

PART 13 STURGEON VALLEY SOUTH

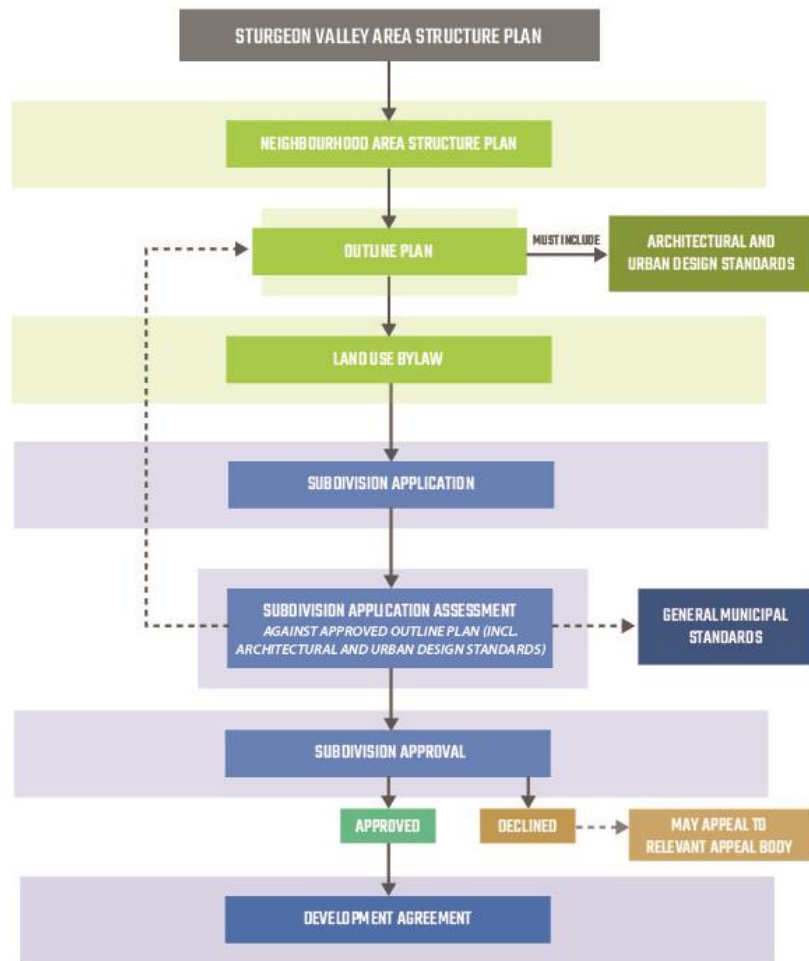
13.1 Administration

- .1 Sturgeon Valley Vision
The Sturgeon Valley is an attractive and unique community that maintains a small-scale community feel with development characteristics reflecting the proud agricultural history of the County. This community will be innovative through incorporating elements that drive a clean energy economy, reduces our carbon footprint, and protects natural key environmental features such as waterways, tree stands, and wildlife. This community will also showcase a comprehensive active transportation network that connects to parks, natural spaces, and key commercial hubs throughout the community. A safe, connected, green, and unique community full of life.
- .2 Notwithstanding any other section within this Land Use Bylaw, the regulations contained within Part 13 shall be applied to those lands identified as being part of the Sturgeon Valley South Area Structure Plan. Where contradictions occur between what is described in Part 13 and other sections of this Bylaw, Part 13 shall apply.
- .3 The selection of materials, colours, and façade elements within the IND - Integrated Neighbourhood District and the CMUD – Commercial Mixed-Use District are just as important as the built form and its interface with the public right-of-way to meet the Sturgeon Valley Vision. To that end, developers shall be required to submit an Outline Plan prior to applying for re-districting and subdivision, which will include Architecture and Urban Design Standards.
- .4 When an application is submitted for re-districting, subdivision, or development permit, the Development Authority shall assess the application against the approved Outline Plan. Applications that are in non-compliance with the approved Outline Plan may be declined.

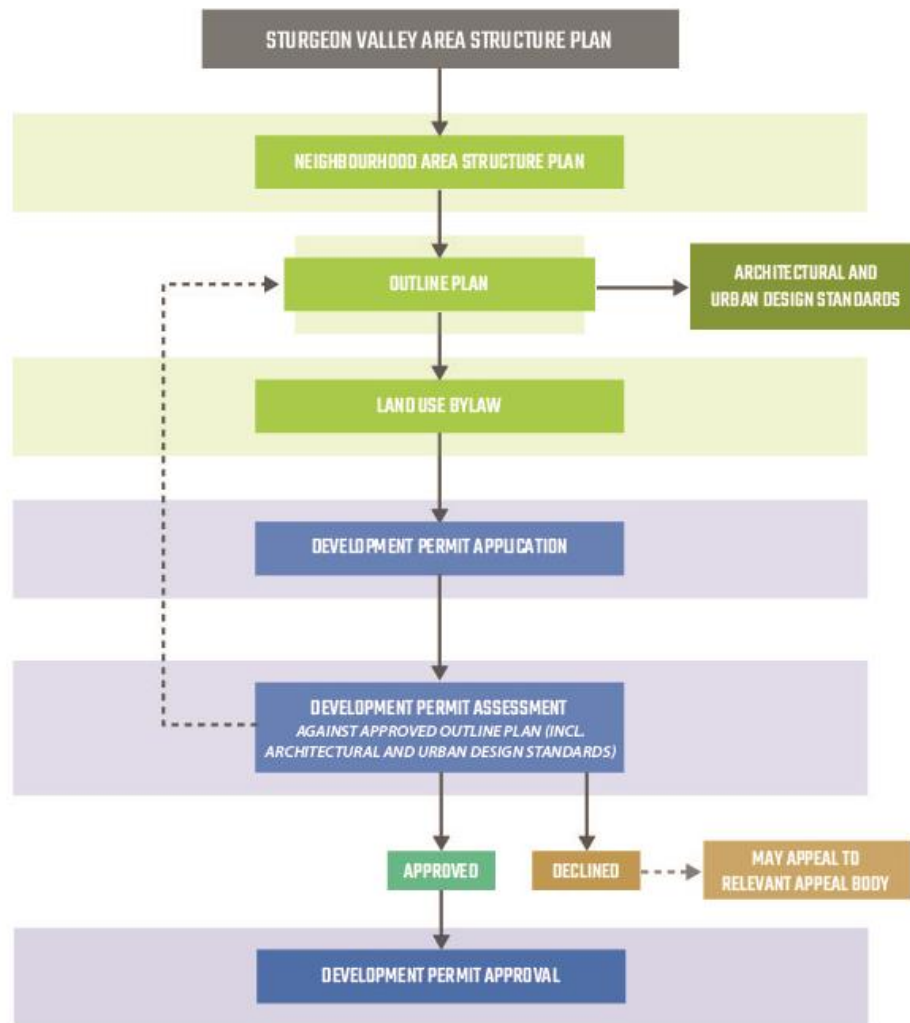
13.2 Development Permit and Subdivision Applications

- .1 In addition to those requirements outlined in Section 2.4 Application for Development Permit and in subsection 13.2.2, an application for a development permit for lands within the Sturgeon Valley South Area Structure Plan shall demonstrate to the Development Authority compliance with the approved Outline Plan that applies to the property.
- .2 In addition to the above, and those requirements outlined in Section 2.4 Application for Development Permit, the Development Authority may require an application for a development permit for lands districted as IND - Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District to include the following information as required:
 - (a) Elevation drawings depicting entrance features, materials, roof articulations, exterior colours;
 - (b) A landscape plan with a detailed planting plan indicating vegetation that is to be removed or retained, and the general type, size, number, spacing and height of plantings, and how the landscape plan interfaces with surrounding properties and the public realm; and
 - (c) Urban design elements and their location, including detailed product descriptions.
- .3 Development permit applications shall be assessed by the Development Authority against the approved Outline Plan that applies to the property. For developments* requiring a registered architectural professional or a registered engineering professional involvement as per the Alberta Building Code application drawings must be authorized by the qualified professional.

**NOTE: A development requiring this is typically a building with more than 4 dwellings units or greater than 300 m² in area.*
- .4 An application for subdivision for lands districted as IND – Integrated Neighbourhood District or CMUD – Commercial Mixed-Use District shall demonstrate to the Subdivision Authority compliance with the approved Outline Plan that applies to the property.



Subdivision Application Process



Development Permit Process

13.3 Variance Applications

- .1 A variance to the regulations contained within Part 13 may be sought where the proposed development will not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land and the use conforms with the use prescribed for the land or building described in Part 13 of this Land Use Bylaw.
- .2 The intent of establishing regulations is to remedy, mitigate or avoid a potential impact and/or land use conflicts that could unduly interfere with the amenities, character, and enjoyment of a neighbourhood. In both the IND - Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District, there is a strong focus on urban design and the interface between the public and private realms, with regulations primarily intended to support an enjoyable human experience. However, it is recognized that there may be circumstances where a variance is sought to the regulations to support site specific development that aligns with and does not undermine the fundamental intent of the district. In this context, the following matrix table outlines what would be assessed by the Development or Subdivision Authority when an application seeks a variance to one of the regulations outlined in Table 13.1: Variance Assessment Criteria.

Table 13.1: Variance Assessment Criteria

Regulations									
Assessment Criterion	Parcel Width	Block Length	Mid Block Crossing	Primary and Secondary Frontage Setback	Side Setback	Rear Setback	Building Height	Secondary Frontage Setback	Parcel Coverage
Accessibility	X	X	X						
Community Character	X	X	X	X	X	X	X	X	X
Building Dominance	X			X	X	X	X	X	X
Invasion of Privacy	X			X	X	X	X	X	X
Shadowing	X					X	X		X
Sight Lines		X	X	X					
Safety		X	X	X	X				
Functionality		X	X						
Infrastructure	X			X	X	X	X	X	X
Stormwater Management	X				X	X			X
Interface with Public Realm	X	X	X	X	X		X	X	X

X = this indicates the items that Development Authority shall consider in assessing an application for a variance relating to a specific regulation where applicable.

- .3 In relation to the assessments, the following is what would be considered under each item including how the change could undermine policy contained within the approved Sturgeon Valley South Area Structure Plan and any applicable Neighbourhood Area Structure Plan, and/or deviate from the approved Outline Plan. Any application could incorporate design methods to demonstrate how it would mitigate any potential impacts; e.g., landscaping and/or approach to design elements.

(a) **Accessibility**

The assessment would look at one or all of the following to determine if requirements are compromised by the change in the regulation or applicable to the site-specific amendment being sought:

- (i) Active transportation;
- (ii) Vehicular movement; and/or
- (iii) Universal accessibility

This should be assessed based on the immediate local environment and in context to the larger transportation network.

(b) **Community Character**

The intent of the IND - Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District is to create unique communities that will be driven by the Architecture and Urban Design Standards as part of an approved Outline Plan. Any variance sought would be assessed on whether the amendment would undermine the design intent of the community or be contrary to the intent of the Sturgeon Valley South Area Structure Plan, applicable Neighbourhood Area Structure Plan, and approved Outline Plan.

(c) **Building Dominance**

The variance will be assessed in context to the scale of the built form being developed within the community and whether the infringement to the regulation would result in the building becoming a dominant feature when viewed from the public realm, neighbouring property or in overall context of the community.

(d) **Invasion of Privacy**

The variance would be assessed on whether the change in the regulation results in the building or layout of the land creating space where a neighbouring property is unduly affected by an increase, or greater increase, in the occupant's ability to view into neighbouring properties outdoor or indoor living space, including bedrooms, bathrooms and living rooms.

(e) **Shadowing**

If the variance results in an increase to the scale of the building, the application will be assessed to determine the impact of shadowing on neighbouring properties or outdoor public gathering spaces such as parks. The shadowing study shall be completed based on the summer and winter solstice, at 9:00 am, 12:00 pm, 3:00 pm and 6:00 pm.

(f) **Sight Lines**

The variance will be assessed on whether there is an impact on sight lines in context to safety for traffic or pedestrian movement and considering an assessment based on Crime Prevention Through Environmental Design (CPTED) principles.

(g) **Safety**

The variance will be assessed based on potential safety risks that may not be covered through the Alberta Building Code or the County's General Municipal Servicing Standards.

(h) **Functionality**

The assessment will identify the intent of the regulation and determine whether the variance undermines the intent of the policies contained within the Sturgeon Valley South Area Structure Plan and adopted Neighbourhood Area Structure Plan, principles of universal accessibility, connectivity and in relation to the safe movement of all forms of transportation at key crossing points.

(i) **Infrastructure**

The assessment will identify whether the proposed variance will impact existing infrastructure in relation to utilities, transportation and/or parks.

(j) **Stormwater Management**

The assessment will determine whether the change has an impact on the existing stormwater model and whether it will adversely impact the existing stormwater system. This could involve carrying out stormwater modeling to confirm the system can accommodate the increase in stormwater runoff.

(k) **Interface with the Public Realm**

The assessment will determine whether the change has an impact on the existing stormwater model and whether it will adversely impact the existing stormwater system. This could involve carrying out stormwater modeling to confirm the system can accommodate the increase in stormwater runoff.

