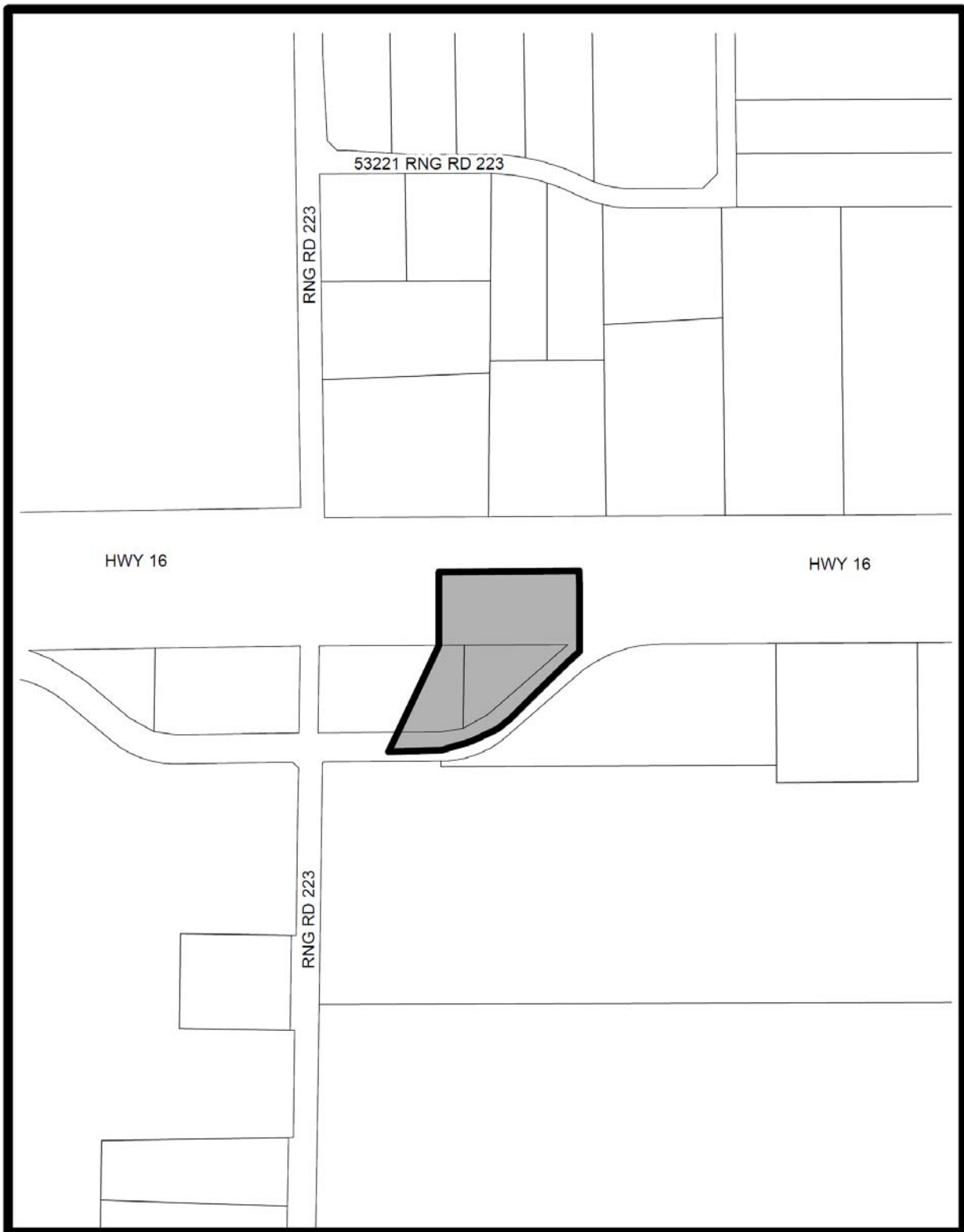
3.3.3 Other Regulations – Area C

- a) No operation or activity associated with any use in this District shall be permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) For the purpose of Signs, in this District, Area A shall be considered a C2 District.
- c) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

4) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications

DC 54 Direct Control District



DC 54 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that provides for a diversity of commercial and tourist uses, largely intended for public travelling east along Highway 16, while providing a broad range of services for the surrounding rural area.

