



# **LAND USE BYLAW 9/2005**

**Consolidated by Bylaw 22/2020**  
(Approved July 13, 2020)

**LAND USE BYLAW AMENDMENTS  
To Bylaw 9/2005**

<b>Amendment</b>	<b>Bylaw No.</b>	<b>Details</b>	<b>Date of Signing</b>
1	22/2005	Majority of Remaining Lands in Erin Ridge	August 15
2	25/2005	1 Glenview Crescent & 2 Green Grove Drive	<b>Did not proceed – replaced by 34/2005</b>
3	27/2005	Text Amendment - Create BPT District	October 17
4	28/2005	BPT Redistricting	October 17
5	30/2005	Remaining Lands in North Portion of Oakmont	November 21
6	32/2005	North Ridge Stages 14, 15 and 16	November 21
7	33/2005	North Ridge Stage 17	November 7
8	34/2005	2 Green Grove Drive	December 5
9	35/2005	5 Giroux Road	December 5
10	36/2005	2A St. Vital Avenue	Defeated at first reading on Dec. 8
11	39/2005	Campbell North Stage 5A (BP & BPT to DC)	January 2, 2006
12	42/2005	Text Amendment – Create DCMU District	December 14
13	43/2005	Grandin Mall Redistricting	December 14
14	5/2006	North Ridge Stage 18 Redistricting	April 18
15	6/2006	North Ridge Stage 19 Redistricting	April 18
16	9/2006	Lacombe Park Stage 18 Redistricting	April 18
17	10/2006	Lacombe Park Stage 19 Redistricting	April 18
18	11/2006	Erin Ridge Stage 40 (UR to P)	May 1
19	13/2006	Consolidated Minor Text Amendments	May 1
20	14/2006	Erin Ridge Stage 38	March 5, 2007
21	17/2006	Northwest Urban Village Redistricting (Excluding CC District)	Did Not Proceed
22	18/2006	Northwest Urban Village Redistricting (CC District Only)	Did Not Proceed
23	19/2006	Text Amendment – Established Neighbourhood Overlay District	September 5
24	22/2006	North Ridge Stage 20	September 5
25	23/2006	North Ridge Stage 21	September 5
26	24/2006	North Ridge Stage 22	September 18
27	25/2006	Lacombe Park Stage 20	October 16
28	26/2006	Lacombe Park Stage 21	October 16
29	27/2006	33-41 Sturgeon Road	October 2
30	29/2006	Text Amendment – 'health service' definition and underground parking in ICC district	November 6
31	32/2006	Text Amendment – Direct Control Northwest Urban Village District	December 4
32	33/2006	Northwest Urban Village Centre	December 4
33	7/2007	Text Amendment - Secondary Suites	May 22
34	12/2007	Text Amendment – BP district	May 22
35	14/2007	Oakmont 31	October 1
36	17/2007	Lacombe Park Stage 22	August 20
37	18/2007	North Ridge Stage 23	September 4