13.4 Enforcement

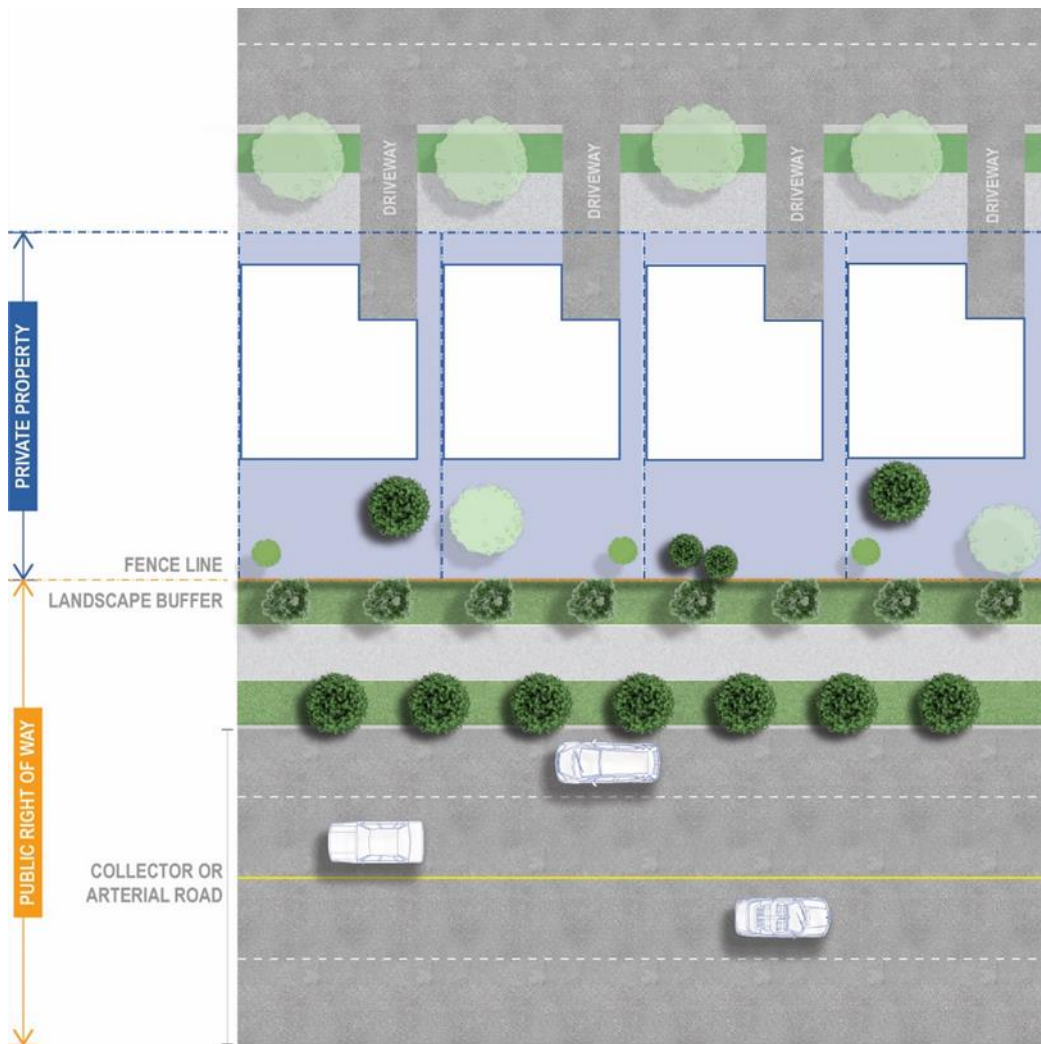
- .1 Enforcement for lands districted as IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District shall be in accordance with Section 4: Enforcement of the Sturgeon County Land Use Bylaw.
- .2 Enforcement measures may be undertaken for development not in compliance with the regulations, including those identified in the approved Outline Plan including the Architecture and Urban Design Standards, in alignment with the authority provided to the Development Authority in this Bylaw, and through the Municipal Government Act.

13.5 Landscaping and Screening Standards

- .1 Landscaping elements are important for the transition and interface between the public right-of-way and the private realm, contributing to a sense of place. Landscaping components are intended to establish or reinforce the character and scale of the IND – Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District.
 - (a) Developers shall be responsible for embedding landscaping and screening standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan. The standards as identified in Table 13.2: Landscaping and Screening Standards are minimum requirements for what would be considered to form part of the Architecture and Urban Design Standards that the County shall use to assess applications.
 - (b) Additional landscaping and screening standards can be presented when the development permit is submitted that demonstrate meeting the intent of the IND - Integrated Neighbourhood District and CMUD - Commercial Mixed-Use District.
 - (c) All landscaping standards should include Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development Design Guidelines.

Table 13.2: Landscaping and Screening Standards

Landscaping & Screening Standards	
Development Standards	<ul style="list-style-type: none"> Where the standards found in the section below contradict Part 8 Landscaping Regulations, these standards shall apply.
Mandatory Requirement	<ul style="list-style-type: none"> Any portion of a site not occupied by a structure, parking area, patio, walkway, or storage area shall be landscaped. Prepare a list of vegetation types that are to be utilized. All tree and shrub plantings shall be based on the Sturgeon County climatic growing zone, constraints of location, effectiveness in screening where required to do so, resistance to disease and insect attack, cleanliness, appearance, and ease of maintenance.
Tree Location	<ul style="list-style-type: none"> Trees shall be located throughout the parcel, with a primary focus being on integrating the Frontage Type and screening parking, loading, or waste areas. Tree location shall be integrated with the streetscape.
Tree and Shrub Sizes	<ul style="list-style-type: none"> Each shrub shall be at least 300mm deciduous height or 450mm coniferous spread, at the time of planting. Each tree shall be at least 1.8m in height, at the time of planting.
Screening/Fencing	<ul style="list-style-type: none"> Screening shall be required to screen all waste disposal areas and loading areas. A fence, wall, or screening abutting a public right-of-way along the rear or side parcel lines shall be located within 0.15m of the parcel line of the private property. A fence, wall, or screening may not exceed 1.0m in height within a principal frontage or 1.8m in height on any other portion of the parcel. A fence, wall, or screening exceeding 1.0m in height that fronts onto a collector or arterial roadway shall be landscaped within the public right-of-way to break up the perceived visual impact of the fence, wall, or screening and add visual interest. Notwithstanding the above, a fence, wall, or screening may exceed the prescribed maximum height for noise mitigation purposes, at the discretion of the Development Authority.



Landscaping and Screening Standards (Example Only)

13.6 Frontage Type Standards

- .1 The purpose of this section is to provide guidelines to incorporate into the Architecture and Urban Design Standards as part of an Outline Plan for appropriate frontage types and establish standards that are appropriate to use within the IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to establish or reinforce the character and scale of the IND – Integrated Neighbourhood District and CMUD – Commercial Mixed-Use District.
- .2 Developers shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan. The following frontage type standards provide a guideline for what would be considered to form part of the Architecture and Urban Design Standards.
- .3 Additional frontage types can be presented at the time of development and/or subdivision that demonstrate meeting the intent of the frontage interface with the public realm.

Frontage Type: Arcade (Example only)

Description

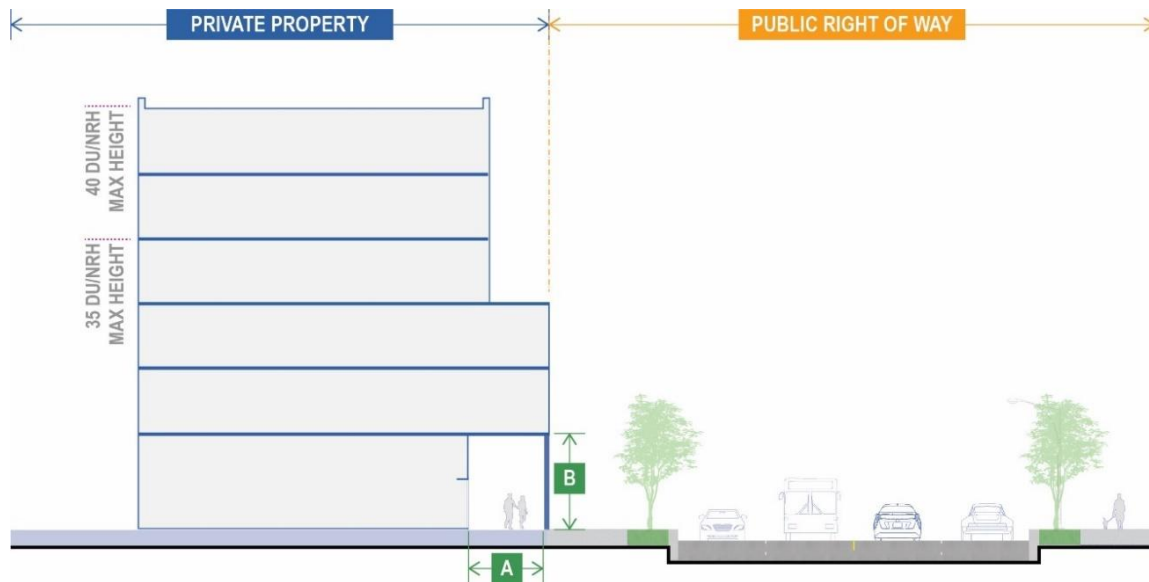
The Arcade Frontage Type is a covered walkway with habitable space above, that acts as a quasi-public space. An arcade is intended to provide pedestrian circulation along the building's frontage and should be extended far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings within ground floor commercial uses and while it is common along public courtyards and walkable streets, they may be used along collector or local roads, as well as buffers between internal parking and buildings.

Size (minimum)

Depth	A 3.0m minimum (measured from the building facade outward).
Ground floor height clearance	B 4.25m minimum (measured from grade to the lowest point of the arcade).

Miscellaneous

- Arcades must have a consistent depth along a continuous frontage.
- Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Arcade Frontage Type prevails.
- Hardscaping shall be contiguous and integrated with the public sidewalk with no grade adjustments.
- All development using Arcade Frontage Type shall be universally accessible.



Arcade Frontage Type (Example Only)

Frontage Type: Forecourt (Example only)

Description

The Forecourt Frontage Type occurs when the main façade of the building is at or near the frontage line, and a small portion of the building is setback, creating a small courtyard space. The space could be used as an entry court or shared garden space for buildings that contain residential uses, or as additional seating areas for commercial uses.

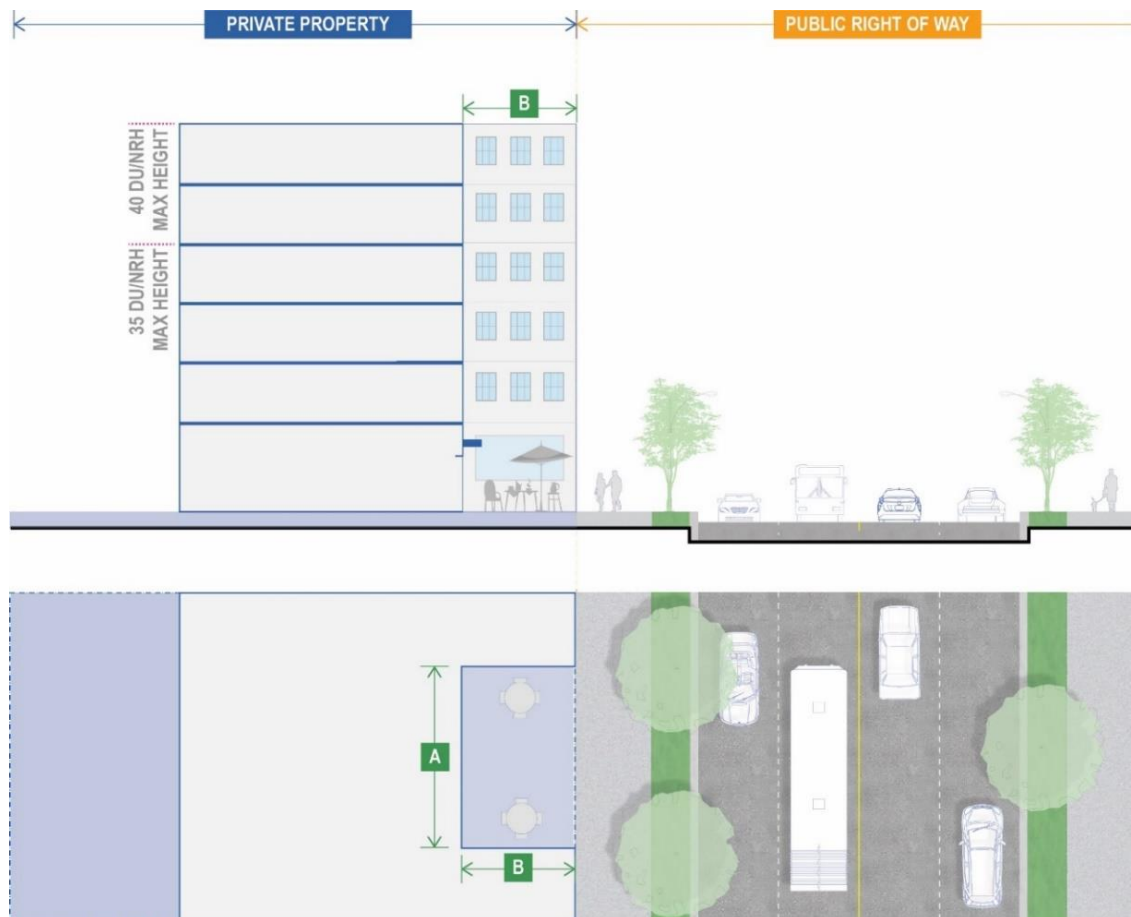
Size (minimum)

Width of forecourt **A** 4.0m minimum.

Depth of forecourt **B** 6.0m maximum.