2) Area of Application:

This district shall apply to a Pt. NW ¼ Section 10-53-22-W4, Block R, Plan 339RS, and Block 2, Plan 339RS, as shown on the above map.

3) Uses:**a. Permitted Uses:**

animal grooming facility
food service, drive in
health service, minor
office
personal service establishment
retail, convenience
vehicle repair, minor
veterinary service, minor

b. Discretionary Uses:

drive-through vehicle service
equipment, minor
laundromat
retail, general
retail, alcohol*
retail, cannabis*

4) Subdivision Regulations:

- a) The minimum lot width is 60 m.

5) Development Regulations:

- a) The maximum height is 10 m.
b) The minimum front yard is 7.5 m or, in a rural area, it is the greater of 7.5 m or 45 m from the centreline of a provincial highway.
c) The minimum rear yard is 6.0 m, except it is 7.5 m where it abuts a residential district.
d) The minimum side yard is 6.0 m, except it is 7.5 m where it abuts a residential district.
e) The maximum floor area ratio is 2.0.

6) Other Regulations:

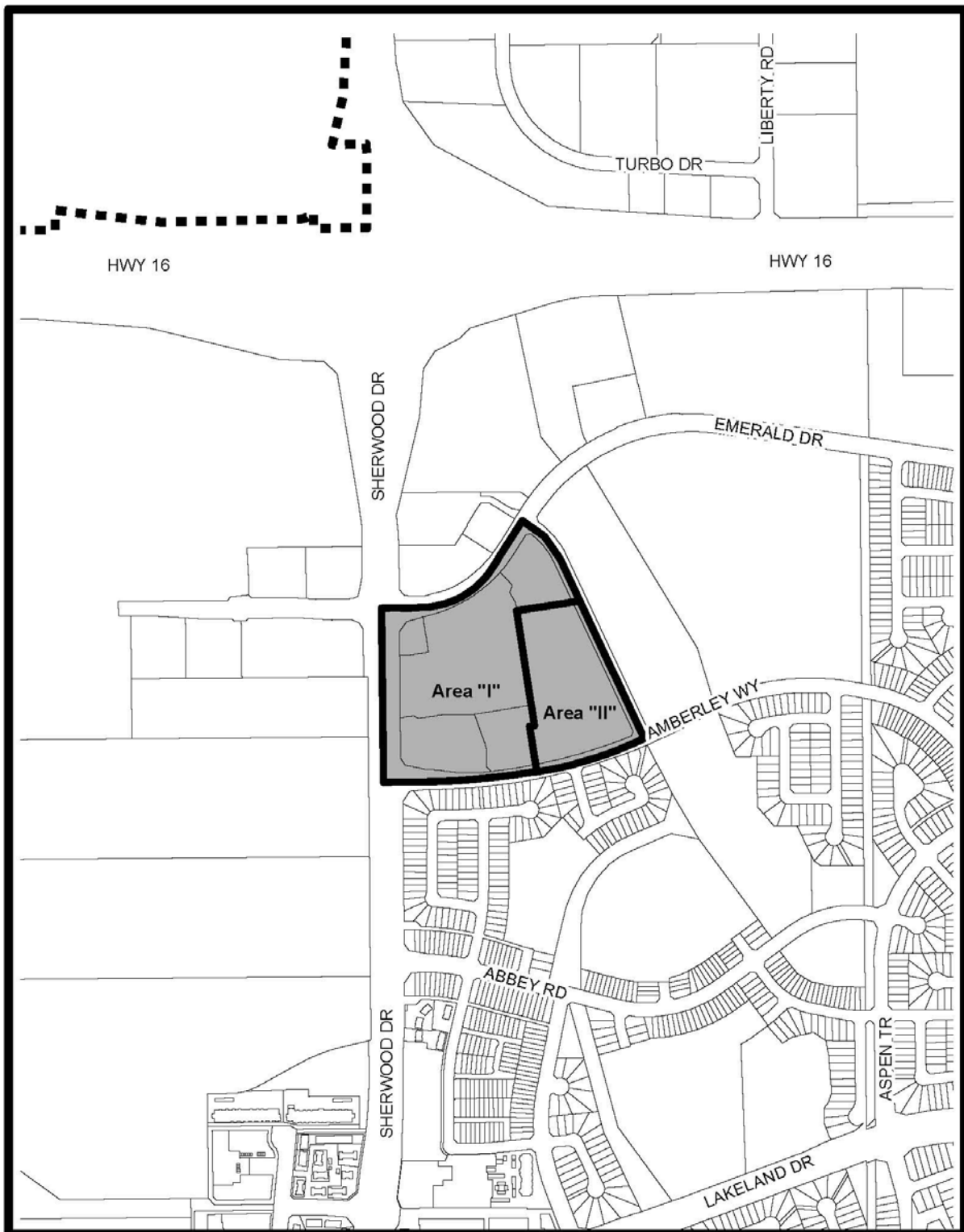
- a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

7) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications within this district.

DC 69 Direct Control District

(Bylaw 45-2017 – Sep 12, 2017)



DC 69 DIRECT CONTROL DISTRICT**1) Purpose**

To establish a site specific Direct Control District that accommodates a mix of commercial uses, to meet the retail and service needs of the region and travelling public as well as an area of compatible medium density residential use. These commercial and residential areas will be master planned and feature enhanced urban design that acknowledges and respects the gateway role it plays for residents and visitors to Sherwood Park and Strathcona County.

2) Area of Application

This district shall apply to a portion of the NW and SW 11-53-23-W4, located within the Emerald Hills area, totaling approximately 10.25 ha (25.33 ac), as shown on attached Schedule A. The district is located north of Amberley Way, south of Emerald Drive, west of Ebony Boulevard and east of Sherwood Drive.

This master planned district is divided into two areas. Each Area is considered a Site for the purposes of application of the regulations.

- **AREA I**, +/- 6.89 hectares – Commercial
- **AREA II**, +/- 3.35 hectares – Medium Density Residential

3) Development Concept

The Emerald Hills Centre Sustainability Summary and Development Concept Plan, which has been approved by Strathcona County, applies to this district. This district ensures consistency and compatibility within all of the Emerald Hills Centre sites.

4) Area I – Commercial**4.1 Purpose**

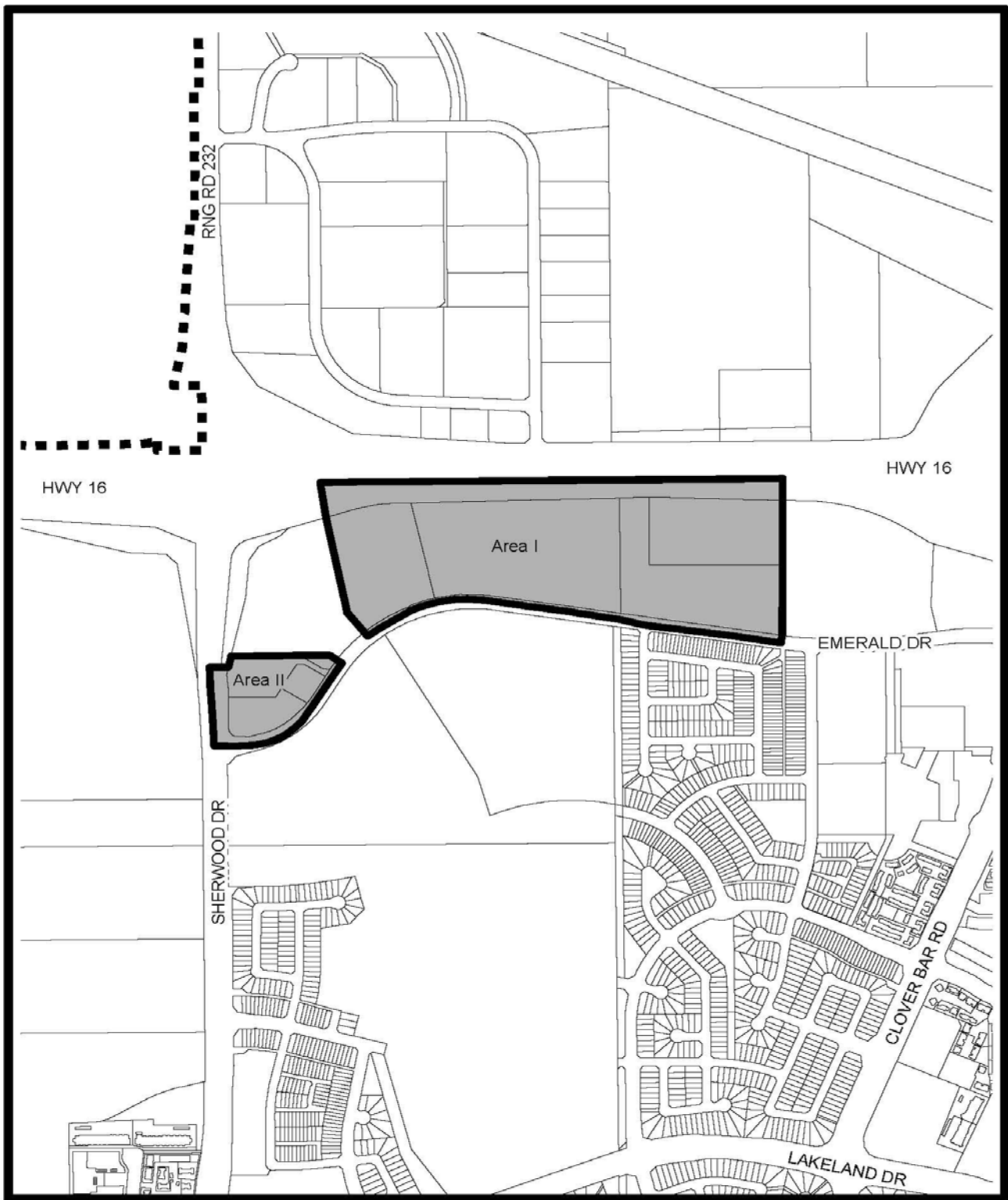
To provide for a mix of low intensity business and commercial uses that are compatible with and complementary to Emerald Hills Centre. The proximity of Area I to Highway 16 makes it an ideal location for commercial uses that require good visibility and convenient access. The location of the lands near the intersection of Highway 16 and Sherwood Drive also provides a unique opportunity to create a grand urban entrance to Sherwood Park.

The stormwater management facility east of Ebony Boulevard anchors the eastern edge of Area I and complements the “gateway” nature of this prominent urban location as an area of high quality architectural, urban and landscape design which creates a signature entrance to Sherwood Park. Area 1 will be designed and landscaped to complement the stormwater management feature in conjunction with the goals and guidelines set out in the Emerald Hills Centre Sustainability Summary and Development Concept Plan to achieve the “gateway” elements of the development.