<b>Amendment</b>	<b>Bylaw No.</b>	<b>Details</b>	<b>Date of Signing</b>
38	19/2007	Timberlea Stage 1	October 1
39	20/2007	Timberlea Stage 2	October 1
40	23/2007	Timberlea Stage 4	October 1
41	25/2007	Text Amendment – ‘drive-through’ and “hotel” added as discretionary uses in CIS District	October 1
42	28/2007	21 & 23 Mission Avenue	Defeated at first reading Nov 19
43	30/2007	Text Amendment – Sec. 6.18(4) – add "property containing a campground or designated as park under Schedule A of this Bylaw" on which can be an accessory bldg. for human occupancy	November 19
44	4/2008	Text Amendment – addition of R4 District	March 17
45	5/2008	South Riel Stage 1	March 17
46	14/2008	Text Amendment re artist studio & live/work unit, building height & GFA in DCMU (Grandin Mall only), etc.	May 26
47	15/2008	Grandin Mall (from P to DCMU & vice versa)	May 26
48	20/2008	8 & 20 Hebert	July 7
49	23/2008	214 St. Albert Road	Did not proceed
50	24/2008	Text Amendment – addition of RC District	Did not proceed in 2008
51	25/2008	South Riel Stage 4	
52	1/2009	Lacombe Park Stages 19 and Part 22	(replaced by BL21/2009)
53	4/2009	2 Inglewood Drive	April 6
54	11/2009	Text Amendment – delete s.8.20(5)(c)	April 20
55	12/2009	101, 111c & 115 Bellerose Drive and 300 Orchard Court - C2, R1, UR, to direct control (DC)	Jun 15
56	21/2009	Text Amendment – Schedule D re Lacombe Park Stages 19 and Part of 22	Jun 15
57	24/2009	Text Amendment – RC District	June 22
58	25/2009	South Riel Stage 4	June 22
59	27/2009	Text Amendment – add “automotive body & paint service” as discretionary use in BP district	August 17 – Defeated at first reading
60	1/2010	North Ridge Stage 22	April 19
61	4/2010	70 Arlington Drive - PS to DC	did not proceed
62	11/2010	Erin Ridge North Stage 1 and 2	June 10
63	15/2010	Erin Ridge North Stage 3	Did not proceed in 2010- see BL 8/2011
64	19/2010	16 & 17 Genstar Annex (DC to UR)	July 5
65	24/2010	Text Amendment – Adult Entertainment	August 30 – defeated at first reading
66	25/2010	70 Arlington Drive – PS to DC	Sept 20
67	27/2010	North Ridge Stage 24	November 22
68	28/2010	Text Amendment to R3A and Part 7 – Parking Regulations	Sept 20

<b>Amendment</b>	<b>Bylaw No.</b>	<b>Details</b>	<b>Date of Signing</b>
69	29/2010	10 Meadowview Lane – UR to DC	December 20
70	30/2010	Text Amendment – add Health Service as Permitted Use in BP District	November 22
71	31/2010	To allow electronic video messaging signs	Did not proceed
72	2/2011	Mission Avenue/RWP	April 4
73	4/2011	Northwest Urban Village Centre Stage 2 Redistricting	February 28
74	6/2011	Number issued in error.	Did not proceed
75	13/2011	Erin Ridge North Stage 3	March 21
76	9/2011	Text Amendment – Telecommunications	February 22
77	18/2011	Erin Ridge North Stage 4	May 24
78	25/2011	Text Amendment - Designated Flood Line	August 15
79	30/2011	151 Riel Drive Redistricting	September 6
80	33/2011	North Ridge Stage 25 – UR to R1 & P	November 28
81	37/2011	Erin Ridge North Stage 5	January 16, 2012
82	38/2011	Text Amendment – new BP-2 District	December 19
83	39/2011	Campbell Business Park North	December 19
84	3/2012	Riverside Stage 4	January 30
85	4/2012	Oakmont Neighbourhood – 100 Orchard Court	February 6
86	8/2012	Ville Giroux (formerly NW Urban Village) – Site Specific Text Amendment	April 16
87	12/2012	Text Amendment – Commercial and Industrial Services Districts	May 7
88	13/2012	Text Amendment – Lot width, density, etc.	July 3
89	15/2012	Redistricting for Erin Ridge North - changing a 2.30 ha site from R3 to R3A	August 20
90	16/2012	Redistricting for Erin Ridge North - changing a 0.845 ha site from R3A to R3	Did not proceed
91	19/2012	Text Amendment – Downtown District	October 1
92	20/2012	Redistricting for Downtown District	October 1
93	23/2012	101 Orchard Court	October 22
94	24/2012	Text Amendment – Sign Regs	November 19
95	25/2012	Text Amendment to Sec. 10 – Urban Reserve	November 19
96	26/2012	Redistricting from IMF-A & IMF-B to UR	November 19
97	27/2012	Redistricting for North Ridge Stage 17D – from UR (Urban Reserve) to P (Public Park)	December 3
98	1/2013	Redistricting of the Riverside (Timberlea) Stage 1A & 9 Subdivision	March 18
99	4/2013	Redistricting for 25 Element Dr. N - R3A to R4	April 15
100	5/2013	Text Amendment - Se. 8.20 - Low Density Residential (R1) District	Defeated June 17/13
101	13/2013	Redistricting -103 Bellerose Dr. DC to R4	June 24
102	9/2013	Text Amendment to R3A District – parking & townhousing development standards	May 6
103	12/2013	Amend Schedule B to add “Neil Ross Road”	April 15
104	16/2013	Redistricting 101 Bellerose Dr. DC to C2	May 27
105	18/2013	LUB Amendment – To restrict election sign size on St. Albert Trail	May 21