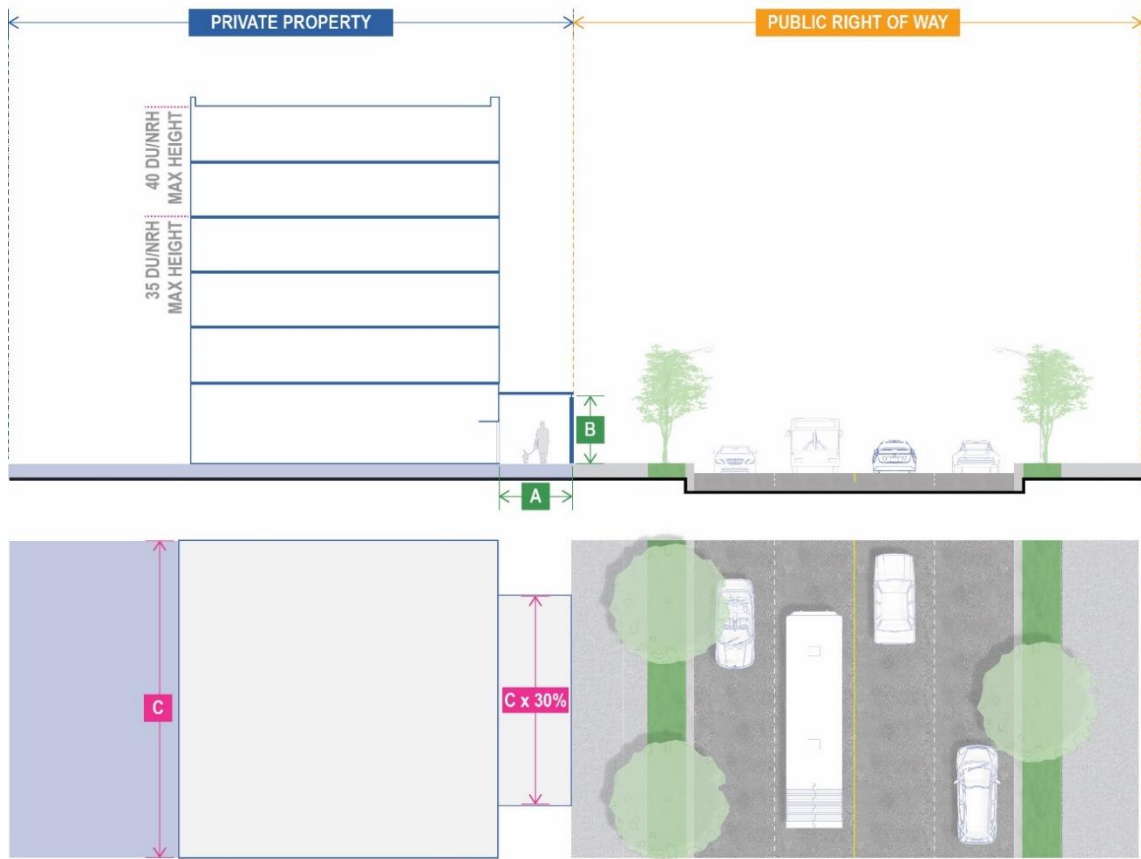
Miscellaneous

- Crime prevention through environmental design (CPTED) principles shall be incorporated into the design of any Forecourt Frontage Type.
- Forecourt Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Forecourt Frontage Type prevails.
- All development using Forecourt Frontage Type shall be universally accessible.

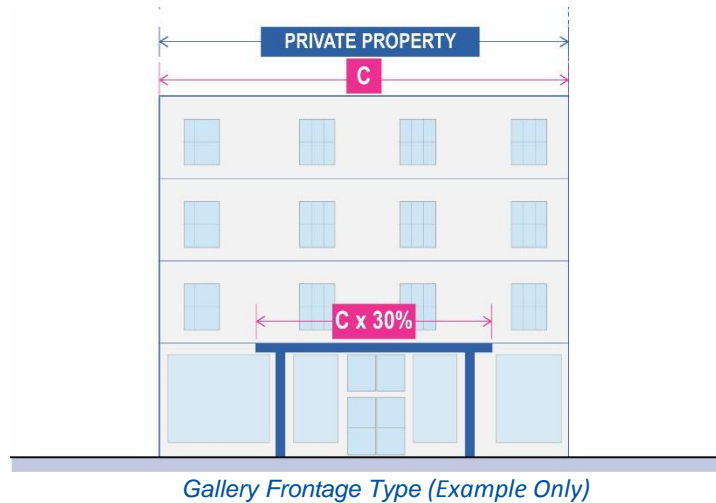


Forecourt Frontage Type (Example Only)

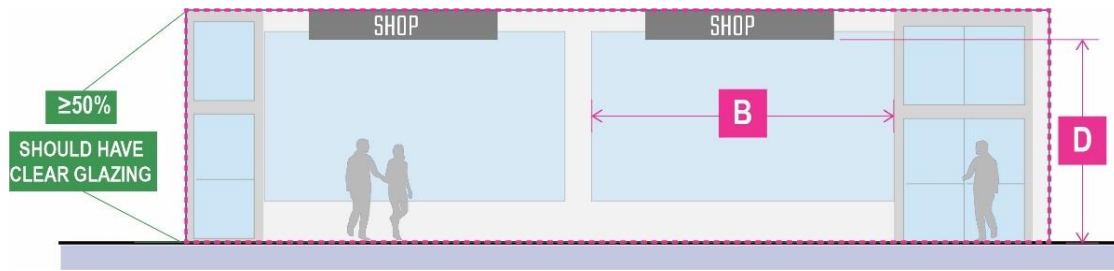
Frontage Type: Gallery (Example only)	
Description	
The Gallery Frontage Type has an entrance feature attached to the principal building that cantilevers or projects away from the building that acts as a quasi-public space. This frontage type is intended for buildings with ground-floor commercial, office and retail uses.	
Size (minimum)	
Depth	A 3.0 m minimum (measured from the building façade outward).
Ground floor height clearance	B 3.0 m minimum (measured from grade to the lowest point of the entrance feature).
Width	C 30% minimum of the parcel width.
Miscellaneous	
<ul style="list-style-type: none"> Galleries must have a consistent depth along a continuous frontage. Where appropriate, the width of the entrance feature may be seamlessly continued to adjacent buildings. Galleries may project into the public realm over a sidewalk, but not into a road. Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. If there is a conflict between the standards, the Gallery Frontage Type prevails. Hardscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments. All development using Gallery Frontage Type shall be universally accessible. 	



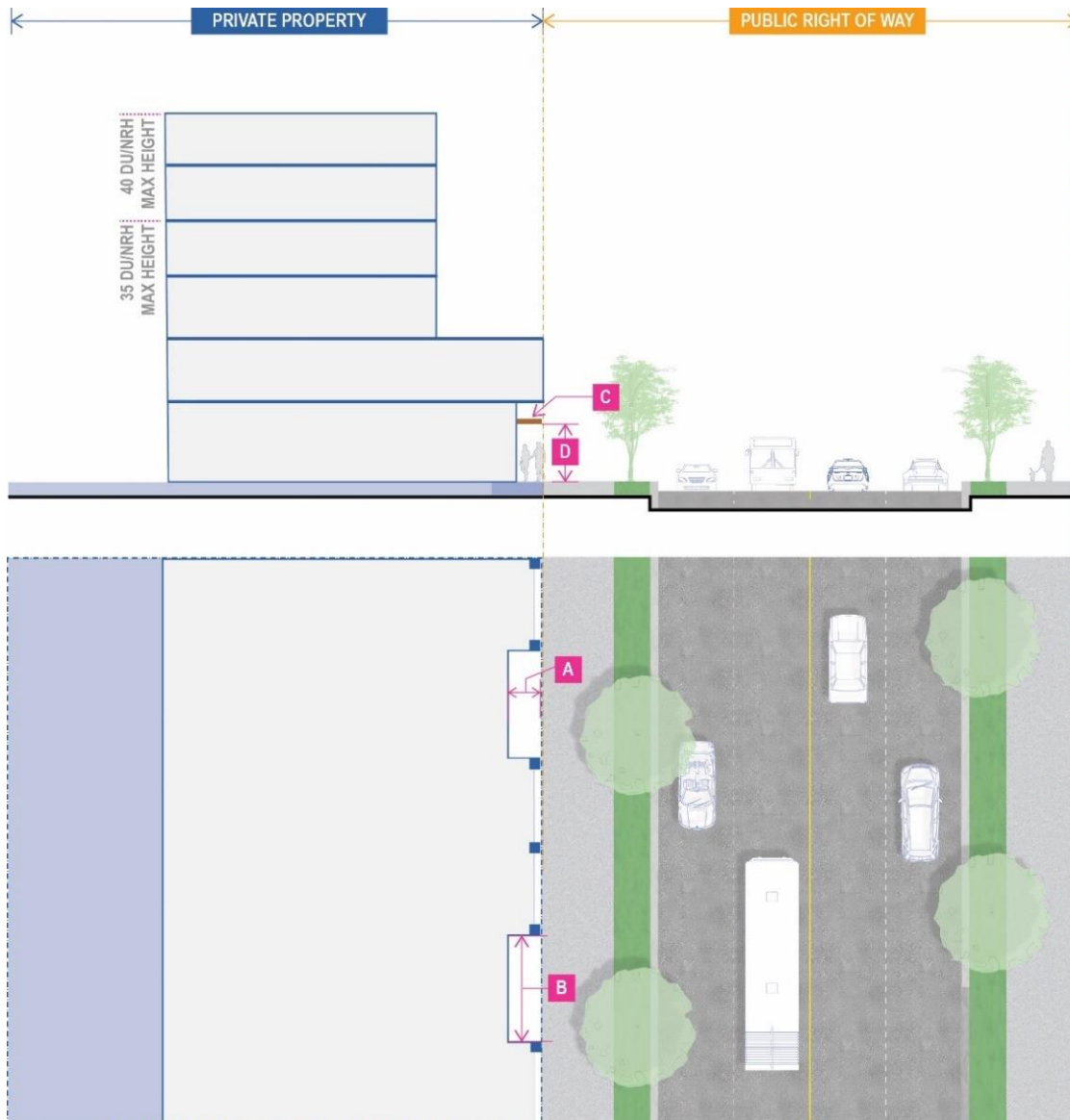
Gallery Frontage Type (Example Only)



Frontage Type: Shopfront (Example only)	
Description	
<p>The Shopfront Frontage Type is a frontage type where the main façade of the building is placed at or near the frontage line with an at-grade entrance oriented towards the public realm. This frontage type is intended for buildings with ground-floor commercial, office, and retail uses, and has substantial glazing at the sidewalk level. This frontage may include an awning or similar structure that projects over the entrance, and at times, into the public realm. This frontage type may be used in conjunction with other frontage types.</p>	
Size (minimum)	
Depth of recessed entries	A 1.5m maximum.
Width of recessed entries	B 6.0m maximum, measured linearly from the initial point of the recess.
Projecting Entrance Features	
Projection	C 1.5m maximum, measured linearly from the building facade.
Ground floor height clearance	D 3.0m minimum.
Encroachment	Entrance features may encroach into the public realm. In such instances, an encroachment agreement shall be required.
Miscellaneous	
<ul style="list-style-type: none"> A minimum of 50% of ground floor commercial, office and retail facades fronting onto a public realm, other than a rear lane, shall have clear glazing. Hardscaping shall be contiguous and integrated with the public sidewalk with no grade adjustments. When a shopfront frontage type is setback from a primary or secondary frontage, hardscaping shall be provided that extends from the entrance(s) to the building to the public realm for integration to the pedestrian network. Areas not hardscaped that fall within the setback area shall be landscaped in accordance with the landscaping and screening standards section and to the satisfaction of the Development Authority. On corner parcels, the façade treatment shall wrap around the building to provide a consistent and contiguous frontage. All development using Shopfront Frontage Type shall be universally accessible. 	



Shopfront Frontage Type (Example Only)



Shopfront Frontage Type (Example Only)



Shopfront Frontage Type (Example Only)

Frontage Type: Common Yard (Example only)

Description

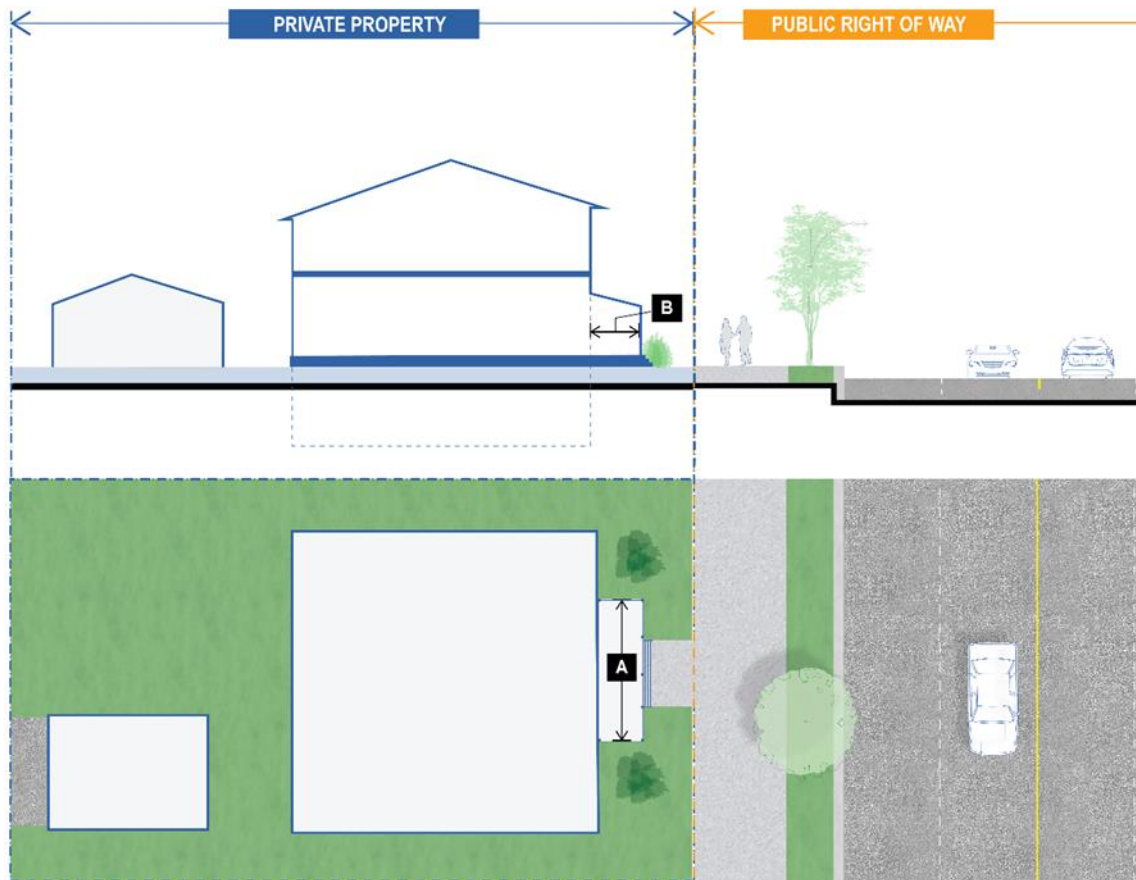
The Common Yard Frontage Type includes a planted frontage where the façade is set back from the front parcel line. The principal frontage is unfenced and visually continuous with adjacent yards, supporting a common landscape with parking provided via rear lane.