4.1.1 Area I – UsesUses

Business support service	Hotel(Bylaw 53-2015-Oct)
Commercial school	Health service, minor
Convenience vehicle rental	Neighbourhood pub
Drive through vehicle service	Personal service, establishment
Financial service	Recreation, indoor
Food service, drive-thru	Retail, alcohol*
	Retail, cannabis*
Food service, restaurant	Retail, convenience
Food service, specialty	Retail, general
Gas Bar	Service station, minor
Government service	Vehicle repair, minor
	Veterinary service, minor

DC 72 DIRECT CONTROL DISTRICT



DC 72 DIRECT CONTROL DISTRICT**1. Purpose**

To establish a site specific Direct Control District that accommodates a broad range of commercial uses that meet the retail and service needs of the region and the travelling public. Commercial development will be master planned and feature enhanced visual design that recognizes the gateway role the land plays for residents and visitors to Strathcona County and Sherwood Park.

2. Area of Application

This district shall apply to a portion of the NW and NE 11-53-23-W4, located within the Emerald Hills area, totalling approximately 25.64 ha (63.35 ac), as shown on attached Schedule A. This master planned district is divided into two areas that recognizes the size and scale of the two areas in relation to adjoining roadways. Each Area is considered a Site for the purposes of application of the regulations.

- **AREA I**, +/- 21.88 hectares – Large Format Highway Commercial
- **AREA II**, +/- 3.76 hectares – Highway/Arterial Commercial

3. Subdivision Regulations**3.1 Concept Plan**

A subdivision application within this District requires the submission of a development concept plan demonstrating the consistency and compatibility of the new parcel and subsequent development within the Area and Site.

4. Development Regulations**4.1 Area I – Large Format Highway Commercial****4.1.1 Purpose:**

To provide for a mix of large format commercial uses in combination with medium and smaller format commercial and retail businesses. The proximity of Area I to Highway 16 makes it an ideal location for commercial uses that require high visibility and convenient access. The location of the lands at the intersection of Highway 16 and Sherwood Drive also provides a unique opportunity to create a grand urban entrance to Sherwood Park. The adjacent Stormwater Management Facility anchors the western edge of Area I and complements the “gateway” nature of this prominent urban location. The Area will be designed and landscaped to complement the Stormwater Management feature in conjunction with the goals and guidelines set out in the Emerald Hills Sustainability Summary to achieve the “gateway” elements of the development.

4.1.2 Permitted Uses

Business support service
Drive through vehicle service
Financial service
Food service, drive in
Food service, restaurant

Food service, specialty
Gas bar

4.1.3 Discretionary Uses

Greenhouse and plant nursery
Landscaping sales and service
Neighbourhood pub
Retail, alcohol*
Retail, cannabis*
Utility service, minor
Vehicle sale/ rental

Health service, minor
 Personal service,
 establishment
 Recreation, indoor
 Retail, convenience
 Retail, general
 Vehicle repair, minor
 Veterinary service, minor
 Warehouse sales

4.1.4 Regulations:

- a) The maximum floor area ratio is 0.5.
- b) The maximum height is 15.0 m.
- c) The minimum yard is 6.0 m to all property lines aligned with the district boundaries established on the above map, except for yards adjacent to pipelines which shall be in accordance with this Bylaw. The minimum yard is 0 m to future internal property lines.
- d) No outdoor storage shall be permitted, except where proposed as an integral component of a principal use for seasonal displays. Storage areas must be screened and developed of high quality materials that match the characteristics of the adjacent buildings

4.2 Area II – Highway/Arterial Commercial

4.2.1 Purpose:

To provide for a mix of medium and smaller format commercial uses and retail businesses. The area is intended to complement the large format commercial development in Area I and the proposed service commercial areas to the south and west, offering supporting complementary uses such as hotels and services to adjacent employment nodes, the travelling public and residents in the area. Area II will be designed and landscaped to complement the adjacent Stormwater Management Facility in conjunction with the goals and guidelines set out in the Emerald Hills Sustainability Summary.