106	22/2013	Lacombe Park (Stage 22C) - Amend the Land Use Bylaw 9/2005, Schedule A, to change the Low Density Residential (R1) to Low Density Residential (R2).	July 15
107	23/2013	Ville Giroux (Stage 5) - Schedule A, to change DCMU with the north part of the site as General Commercial (C2) and the south part of the site to Medium Density Residential (R3).	September 16
108	26/2013	Change district from Urban Reserve (UR) to Low Density Res (R1) – 200 Orchard Court	August 26
109	31/2013	Text Amendments – use interpretation, sheds	March 17, 2014
110	32/2013	Text Amendment – add a discretionary use to R4	September 23
111	2/2014	Jensen Lakes LUB amendment	May 5, 2014
112	3/2014	Walter Mis LUB Amendment – 2 <sup>nd</sup> house on property	Defeated at 1 <sup>st</sup> reading April 28/14
113	7/2014	Redistricting – Erin Ridge N Ph2 – UR to CC, R4, P& PS	October 19, 2015
114	15/2014	Redistricting – Eldorado Park site (P to PS)	February 24
115	8/2014	Redistricting – Erin Ridge N Ph1 – adjacent to St. Albert Tr. – CC – Fig 3	April 28/14
116	20/2014	Restrict Boarding Houses	July 14, 2014
117	22/2014	Text Amendment - Medical Marihuana Facilities	September 15
118	24/2014	Jensen Lakes Stage 2	October 27, 2014
119	26/2014	Jensen Lakes Stage 3	December 1, 2014
120	5/2015	Northwest Stormwater Management Facility from road to P	February 2, 2015
121	2/2015	Redistricting - 50 Edinburgh Court North	February 2, 2015
122	7/2015	Carrot Creek – Carrot Creek Flood Line	February 17, 2015
123	12/2015	Redistricting Riverside Stages 10, 11 and 12	February 2, 2015
124	23/2015	Schedule “F” Amendment	July 6, 2015
125	25/2015	Redistricting – Jensen Lakes Stage 4	August 24
126	30/2015	Redistricting – South Riel	Sept 28, 2015
127	31/2015	Redistricting Lacombe Park Stage 28	November 23, 2015
128	34/2015	Redistricting – Riverside Stage 14	March 21, 2016
129	3/2016	Redistricting - Alliance Church Jensen Lakes Stage 5	February 16, 2016
130	5/2016	Add use of solar panels to LUB	February 16, 2016
131	6/2016	Amacon –Schedule F & Text Amendments	April 4, 2016
132	14/2016	Redistricting – 70 Bellerose Dr.	July 11, 2016
133	16/2016	Parking Stalls in garages & townhousing regulations	July 11, 2016
134	18/2016	Amend Schedule C – Digital Display	April 24, 2017
135	19/2016	Riverside Stage 15 – Redistricting	September 19, 2016
136	21/2016	Redistricting Erin Ridge Drive North – PH9	November 21, 2016
137	1/2017	Redistricting 11 Mill Drive	Defeated February 27/2017
138	2/2017	Create new land use class “indoor storage facility” and associated amendments.	February 21, 2017
139	3/2017	Redistrict Everitt Park from Public and Private Service (PS) to Public Park (P)	March 6, 2017