Size (minimum)

- | | |
|-------|--|
| Width | <ul style="list-style-type: none">▪ A 1.2 m minimum from outside edge of building element included in the entrance feature. |
|-------|--|

Miscellaneous

- **B** Where a porch is included, it shall project at least 1.2 m from the front façade, not including stairs, and shall be equal to or greater than the width of the entrance feature. This may encroach into the setback.



Common Yard Frontage Type (Example Only)

Frontage Type: Front Attached Garage (Example only)

Description

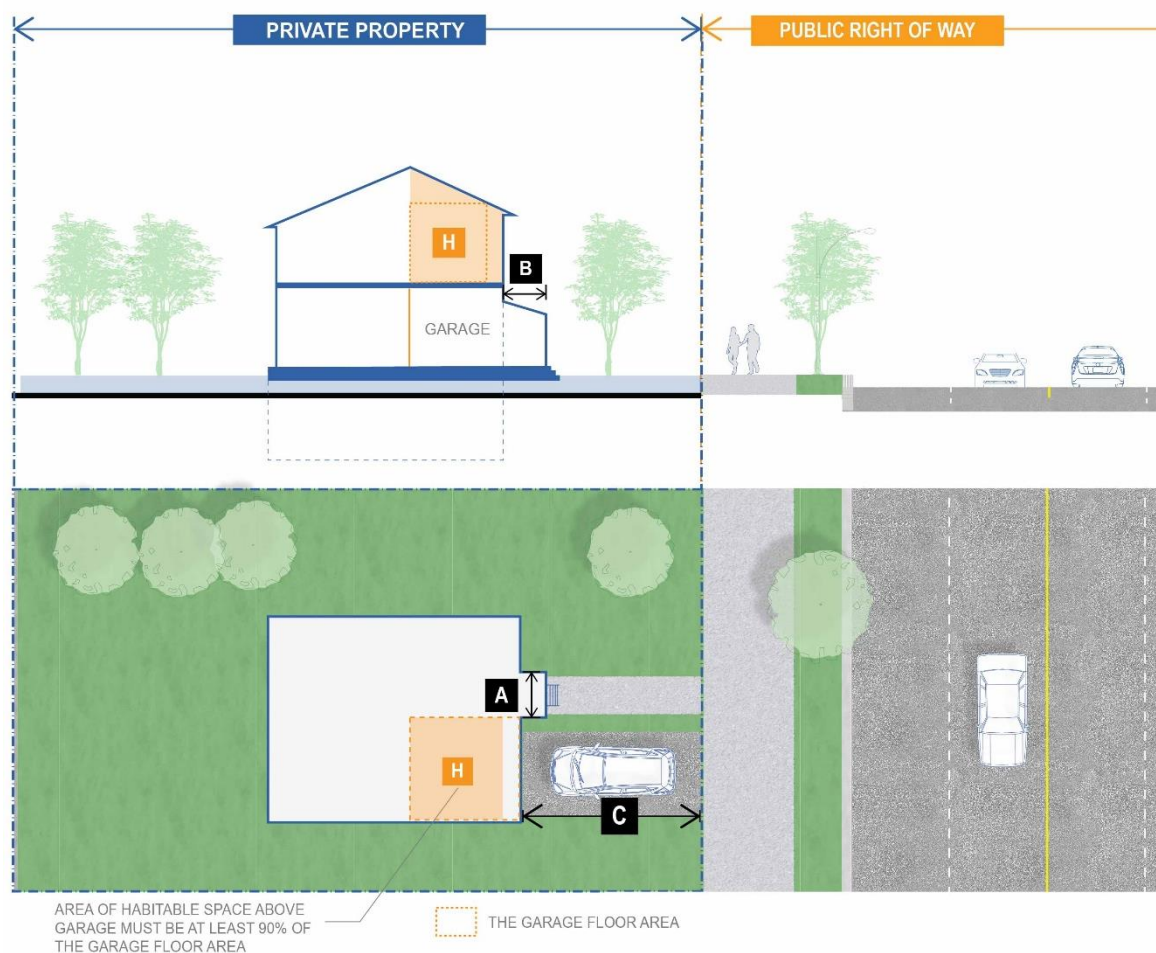
The Front Attached Garage Frontage Type includes a driveway and attached garage located with a front entrance feature perpendicular to the principal thoroughfare.

Entrance Feature

Width	<ul style="list-style-type: none"> A 1.2 m minimum from outside edge of building element included in the entrance feature.
Depth	<ul style="list-style-type: none"> B 1.2 m minimum from exterior foundation projection of the entrance feature.

Miscellaneous

- Entrance features shall be wholly visible from the principal thoroughfare.
- C** All driveways shall extend a minimum of 5.5 m from the parcel line to the garage foundation except on a rear lane.
- Driveways shall be no wider than the garage door.
- Where possible, curb cut widths shall be minimized.
- The principle entrance or the porch shall extend to beyond the garage.
- H** Where an attached garage is provided, there must be liveable space above the garage that covers at least 90% of the garage floor area.



Front Attached Garage Frontage Type (Example Only)

Frontage Type: Porch & Fence (Example only)

Description

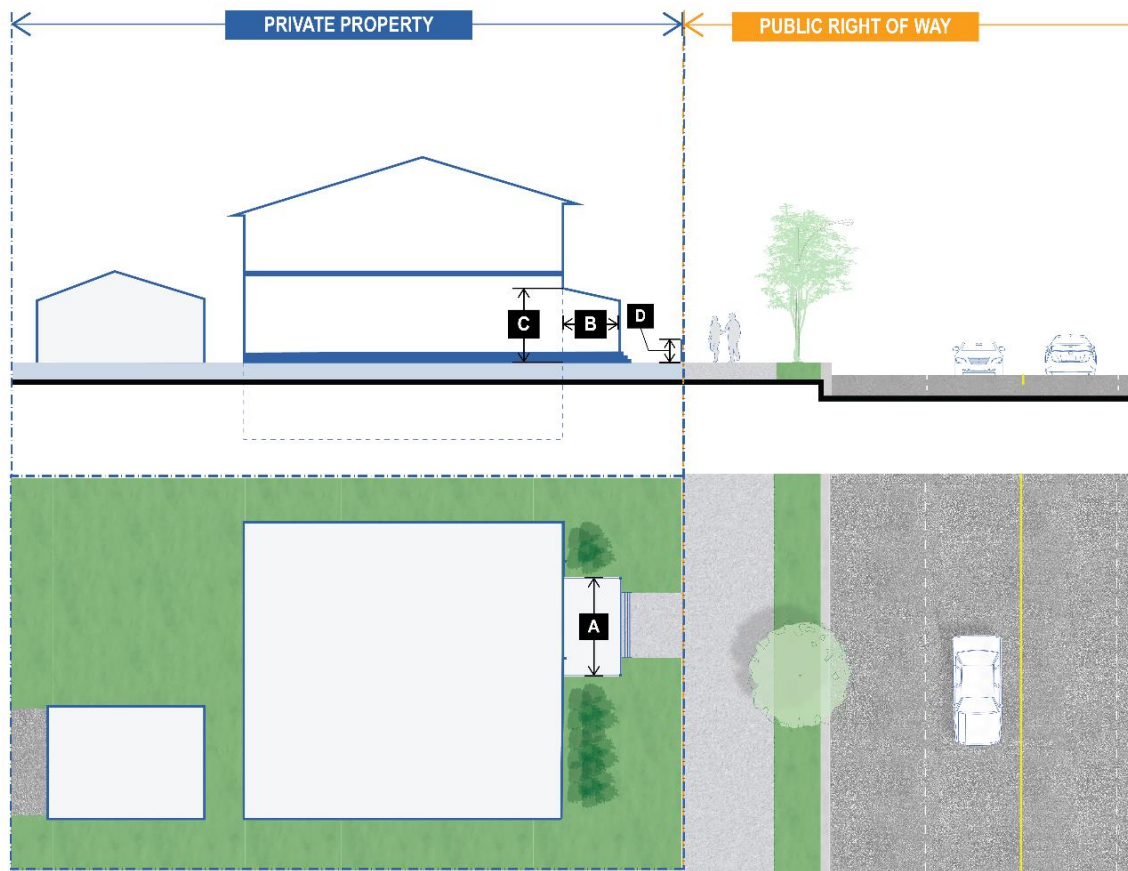
The Porch & Fence Frontage Type includes a planted frontage where the façade is set back from the front parcel line with an attached porch. A fence at the front parcel line provides separation from the public realm.

Entrance Feature

Width	▪ A 1.2 m minimum from outside edge of building element included in the entrance feature.
Depth	▪ B 1.2 m minimum from exterior foundation projection of the entrance feature.
Height	▪ C 1.2 m minimum from exterior foundation projection of the entrance feature.

Miscellaneous

- **D** Front fences shall be no higher than 1.0 m. This may encroach into the setback.



Porch and Fence Frontage Type (Example Only)

13.7 IND – Integrated Neighbourhood District

.1 General Purpose

This district is intended to facilitate a primarily residential community that provides a variety of housing options while creating the opportunity to integrate walkable, neighbourhood-level commercial and business opportunities at intersections. This district respects established communities by promoting transitional densities and reflects the unique character and history of Sturgeon County. Innovative, emerging technologies that create a modern, resilient, and functioning community are encouraged and development is contiguous to avoid fragmentation of existing agricultural lands. The interface between buildings and the public right-of-way will focus on design and layout to reflect the identity and character of the area.



IND - Integrated Neighbourhood District Aspirations

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building</i>	<i>Bed and breakfast</i>
<i>Accessory, use</i>	<i>Child care facility</i>
<i>Accessory dwelling unit</i>	<i>Group home, major</i>
<i>Apartment</i>	<i>Group home, minor</i>
<i>Community building</i>	<i>Home-based business (level 2)</i>
<i>Community garden</i>	<i>Live-work unit</i>
<i>Duplex</i>	<i>Modular dwelling</i>
<i>Dwelling, semi-detached</i>	<i>Neighbourhood mixed-use development</i>
<i>Dwelling, single detached</i>	<i>Professional, office and business</i>
<i>Family day home</i>	<i>Recreation facility, indoor</i>
<i>Home-based business (level 1)</i>	<i>Recreation facility, outdoor</i>
<i>Public library and cultural facility</i>	<i>Religious assembly</i>
<i>Public park</i>	<i>Residential care facility</i>
<i>School</i>	<i>Sign</i>
<i>Show home</i>	
<i>Solar collector</i>	
<i>Townhouse</i>	
<i>Utility, Minor</i>	

.3 Use Standards

Regulations found in Parts 5 to 9 of the Land Use Bylaw apply unless incompatible with the listed regulations below:

Use	Standards
<i>Accessory dwelling unit</i>	<ul style="list-style-type: none"> ▪ A maximum of any two (2) accessory dwellings may be located on the same parcel. ▪ Windows shall be placed and sized to minimize direct views of adjacent parcel(s) through one or more of the following methods: <ul style="list-style-type: none"> ○ Off-setting window placement to limit direct view into a window of an adjacent parcel; ○ Strategic placement of windows in conjunction with landscaping features; and/or ○ Placing larger windows to face a rear lane, flanking public right-of-way, or other dwelling on the same parcel.
<i>Apartment</i>	<ul style="list-style-type: none"> ▪ A landscape plan is required as part of the development permit application for apartment uses that aligns with the approved Architecture and Urban Design Standards as provided in an Outline Plan.
<i>Live-work unit</i>	<ul style="list-style-type: none"> ▪ When development permit application is received for a live-work unit, the applicant shall be required to specify the business use within the

Use	Standards
	<p>live-work unit. If the business use changes, a new development permit shall be required to specify the new business use.</p> <ul style="list-style-type: none"> Working spaces shall be directly accessible from the public right-of-way, or internal roads or common spaces. Live-work developments may not include a Free Standing sign.
<i>Neighbourhood mixed-use development</i>	<ul style="list-style-type: none"> Parcels intended for neighbourhood mixed-use development shall have an area no larger than 2,500 m². A neighbourhood mixed-use development shall only be permitted at intersections. A neighbourhood mixed-use development shall be no more than 12m in height measured from the average grade along the front parcel line, unless integrated as part of an apartment development, where the maximum height for apartment use shall apply. This excludes any mechanical equipment or amenity spaces. A neighbourhood mixed-use development should include small-scale commercial uses at ground level intended to serve the local neighbourhood.
<i>Public park</i>	<ul style="list-style-type: none"> Public parks shall be integrated with the public right-of-way, the built form, and any established recreation or trails master plan. Public parks shall include public gathering spaces and/or plazas. Public parks should form part of the overall stormwater management and incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Design Guidelines.
<i>Townhouse</i>	<ul style="list-style-type: none"> Townhouses shall require a minimum 2.4m separation distance between another set of townhouses. Parking for townhouse developments shall only be permitted in the rear of the development, facing a lane or communal parking area.

.4 Residential Density

Residential density shall be in alignment with the Sturgeon Valley South Area Structure Plan (SVSASP) and Neighbourhood Area Structure Plan.

.5 Block and Subdivision Standards

Block/ Subdivision Standards	
Subdivision Regulations	
Parcel Width	<ul style="list-style-type: none"> A 4.2m minimum.
Block Regulations	
Block Length	<ul style="list-style-type: none"> B 240.0m maximum, measured from the boundary of one public right-of-way to the next public right-of-way as shown in the diagram. C Where the block ends in a cul-de-sac, the maximum length shall not exceed 120.0m measured from the centreline of the intersecting street to the curb at the end of the bulb.
Pedestrian-Oriented Development – Mid-Block Crossing	<ul style="list-style-type: none"> A mid-block pedestrian crossing shall be provided if the block exceeds more than 200.0m in length measured by the continuous length of private property. D The location of this crossing shall not be located within 100.0m of the ends of the block, measured from the front of curb to the mid-point of the mid-block crossing unless it forms part of a trail connection, in which case the bulb-out shall be integrated into the trail system.