4.2.2 Permitted Uses

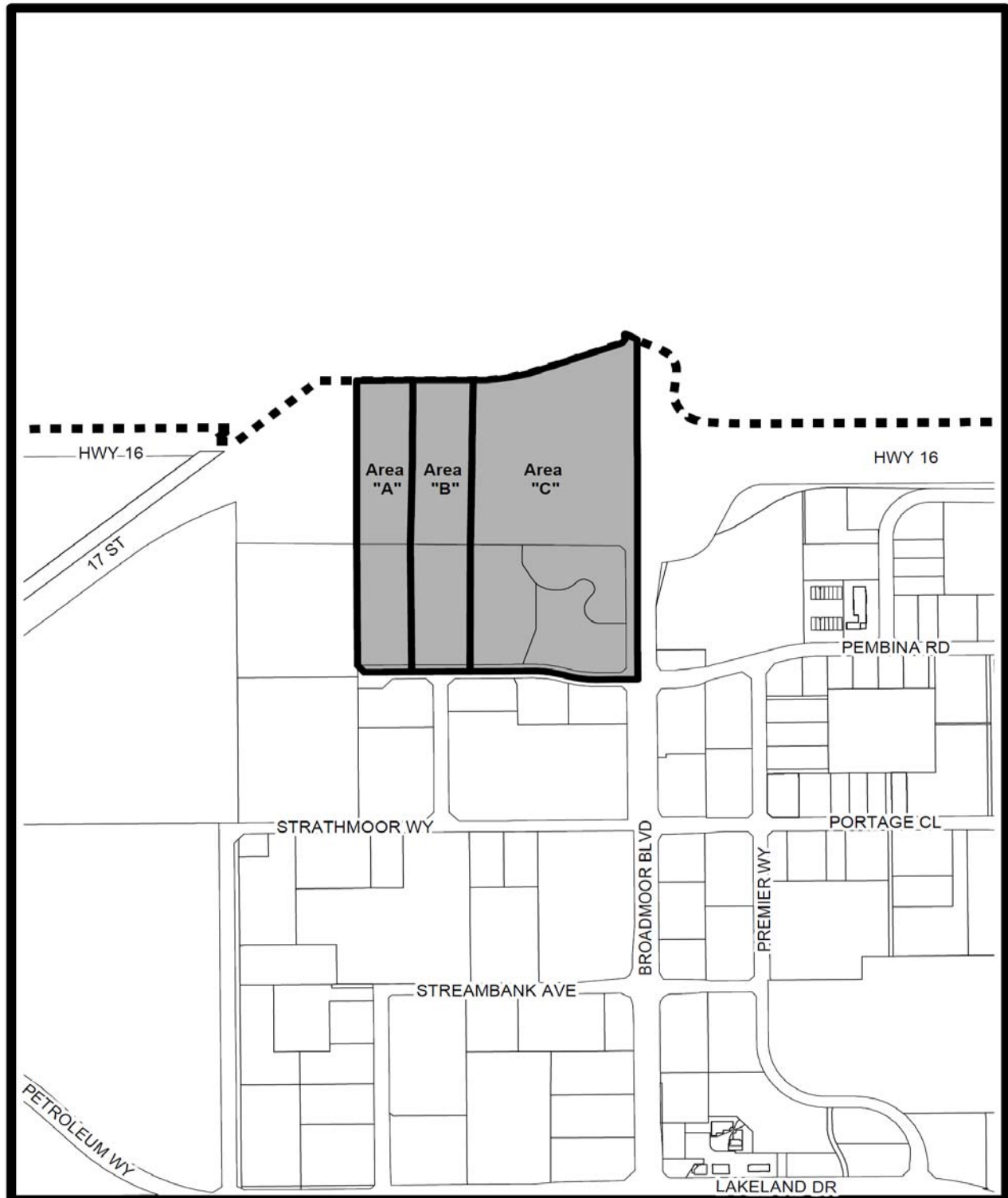
Business support service
 Drive through vehicle service