140	4/2017	Redistrict Eldorado Park from Public and Private Service (PS) to Public Park (P)	March 6, 2017
141	7/2017	Redistricting 22 Genstar Annex for Riverside Stage 18	April 24, 2017
142	10/2017	Redistricting for 5 & 6 Genstar Annex – Low Density Residential (R1) to Low Density Residential (R2)	April 3, 2017
143	13/2017	Riverside Stage 17	Apr 18, 2017
144	14/2017	Riverside Stage 19	Apr 18, 2017
145	17/2017	Text Amendment – DCMU District	May 1, 2017
146	18/2017	Text Amendment - Add Hotel to Permitted Use and Height Increase	June 26, 2017
147	19/2017	LUB Text Amendment – Redistricting (Erin Ridge North-Landrex)	July 4, 2017
148	27/2017	53-57 Sturgeon Road	December 11, 2017
149	29/2017	Group Homes – change from Discretionary Use to Permitted Use in R1 & R2 Districts	Aug 28/17
150	30/2017	Redistrict Integrated Community Care (ICC) Area B to General Commercial (C2)	July 10, 2017
151	32/2017	Residential Districts Amendment	Bylaw did not proceed
152	33/2017	LUB – Schedule C – Sign Regulations – Complete Review & Update	September 5, 2017
153	1/2018	Redistricting for Jensen Lakes Stage 6 (Melcor) - changing a 3.24 ha site from UR to R2	February 26, 2018
154	2/2018	Land Use Bylaw – Residential Districts	February 5, 2018
155	4/2018	Redistricting for Jensen Lakes Stages 7, 8 and 9	April 23, 2018
156	5/2018	LUB Text Amendment – 101 Riel Drive (Enjoy Centre) to add land use “Daycare Facility” to current CIS	April 23, 2018
157	7/2018	Redistricting of Riverside Stage 22	April 23, 2018
158	10/2018	Schedule A – 23 Bellerose Drive	July 3, 2018
159	12/2018	LUB Amendment Cannabis	July 9, 2018
161	18/2018	Schedule C – Sign Regulations	June 11, 2018
162	27/2018	Separation Distances between Group Homes	Did not proceed
163	37/2018	Backyard Hens	February 4, 2019
164	41/2018	Redistricting 130 Element Drive North (R4) to (R3A)	February 25, 2019
165	44/2018	Adding <i>emergency protective services</i> as a discretionary use to the Corridor Commercial district	December 3/18
166	8/2019	Redistricting of ERN Part of Phase 2	April 1, 2019
167	12/2019	Add Permanent Supportive Housing as permitted use Institutional Facilities land use district	April 23, 2019
168	15/2019	LUB Text Amendments – South Riel	April 23, 2019
169	16/2019	Redistricting of South Riel	April 23, 2019
170	23/2019	Redistricting of Jensen Lakes	January 20, 2020
171	27/2019	Solar Arrays	September 16, 2019
173	06/2020	Schedule A - Riverside	March 16, 2020
174	07/2020	Birthing Centres	Did not proceed

175	10/2020	Schedule A - Riverside	June 1, 2020
176	12/2020	LUB Amendment – Redistricting Oakmont	Defeated June22/20
178	18/2020	South Riel – 6 City Annex - Redistricting	May 19, 2020
180	22/2020	Schedule A and Various amendments	July 13, 2020

**CITY OF ST. ALBERT**  
**Land Use Bylaw 9/2005**

<b>TABLE OF CONTENTS</b>	<b>Page</b>
<b>PART 1</b>	<b>General .....1</b>
	Section 1.1. Short Title.....1
	Section 1.2. Repeal.....1
	Section 1.3. Transition .....1
	Section 1.4. References to Other Bylaws .....1
	Section 1.5. Interpretation.....1
	Section 1.6. Definitions .....2
	Section 1.7. Designation of Districts .....27
	Section 1.8. Measurement of Building Height.....29
	Section 1.9. Determination and Measurement of Building Setbacks and Lot Dimensions .....29
	Section 1.10. Amending the Land Use Bylaw.....31
<b>PART 2</b>	<b>Agencies.....33</b>
	Section 2.1. Development Officer .....33
	Section 2.2. Subdivision and Development Appeal Board .....33
<b>PART 3</b>	<b>Control of Development.....35</b>
	Section 3.1. Control of Development .....35
	Section 3.2. Development Not Requiring a Development Permit....35
	Section 3.3. Application for a Development Permit .....37
	Section 3.4. Excavation, Stripping, Grading and Topsoil Applications .....41
	Section 3.5. Show Home and Residential Sales Centre Application .....41
	Section 3.6. Home Occupation Application .....41
	Section 3.7. Application for Demolitions .....41
	Section 3.8. Decision Process Permitted and Discretionary Uses ..41
	Section 3.9. Direct Control .....42
	Section 3.10. Notification .....42
	Section 3.11. Development Permit Conditions .....43
	Section 3.12. Development Permit Rules .....45
	Section 3.13. Compliance Certificates.....48
	Section 3.14. Variance.....48
	Section 3.15. Non-Conforming Development .....50
<b>PART 4</b>	<b>Appeal Process.....53</b>
	Section 4.1. Development Appeal.....53
	Section 4.2. The Appeal Process.....53
<b>PART 5</b>	<b>Enforcement and Administration.....55</b>
	Section 5.1. Stop Order .....55
	Section 5.2. Offences and Penalties.....55
	Section 5.3. Compliance with Other Legislation .....55
	Section 5.4. Municipal Inspections .....56
<b>PART 6</b>	<b>General Regulations.....57</b>
	Section 6.1. Application .....57
	Section 6.2. Adult Entertainment .....57
	Section 6.3. Bare Land Condominium Use.....57
	Section 6.4. Bed and Breakfast .....57
	Section 6.5. Cannabis Retail Store.....58
	Section 6.6. Commercial School and Day Care Facility .....58