	<ul style="list-style-type: none"> Where a trail extends to the frontage of the road and continues on the opposite side of the road, the mid-block crossing shall be located at the intersect to provide easy continuation of the trail system.
Pedestrian-Oriented Development – Intersections	<ul style="list-style-type: none"> At intersections bulb-outs should be provided to improve the safety of the pedestrian crossing. Bulb-outs are not required in the following circumstances: <ul style="list-style-type: none"> the public right-of-way forms a cul-de-sac; at traffic-controlled intersections; or at roundabouts.
Miscellaneous	
Subdivision and Block Regulations Variances	<ul style="list-style-type: none"> Standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints. Variances to subdivision regulations are at the discretion of the Subdivision Authority.
Low Impact Design (LID)	<ul style="list-style-type: none"> All developments within the IND - Integrated Neighbourhood District should incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Design Guidelines as part of the subdivision design.
Development Design	
<ul style="list-style-type: none"> As part of an Outline Plan, developers shall be required to submit Architecture and Urban Design Standards. Any subsequent development permit or subdivision application shall demonstrate to the applicable Approval Authority compliance with the approved Architecture and Urban Design Standards that apply to the property. 	

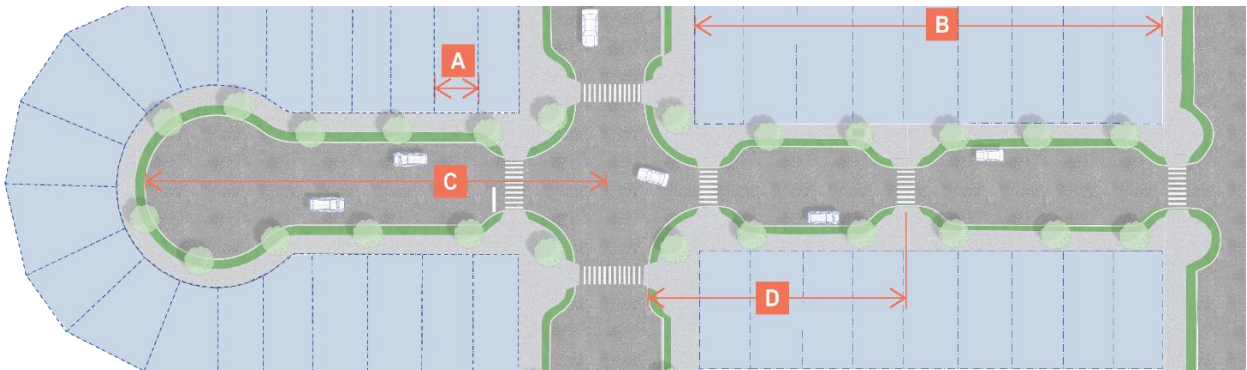


Figure 13.1: Block and Subdivision Standards

Building Placement Standards	
Principal Buildings	
Primary Frontage Setback	<ul style="list-style-type: none"> ▪ A 3.0m minimum. ▪ M Apartments - 6.0m minimum. ▪ B Where a garage is fronting the public right-of-way and not located with access to a rear lane, the dwelling must be setback 5.5m from the front boundary line; ▪ H Where an attached garage is provided, there must be liveable space above the garage that covers at least 90% of the garage floor area.
Secondary Frontage* Setback	<ul style="list-style-type: none"> ▪ C 2.4m minimum when adjacent to the public right-of-way.
Side Setback	<ul style="list-style-type: none"> ▪ D 1.2m minimum except where a Zero Lot Line or common wall applies. ▪ N Apartments - 3.0m minimum. ▪ J Townhouses shall require 2.4m separation distance between another set of townhouses.
Zero Lot Line Side Setback	<ul style="list-style-type: none"> ▪ S Where a Zero Lot Line applies to one side of the parcel the other side setback shall be 1.5m minimum. ▪ Developments without access to a rear lane are not permitted to have Zero Lot Lines. ▪ A private maintenance easement shall be registered on titles adjacent to the Zero Lot Line that provides a 0.3m eave encroachment easement where no eave shall be closer than 0.9m to the eave of the adjacent building; a 0.6m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and parcel grading shall be to the satisfaction of the Development Authority. ▪ Apartments are not permitted to have Zero Lot Lines.
Rear Setback	<ul style="list-style-type: none"> ▪ E 1.2m minimum. ▪ O Apartments - 3.0m minimum.
Accessory Buildings	
Primary Frontage Setback	<ul style="list-style-type: none"> ▪ X 5.5m minimum.
Side Setback	<ul style="list-style-type: none"> ▪ Y 1.0m minimum except where a Zero Lot Line or common wall applies.
Zero Lot Line Side Setback	<ul style="list-style-type: none"> ▪ V Where a Zero Lot Line applies to one side of the parcel the other side setback shall be 1.5m minimum. ▪ A private maintenance easement shall be registered on titles adjacent to the Zero Lot Line that provides a 0.3m eave encroachment easement where no eave shall be closer than 0.9m to the eave of the adjacent building; a 0.6 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and parcel grading shall be to the satisfaction of the Development Authority.
Rear Setback	<ul style="list-style-type: none"> ▪ Z 1.2m minimum except where a garage accessing a rear lane is provided it shall be ▪ E 2.2m minimum.

Miscellaneous	
Outdoor Amenity Space	<ul style="list-style-type: none"> ▪ F Parcels containing a dwelling unit shall provide a minimum of 24m² of outdoor amenity space, ▪ G of which one of either the length or width shall be a minimum of 6.0m. This does not include apartment uses.