 Financial service
 Food service, drive in
 Food service, restaurant
 Food service, specialty
 Gas bar
 Hotel
 Motel
 Personal service, establishment
 Retail, convenience
 Service station, minor
 Vehicle repair, minor

4.2.3 Discretionary Uses

Neighbourhood pub
 Retail, alcohol*
 Retail, cannabis*
 Retail, general
 Utility service, minor
 Vehicle sale/ rental

DC 75 DIRECT CONTROL DISTRICT



DC 75 DIRECT CONTROL DISTRICT**1. Purpose:**

To accommodate selected medium industrial uses; office and maintenance shop development; and major truck stop facility and associated accessory uses appropriate to the area in compliance with the Strathmoor Industrial Area Structure Plan.

2. Area of Application:

This District shall apply to that portion of the NE 9-53-23-W4 located south of Highway 16 and west of Broadmoor Boulevard, totaling approximately 14.4 ha as shown on the above map. This District is divided into three areas that recognize the varied functions of the site. Each area is considered a site for the purpose of application of the regulations.

Area A +/- 2.9 ha – Medium Industrial

Area B +/- 3.4 ha – Light Industrial

Area C +/- 8.1 ha – Highway Commercial

3. Subdivision Regulations:

A subdivision application within this District requires the submission of a development concept plan demonstrating the consistency and compatibility of the new parcel with current and future development within the site.

4. Development Regulations:**4.1 Area A – Medium Industrial****4.1.1 Purpose:**

To provide for medium industrial uses that are compatible with the surrounding area and are sensitive to high visibility from Highway 16.

4.1.2 Uses:**a) Permitted Uses:**

Drive-Through Vehicle Service
Equipment Major
Vehicle Repair, Major
Vehicle Repair, Minor
Warehousing and Storage

b) Discretionary Uses:

Industrial General ^
Utility Service, Minor

4.1.3 Regulations:

- a) The maximum floor area ratio is 0.5.
- b) The maximum building height shall not exceed 10.0 m nor 2 storeys.
- c) The minimum yard required along any public roadway shall be 7.5 m and for all other property lines 6.0 m.
- d) Exterior storage of accessory goods, equipment and materials is permitted, but shall be screened from adjacent properties and roadways.

4.2 Area B – Light Industrial

4.2.1 Purpose:

To provide an area that will facilitate services or businesses of a light industrial nature which do not create nuisance factors beyond the site where outdoor storage shall be completely screened from roadways and adjacent properties.

4.2.2 Uses:

a) Permitted Uses:

Contractor Service, Limited
Drive-Through Vehicle Service
Equipment Major
Office^
Vehicle Repair, Major
Warehousing and Storage

b) Discretionary Uses:

Contractor Service, General
Utility Service, Minor

4.2.3 Regulations:

- a) The maximum floor area ratio is 0.5.
- b) The maximum building height shall not exceed 10.0 m nor 2 storeys.
- c) The minimum yard required along any public roadway shall be 7.5 m and for all other property lines 6.0 m.
- d) Exterior storage of accessory goods, equipment and materials is permitted, but shall be screened from adjacent properties and roadways.

4.3 Area C – Highway Commercial

4.3.1 Purpose:

To accommodate a major truck stop facility and associated accessory uses to serve the traveling public.

4.3.2 Uses:

a) Permitted Uses:

Amusement Arcade, Major^
Amusement Arcade, Minor
Drive-Through Vehicle Service

Financial Service^
Food Service – Drive-In^
Food Service – Restaurant^
Food Service, Specialty^
Hotel^
Motel^
Neighbourhood Pub^
Night Club^
Office^
Personal Service Establishment^
Retail, Convenience^
Retail, General^
Service Station, Major
Vehicle Repair, Major

b) Discretionary Uses:

Commercial School^
Health Service, Minor^
Retail, Alcohol^*
Retail, cannabis*^
Utility Service, Minor