Section 6.7. Corner Lots – Traffic Sight Lines .....	59
Section 6.8. Design, Character and Appearance of Buildings .....	59
Section 6.9. Easements .....	59
Section 6.10. Emergency Access Lanes.....	60
Section 6.11. Designated Flood Line.....	60
Section 6.12. Garbage Storage .....	61
Section 6.13. Home Occupation .....	61
Section 6.14. Landscaping.....	62
Section 6.15. Livestock .....	65
Section 6.16. Live/Work Units.....	65
Section 6.17. Outdoor Lighting .....	66
Section 6.18. Outdoor Storage .....	66
Section 6.19. Pre-Fabricated Trailer .....	66
Section 6.20. Prohibited Uses.....	66
Section 6.21. Public Utility Lots.....	68
Section 6.22. Residential Sales Centre .....	68
Section 6.23. Show Home and Raffle Home .....	68
Section 6.24. Solar Collectors.....	69
Section 6.25. Stripping and Grading.....	70
Section 6.26. Telecommunication Towers .....	70
Section 6.27. Vehicle Access.....	71

**PART 7                    Parking Regulations.....73**

Section 7.1. Application .....	73
Section 7.2. On-Site Parking and Loading – Interpretive Provisions .....	73
Section 7.3. On-Site Parking Requirements .....	74
Section 7.4. On-Site Parking Waiver Mixed Commercial .....	80
Section 7.5. On-Site Loading Requirements .....	80
Section 7.6. Parking – Barrier Free .....	81
Section 7.7. Parking and Loading Regulations.....	81
Section 7.8. Bicycle Parking .....	82
Section 7.9. Off-Site Parking.....	83

**PART 8                    Residential Land Use Districts.....85**

Section 8.1. Application .....	85
Section 8.2. Accessory Buildings.....	85
Section 8.3. Air Conditioners .....	85
Section 8.4. Amenity Area, Common.....	85
Section 8.5. Amenity Area, Private .....	86
Section 8.6. Apartment Development.....	86
Section 8.7. Architectural Projection.....	87
Section 8.8. Below Grade Development.....	87
Section 8.9. Decks .....	87
Section 8.10. Design Criteria .....	88
Section 8.11. Detached Garage and Detached Carport.....	89
Section 8.12. Dwelling, Garage Suite .....	90
Section 8.13. Dwelling, Garden Suite .....	91
Section 8.14. Dwelling, Secondary Suite.....	91
Section 8.15. Fences .....	92
Section 8.16. Fire Pits and Barbecues .....	93
Section 8.17. Group Homes.....	93
Section 8.18. Lot Coverage .....	93
Section 8.19. Lots – Cul-de-sac.....	93
Section 8.20. Lot Depth .....	94
Section 8.21. Lots less than 12.2m wide .....	95
Section 8.22. Lot Width Measurements.....	96
Section 8.23. Lot Width Distribution.....	97