**NOTE: Secondary frontage is only applicable when the development is located on a corner parcel.*



Figure 13.2A: Building Placement Standards

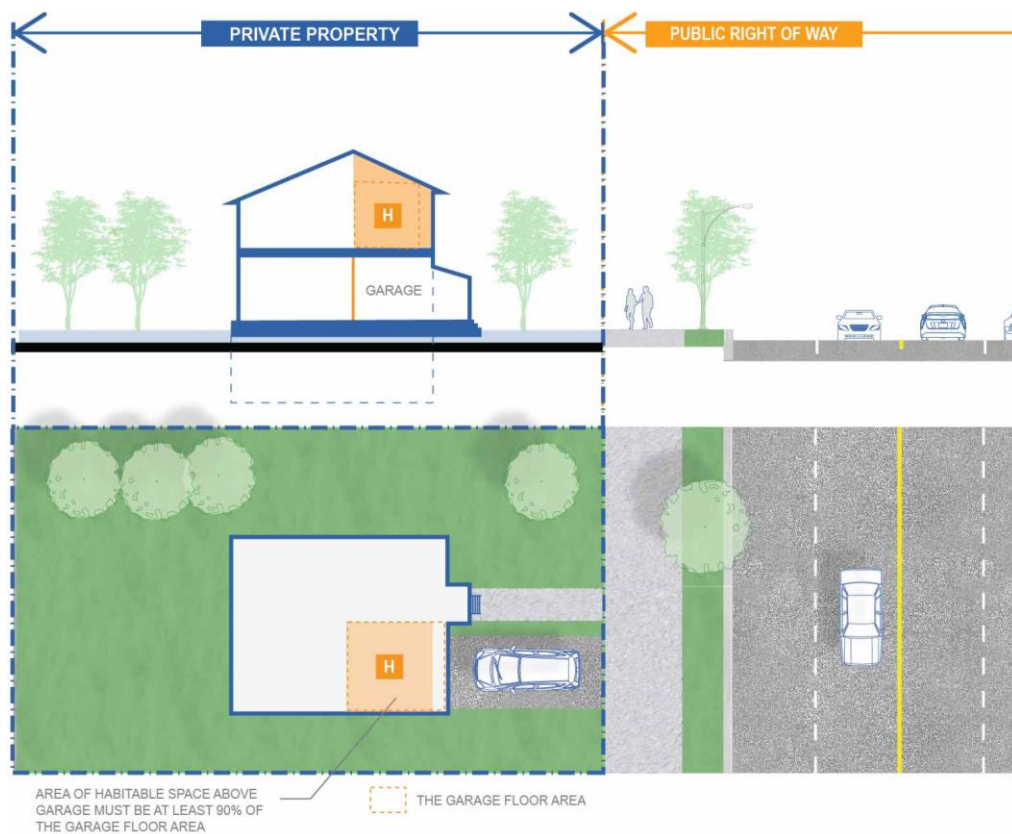


Figure 13.2B: Building Placement Standards

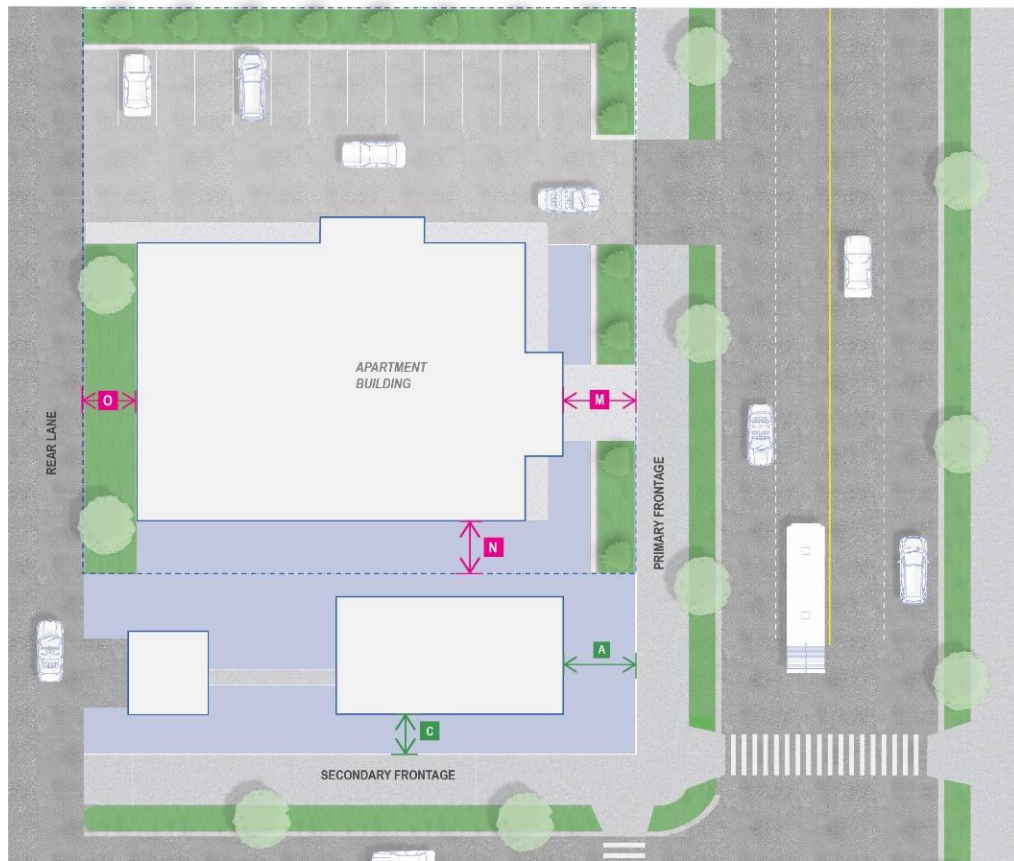


Figure 13.2C: Building Placement Standards

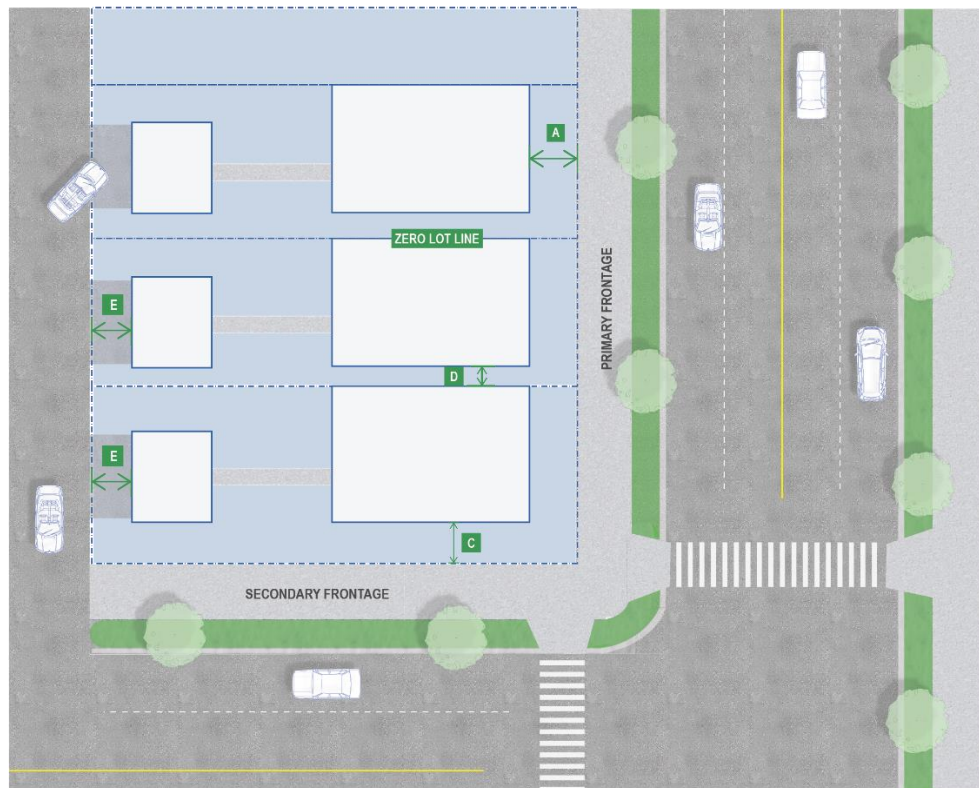


Figure 13.2D: Building Placement Standards

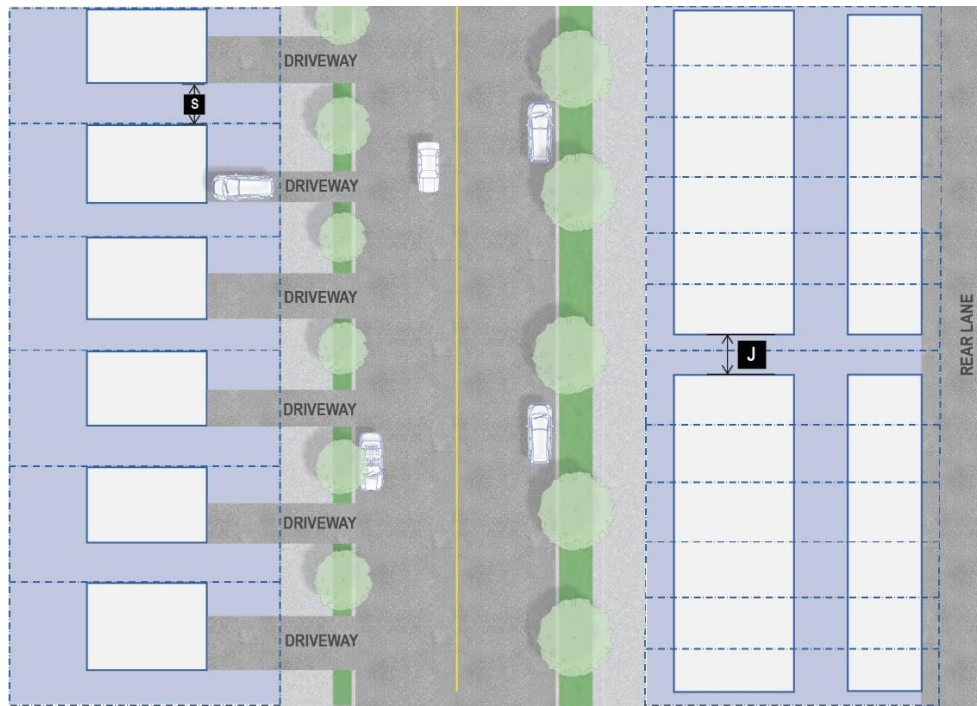


Figure 13.3: Townhouse Separation Distance

.7 Building Profile Standards

Building Profile Standards	
Building Height	
Principal Building	<ul style="list-style-type: none"> A 12m maximum within the lands designated 35 du/nrha and 40 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs and mechanical equipment. B Apartment – 16m maximum within the lands designated 35 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures. C Apartment – 24m maximum within the lands designated 40 du/nrha in the Sturgeon Valley South ASP, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.
Accessory Building	<ul style="list-style-type: none"> D 8m maximum, measured from the average grade along the building frontage. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.
Building Footprint	
Parcel Coverage	<ul style="list-style-type: none"> Z 75% maximum total parcel coverage, inclusive of a 20% maximum coverage for Accessory Buildings..
Design Standards	
Mechanical Equipment	<ul style="list-style-type: none"> Shall be screened or incorporated into the roof envelope, where appropriate.
Corner Parcels	<ul style="list-style-type: none"> Buildings located on a corner parcel shall have the same materials and architecture detail on all publicly accessible exposures.

	<ul style="list-style-type: none"> Corner parcels include all publicly accessible exposures including public rights-of-ways, Reserve lands, walking trails, and other lands owned by the municipality and accessible to the public.
Allowable Projections into Setbacks	<ul style="list-style-type: none"> Balcony, sign, awning, accessibility features, eave, cantilever, chimney/fireplace, HVAC equipment.
Architecture and Urban Design Standards	<ul style="list-style-type: none"> Development permit applications shall demonstrate to the Development Authority compliance with the approved Outline Plan that applies to the property, including the approved Architecture and Urban Design Standards.



Figure 13.4: Building Profile Standards – Building height

$$\text{Z Site Coverage} = \frac{\text{1 AREA} + \text{2 AREA}}{\text{3 AREA}}$$

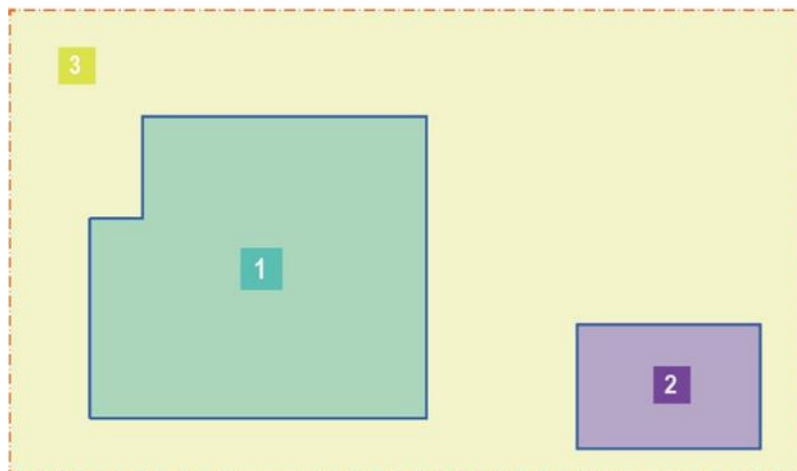


Figure 13.5: Building Profile Standards – Building footprint

.8 Frontage Type Standards

- (a) The purpose of this section is to identify frontage types that are appropriate to use within the IND - Integrated Neighbourhood District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to ensure development establishes or reinforces the character and scale of the IND - Integrated Neighbourhood District.
- (b) Developers shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan and is further described in Section 13.1 Administration.
- (c) The following frontage types are considered to be appropriate within the IND – Integrated Neighbourhood District:
 - (i) Common Yard
 - (ii) Front Attached Garage
 - (iii) Porch and Fence
 - (iv) Forecourt
 - (v) Shopfront

.9 Sign Standards

Signs shall only be permitted as part of a Neighbourhood Mixed-Use Development or Live-work use where required for a commercial use. For all regulations pertaining to signs, refer to subsection 13.8.9 Sign Standards of the CMUD - Commercial Mixed-Use District and Part 7 Sign Regulations.

.10 Parking and Loading

One (1) parking stall per dwelling unit shall be provided for all residential uses. For all other uses there shall be no parking or loading minimums. Refer to Sturgeon County Land Use Bylaw Section 9.4 Parking Stall Requirements for parking stall and parcel design standards.

.11 Development Permits

Development Permits application shall be assessed by the Development Authority against the approved Outline Plan including the approved Architecture and Urban Design Standards.

13.8 CMUD – Commercial Mixed-Use District

.1 General Purpose

This district is intended to complement the surrounding residential form by allowing a wide variety of building types to accommodate a range of boutique commercial, retail, office, service, and civic-related uses with a small to medium building footprint, with opportunities to incorporate residential uses above the ground floor or towards the rear of the property. This district encourages attractive and interesting spaces for people to gather and socialize, with a focus on building form and design, and its interface with the public right-of-way. This district is generally located along arterial corridors or at the intersection of two collector corridors that carry higher volumes of traffic. This district also seeks to incorporate design elements that capture the rural character and natural landscape.



CMUD – Commercial Mixed-Use Aspirations

.2 Uses

Permitted Uses	Discretionary Uses
<i>Accessory, building*</i>	<i>Cannabis consumption venue</i>
<i>Accessory, use*</i>	<i>Commercial school</i>
<i>Apartment</i>	<i>Contractor service, minor</i>
<i>Brewery, winery, distillery</i>	<i>Equipment sale, service and rental, minor</i>
<i>Child care facility</i>	<i>Family day home</i>
<i>Community building</i>	<i>Government services</i>
<i>Community garden</i>	<i>Group home, minor</i>
<i>Craft workshop</i>	<i>Home-based business (level 2)</i>
<i>Eating and drinking establishment</i>	<i>Protective and emergency services</i>
<i>Home-based business (level 1)</i>	<i>Service station</i>
<i>Hotel</i>	<i>Telecommunication tower and antenna system</i>
<i>Live-work units</i>	<i>Veterinary clinic</i>
<i>Mixed use development</i>	
<i>Professional, office and business service</i>	
<i>Public library and cultural facility</i>	
<i>Public park</i>	
<i>Recreation facility, indoor</i>	
<i>Retail sale</i>	
<i>Retail sale, cannabis</i>	
<i>Retail sale, liquor</i>	
<i>Studio</i>	
<i>Sales centre</i>	
<i>Solar collector</i>	
<i>Townhouses</i>	

.3 Use Standards

Use	Standards
<i>Apartment</i>	<ul style="list-style-type: none">▪ Apartment uses shall only be permitted above the first floor when facing a public right-of-way.▪ Apartment uses may have entrances facing a public right-of-way when the apartment use is above the first floor.▪ Apartments may be standalone buildings with no integrated uses if the apartment is not abutting a road frontage.
<i>Cannabis consumption venue</i>	<ul style="list-style-type: none">▪ When assessing development permit applications for cannabis consumption venues, the Development Authority shall consider the compatibility with existing and future developments.

<i>Child care facility</i>	<ul style="list-style-type: none"> See Sturgeon County Land Use Bylaw 6.5 Child Care Facility for applicable regulations.
<i>Commercial school</i>	<ul style="list-style-type: none"> Commercial schools are not permitted on the ground floor within the CMUD - Commercial Mixed-Use District when facing a public right-of-way.
<i>Contractor service, minor</i>	<ul style="list-style-type: none"> Contractor service, minor uses should only be permitted when the entrance is not oriented towards the public right-of-way. The Development Authority shall assess development permit applications for Contractor service, minor based on the following: <ul style="list-style-type: none"> Compatibility with surrounding uses; Integration of the façade treatment and frontage type with those immediately surrounding it; and Façade orientation in relation to the public right-of-way.
<i>Craft workshop</i>	<ul style="list-style-type: none"> When located on the ground floor, craft workshop uses shall have the retail component of the development accessible and oriented towards the public right-of-way.
<i>Equipment sale, service and rental, minor</i>	<ul style="list-style-type: none"> Equipment sale, service and rental, minor uses should only be permitted when the entrance is not oriented towards the public right-of-way and the operation is of a small scale with no impact on the overall site. The Development Authority shall assess development permit applications for Equipment sale, service and rental minor uses based on the following: <ul style="list-style-type: none"> Compatibility with surrounding uses; and Façade orientation in relation to the public right-of-way.
<i>Home-based business</i>	<ul style="list-style-type: none"> Home Based Businesses Level 1 and 2 are the only allowed home based businesses within the CMUD – Commercial Mixed-Use District and must be located within a Dwelling or Accessory Building to the dwelling. See Sturgeon County Land Use Bylaw 6.16 Home-Based Business for additional applicable regulations.
<i>Live-work unit</i>	<ul style="list-style-type: none"> When development permit application is received for a live-work unit, the applicant shall be required to specify the business use within the live-work unit. If the business use changes, a new development permit shall be required to specify the new business use. Working spaces shall be directly accessible from the public right-of-way, or internal roads or common spaces.
<i>Mixed use development</i>	<ul style="list-style-type: none"> See Sturgeon County Land Use Bylaw 6.18 Mixed Use Development for regulations.
<i>Public park</i>	<ul style="list-style-type: none"> Public parks, including pocket parks, shall be integrated with the public right-of-way, the built form, and any established recreation or trails master plan. Public parks are required to include public gathering spaces and/or plazas. Public parks should include Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development guidelines.
<i>Townhouses</i>	<ul style="list-style-type: none"> Townhouse should only be permitted within the CMUD - Commercial Mixed-Use District as part of a mixed-use development when the dwelling entrances are not oriented towards the public right-of-way.

	<ul style="list-style-type: none"> ▪ Parking for townhouse developments shall only be permitted in the rear of the development, facing a lane or communal parking area.
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.4 Residential Density

Residential density shall be in alignment with the Sturgeon Valley South Area Structure Plan (SVSASP).

.5 Block and Subdivision Standards

Block/ Subdivision Standards	
Subdivision Regulations	
Parcel Width	<ul style="list-style-type: none"> ▪ A 4.2m minimum
Block Regulations	
Block Length	<ul style="list-style-type: none"> ▪ B 130.0m maximum, measured from the boundary of one public right-of-way to the next public right-of-way as shown in Block and Subdivision Standards. ▪ Notwithstanding the above, where a main access to the internal or rear of the CMUD - Commercial Mixed-Use District is provided, the access can be used as measuring the block length.
Pedestrian Oriented Development – Mid Block Crossing	<ul style="list-style-type: none"> ▪ C A mid-block pedestrian crossing shall be provided if the block exceeds more than 100.0m. ▪ D The location of this crossing shall not be located within 50.0 m of the ends of the block, measured from the front of curb to the mid-point of the mid-block crossing, unless it follows a trail network.
Intersections	<ul style="list-style-type: none"> ▪ E At intersections, bulb-outs shall be provided to improve safety for pedestrians. ▪ Notwithstanding the above, bulb-outs are not required in the following circumstances: <ul style="list-style-type: none"> ○ At traffic-controlled intersections; or ○ At roundabouts.
Miscellaneous	
Subdivision and Block Regulations Variances	<ul style="list-style-type: none"> ▪ Standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints. Variances to subdivision regulations are at the discretion of the Subdivision Authority.
Low Impact Design	<ul style="list-style-type: none"> ▪ All developments within the CMUD - Commercial Mixed-Use District should incorporate Low Impact Design elements, in accordance with Sturgeon County's Low Impact Development Design Guidelines.
Development Design	
Architecture and Urban Design Standards	<ul style="list-style-type: none"> ▪ As part of an Outline Plan, developers shall be required to submit Architecture and Urban Design Standards for approval from the Development Authority. Any subsequent development permit or subdivision application shall demonstrate to the applicable Approval Authority compliance with the approved Architecture and Urban Design Standards that apply to the property.

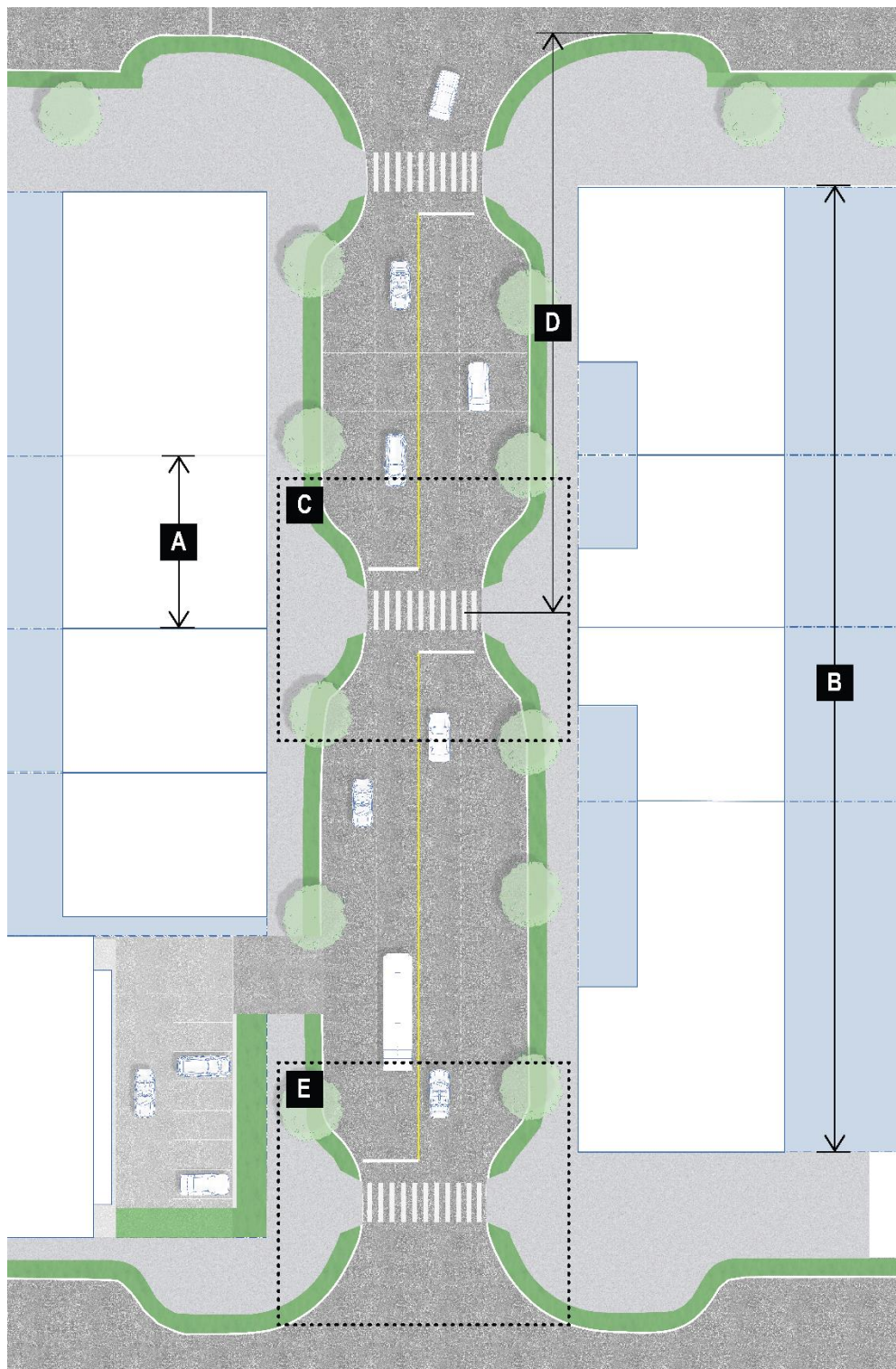


Figure 13.6: Block and Subdivision Standards

.4 Building Placement Standards

Building Placement Standards	
Principal Buildings	
Primary and secondary* frontage setback (no front parking)	▪ A 0.0 m maximum.
	▪ B 3.0 m minimum.

Primary and secondary* frontage setback (with front parking)	▪ X 10.0 m minimum - 25.0 m maximum.
	▪ Y A minimum of 3.0 m landscape or screening buffer between the front parking and the public right-of-way is required.
	▪ Z A minimum of a 1.8 m sidewalk is required between the front parking and the building facade.
Side setback	▪ C 0.0 m maximum or D greater than 3.0 m when adjoining the CMUD - Commercial Mixed-Use District.
	▪ E 3.0 m minimum when adjoining any other district. The 3.0 m setback shall be landscaped.
Rear setback	▪ F 3.0 m minimum when adjoining any other district and shall be landscaped. Exceptions may be given when adjoining any other district through a rear lane.
Accessory Buildings	
Primary and secondary** frontage setback	▪ G 10.0 m minimum.
Side and rear setback	▪ H 3.0 m minimum.

* Secondary frontage may be increased to accommodate outdoor seating or retail space integrated with the public right-of-way.

** Secondary frontage is only applicable when the development is located on a corner parcel.

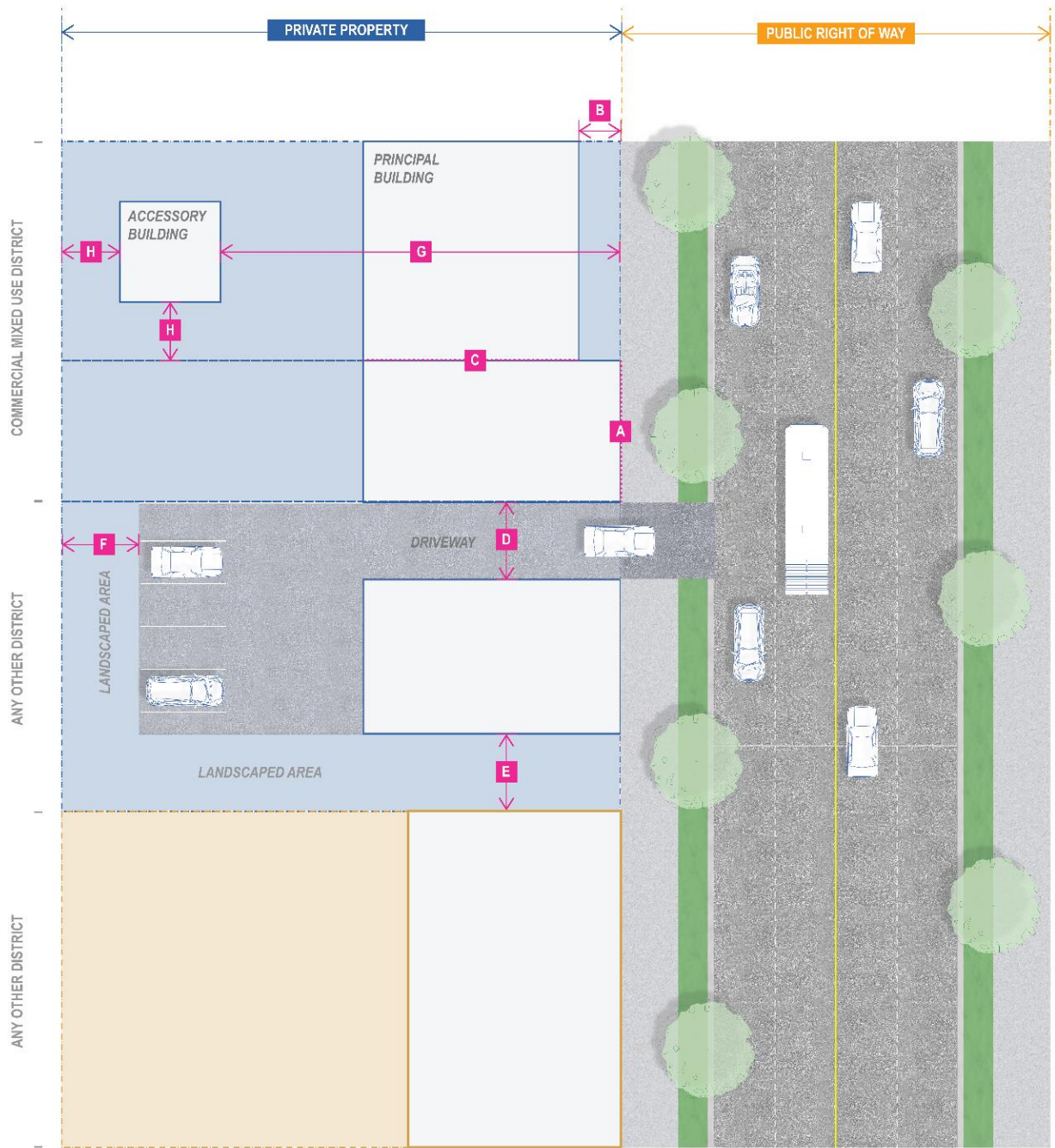


Figure 13.7: Building Placement Standards

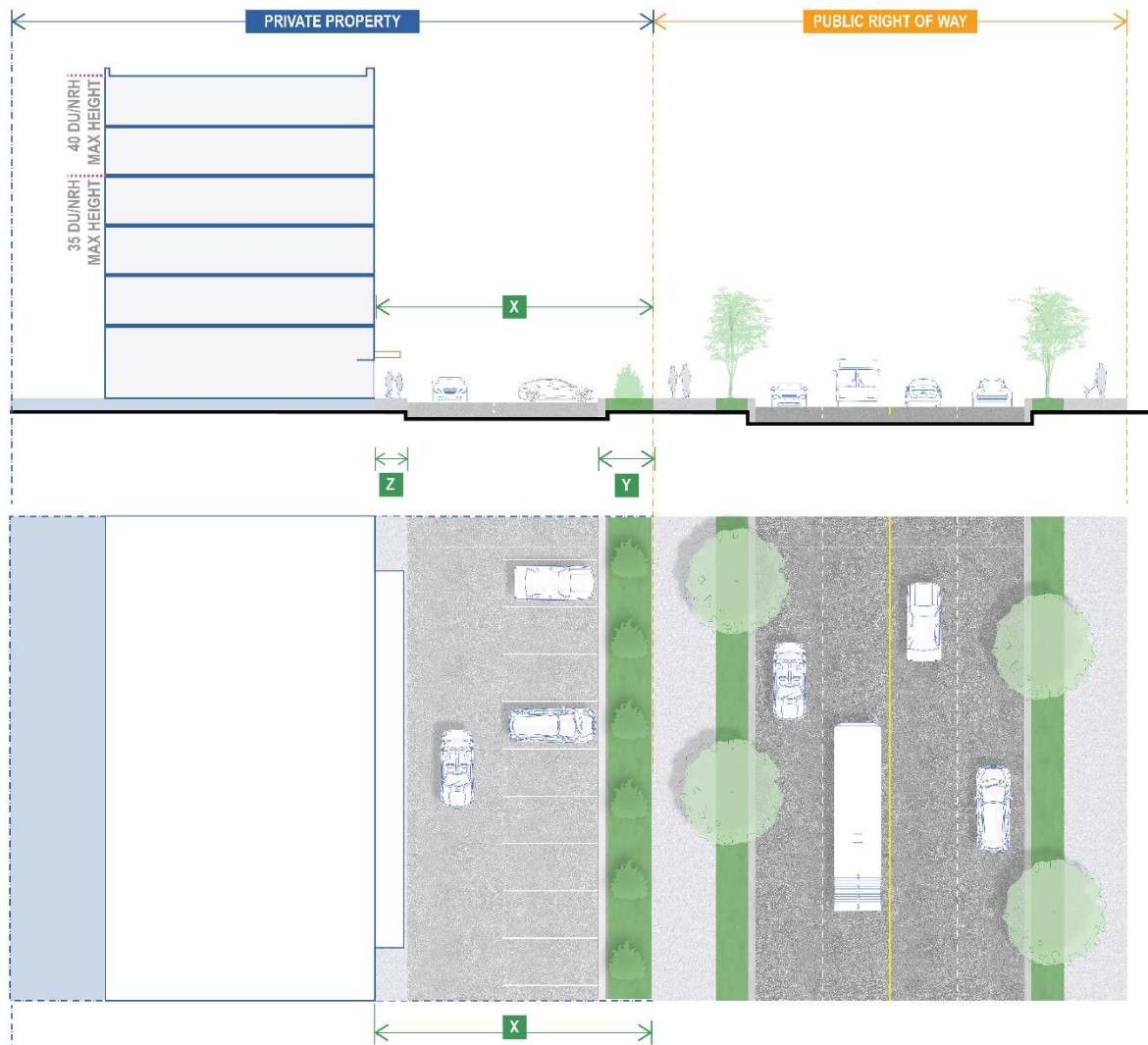


Figure 13.8: Building Placement Standards

.5 Building Profile Standards

Building Profile Standards	
Building Height	
Principal building 35 du/nrha	<ul style="list-style-type: none"> A 18.0m maximum, within the lands designated as 35 du/nrha, measured from the average grade along the front parcel line. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.
Principal building 40 du/nrha	<ul style="list-style-type: none"> B 26.0m maximum, within the lands designated as 40 du/nrha, measured from the average grade along the front parcel line. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.
Accessory building	<ul style="list-style-type: none"> C 8.0m maximum. Maximum height excludes pitched roofs, mechanical equipment, and non-enclosed amenity space structures.

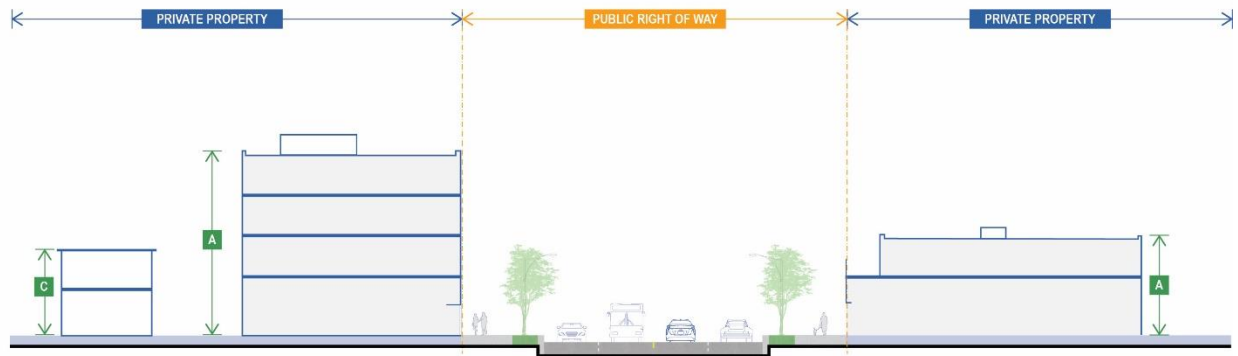


Figure 13:9: Building Profile Standards (35 du/nrha)

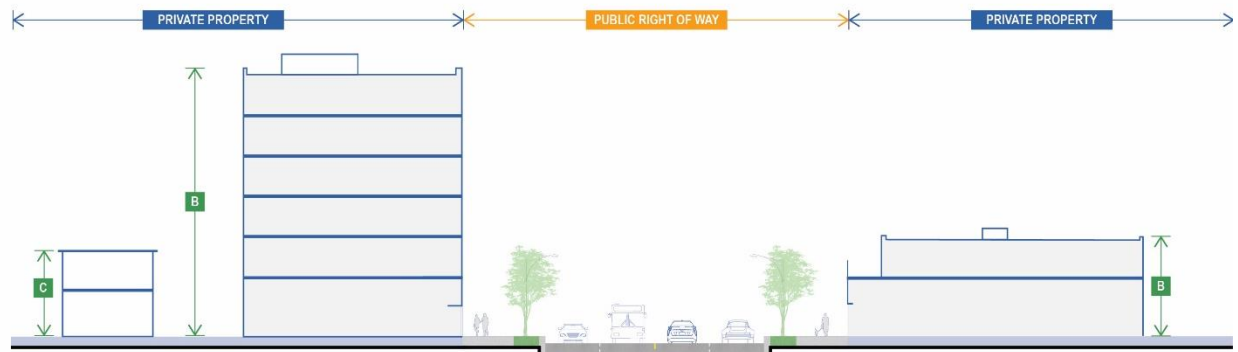


Figure 13:10: Building Profile Standards (40 du/nrha)

.6 Frontage Type Standards

- (a) The purpose of this section is to identify frontage types that are appropriate to use within the CMUD - Commercial Mixed-Use District. Frontages are the components of a building that provide an important transition and interface between the public right-of-way and the private realm. They are intended to ensure development that establishes or reinforces the character and scale of the CMUD - Commercial Mixed-Use District.
- (b) Developers shall be responsible for embedding frontage type standards into the Architecture and Urban Design Standards submitted as part of an Outline Plan and is further described in Section 13.1 Administration.
- (c) The following frontage types are considered to be appropriate within the CMUD - Commercial Mixed-Use District:
 - (i) Arcade
 - (ii) Forecourt
 - (iii) Gallery
 - (iv) Shopfront

.7 Sign Standards

Within the CMUD - Commercial Mixed-Use District, Fascia, Projecting, Wall, and Canopy signs are permitted; Freestanding signs are at the discretion of the Development Authority. Signs shall adhere to the regulations in Part 7 Sign Regulation and to the following regulations:

Sign Type - Fascia

Description

A fascia sign is a sign placed flat and parallel to the face of a building or against a projecting entrance feature.

Regulations

Maximum sign area	▪ A 15% of building frontage at ground level.
Accessory building	▪ B 50.0 cm above the top of the vertical face of the wall, roof line or structure to which they are attached.
Sign orientation	▪ On a building frontage or on a projecting entrance feature.



Figure 13.11: Fascia Sign

Sign Type - Projecting							
Description							
A projecting sign is a sign that projects away from the building facade, sometimes into the public right-of-way.							
Regulations							
Maximum sign area	<ul style="list-style-type: none">A	<table><tr><td>Maximum projection:</td><td>1.8 m</td></tr><tr><td>Maximum sign area:</td><td>3.3 m²</td></tr></table>	Maximum projection:	1.8 m	Maximum sign area:	3.3 m ²	
Maximum projection:	1.8 m						
Maximum sign area:	3.3 m ²						
Maximum projection (above building)	<ul style="list-style-type: none">B 50.0 cm above the top of the vertical face of the wall, roof line or structure to which they are attached.						
Minimum vertical clearance	<ul style="list-style-type: none">C 3.0 m measured from grade to the bottom of the sign.						
Sign orientation:	<ul style="list-style-type: none">On a business frontage.						
Maximum number of signs	<ul style="list-style-type: none">One (1) per business frontage, unless frontage exceeds 15.0m, then additional projecting signs are permitted for each additional 15.0 m.						
Encroachment	<ul style="list-style-type: none">Projecting signs may encroach on the public right-of-way of roads and rear lanes provided that the sign does not project over that part of the road or rear lane where vehicles may travel. Any encroachment requires Development Authority approval.						

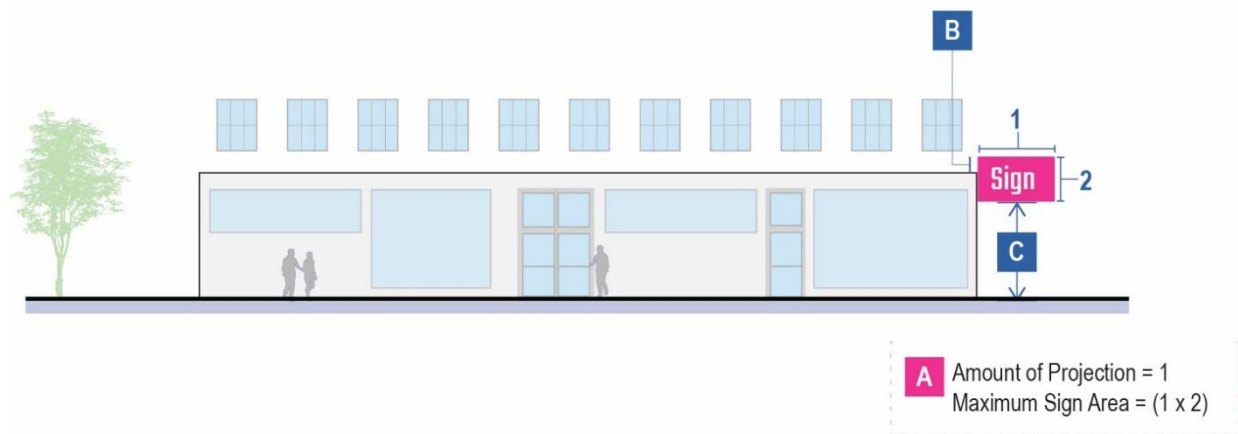


Figure 13.12: Projecting Sign

Sign Type - Wall	
Description	
A wall sign is a signage type where the contents of the sign are mounted upon the face of the wall or painted upon a wall or window surface. Murals are exempt from this regulation.	
Regulations	
Maximum sign area	<ul style="list-style-type: none"> ▪ A 15% of the building frontage at ground level.
Maximum sign projection (from facade)	<ul style="list-style-type: none"> ▪ B 40.0 cm from the front of the facade.
Minimum vertical clearance	<ul style="list-style-type: none"> ▪ C 3.0 m measured from grade, when the wall sign is projecting out from the facade.
Encroachment	<ul style="list-style-type: none"> ▪ Projecting signs may encroach on the public right-of-way of roads and rear lanes provided that the sign does not project over that part of the road or rear lane one which vehicles may travel. Any encroachment requires an approved encroachment agreement.

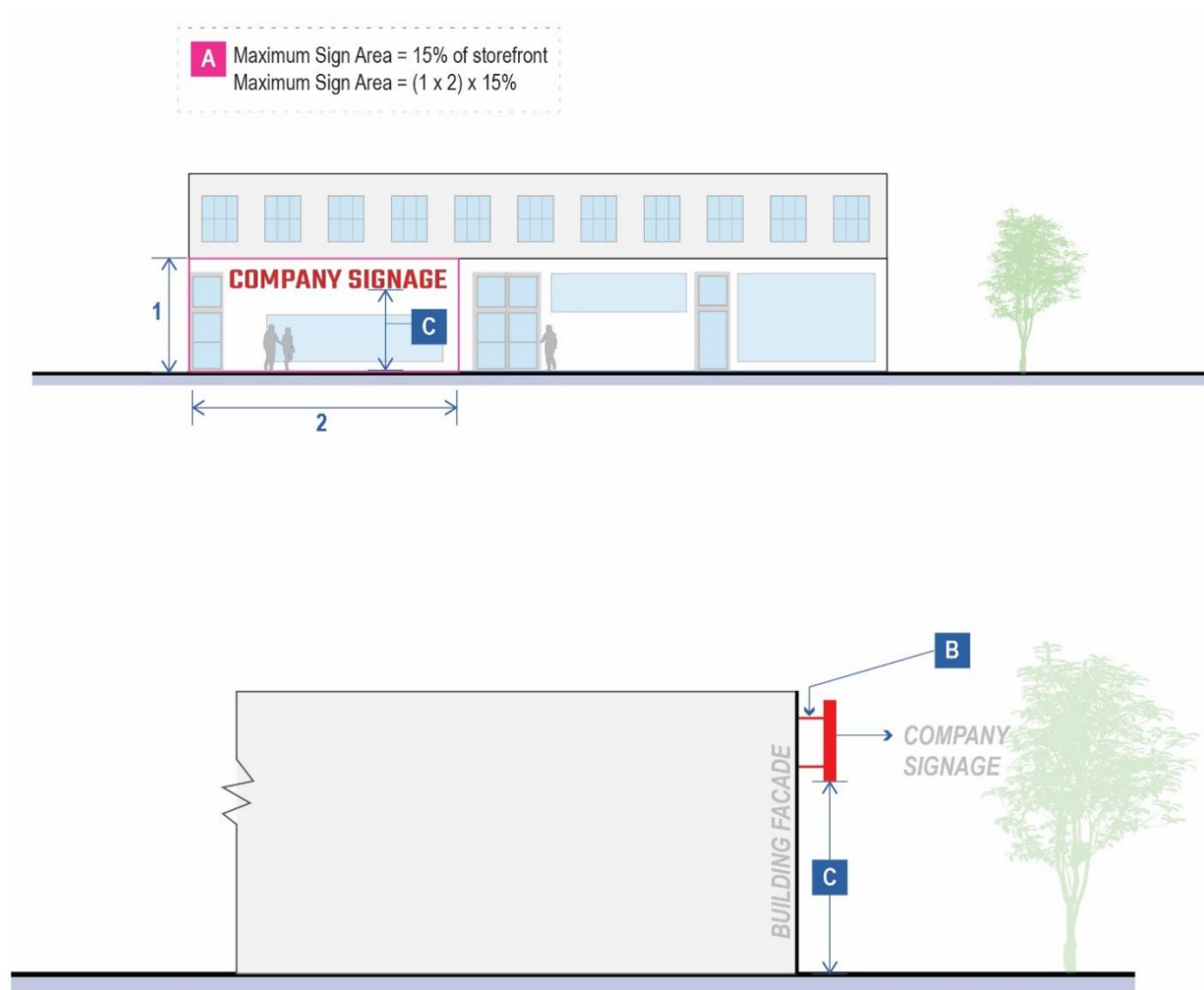


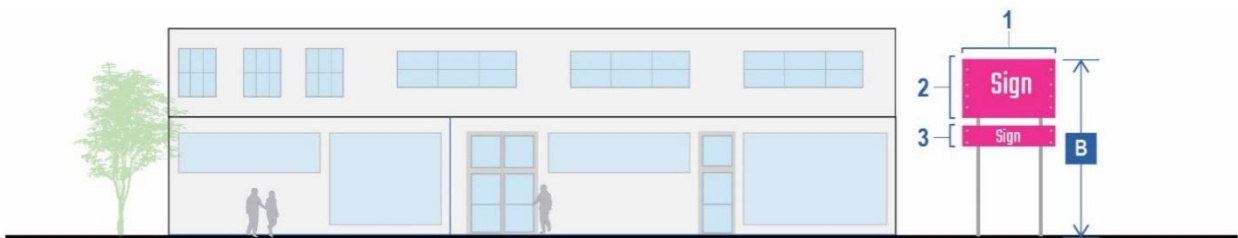
Figure 13.13: Wall Sign

Sign Type - Canopy	
Description	
A canopy sign is a signage type where the contents of the sign form part of a canopy.	
Regulations	
Visibility	<ul style="list-style-type: none"> ▪ A Font size shall be a minimum of 20.0 cm in height.



Figure 13.14: Canopy Sign

Sign Type – Free Standing	
Description	
A free-standing sign is a sign affixed to a structure permanently attached to the ground and is not connected in anyway to any building or other structure.	
Regulations	
Maximum sign area	<ul style="list-style-type: none"> ▪ A 9.1 m²
Maximum height	<ul style="list-style-type: none"> ▪ B 4.5 m
Minimum height	<ul style="list-style-type: none"> ▪ C 3.0 m
Maximum number of signs	<ul style="list-style-type: none"> ▪ One (1) per parcel, unless business frontage exceeds 50.0 m, then additional projecting signs are permitted for each additional 50.0 m.



A Maximum Sign Area = (1 x 2) + (1 x 3)

Figure 13.15: Freestanding Sign

.8 Parking and Loading

Within the CMUD - Commercial Mixed-Use District, there are no parking or loading minimums. Refer to Sturgeon County Land Use Bylaw Section 9.4 Parking Stall Requirements for parking stall and parcel design standards.

.9 Development Permits

Development Permits application shall be assessed by the Development Authority against the approved Outline Plan including the approved Architecture and Urban Design Standards.