Section 8.24. Motor Vehicle Access .....	98
Section 8.25. Outdoor Storage .....	98
Section 8.26. Private Pools (Including Hot Tubs) and Decorative Ponds .....	98
Section 8.27. Radio Antennas .....	99
Section 8.28. Satellite Dish Antennas.....	99
Section 8.29. Townhousing Development .....	99
Section 8.30. Low Density Residential (R1) Land Use District.....	103
Section 8.31. Low Density Residential (R2) Land Use District.....	109
Section 8.32. Medium Density Residential (R3) Land Use District.....	115
Section 8.33. Medium Density Residential (R3A) Land Use District.....	121
Section 8.34. High Density Residential (R4) Land Use District .....	127
Section 8.35. Residential (RX) Land Use District (New District) ...	133
Section 8.36. Residential Lane (RXL) Land Use District (New District).....	139
Section 8.37. Downtown Residential (DR) Land Use District .....	145
Section 8.38. Midtown (MT) Land Use District .....	151

**PART 9 Commercial & Industrial Land Use Districts .....168**

Section 9.1. Application .....	168
Section 9.2. Accessory Buildings.....	168
Section 9.3. Animal Service and Pet Shops .....	168
Section 9.4. Automotive and Recreation Vehicle Sales and Services .....	168
Section 9.5. Drive-Through Business .....	168
Section 9.6. Interface with Adjacent Residential.....	170
Section 9.7. Outdoor Display .....	171
Section 9.8. Outdoor Storage .....	171
Section 9.9. Pedestrian Walkway Access.....	172
Section 9.10. Roof-top Mechanical Equipment.....	172
Section 9.11. Satellite Dishes and Radio Antennas .....	172
Section 9.12. Neighbourhood Commercial (C1) Land Use District .....	174
Section 9.13. General Commercial (C2) Land Use District .....	178
Section 9.14. Corridor Commercial (CC) Land Use District .....	184
Section 9.15. Mixed Commercial (MC) Land Use District.....	190
Section 9.16. Boardwalk (BW) Land Use District .....	202
Section 9.17. Commercial and Industrial Service (CIS) Land Use District.....	208
Section 9.18. Business Park (BP) Land Use District .....	216
Section 9.19. Integrated Care Community (ICC) Land Use District.....	222
Section 9.20. Business Park Transition (BPT) Land Use District ..	236
Section 9.21. Regional Commercial (RC) Land Use District .....	242
Section 9.22. Business Park (BP2) Direct Control Land Use District.....	254

**PART 10 Other Land Use Districts .....262**

Section 10.1. Public Park (P) District.....	262
Section 10.2. Public and Private Service (PS) District.....	266
Section 10.3. Institutional Facilities (IF) District.....	270
Section 10.4. Urban Reserve (UR) District .....	274
Section 10.5. Direct Control (DC) District .....	278
Section 10.6. Direct Control Mixed Use (DCMU) Land Use District	280
Section 10.7. Direct Control Northwest Urban Village District (DCNUV) .....	292

<b>PART 11</b>	<b>Mixed Use Land Use Districts .....</b>	<b>304</b>
	Section 11.1. Downton (DT) Land Use District .....	304
<b>SCHEDULES</b>	<b>A - Land Use Map .....</b>	<b>318</b>
	<b>B - Major Arterial Roadways .....</b>	<b>344</b>
	<b>C - Sign Regulations .....</b>	<b>346</b>
	<b>D - Grandfathered R3 Districts .....</b>	<b>370</b>
	<b>E - Established Neighbourhood Overlay District .....</b>	<b>372</b>
	<b>F - Building Heights for Redevelopment .....</b>	<b>378</b>
	<b>G - Designated Flood Line Map .....</b>	<b>380</b>
	<b>H – Residential Land Use Districts - Lot Width Distribution .....</b>	<b>396</b>

<b>LIST OF FIGURES</b>		<b>Page</b>
Figure 1	(Deleted – BL25/2011)	
Figure 2	Measurement of Building Height .....	29
Figure 3	Deck Location Standards .....	87
Figure 4	Detached Garage Locations.....	89
Figure 5	Maximum Garage Heights.....	89
Figure 5a	Maximum Height for Detached Garage with Garage Suite .....	91
Figure 6	Fence Heights and Locations .....	92
Figure 7	Lots – Cul-de-sac .....	94
Figure 8	Lot Depth Requirements.....	95
Figure 9	Grouping of Driveways on Lots Less than 12.2m Wide .....	95
Figure 10	Lot Width.....	96
Figure 11	Curb Frontage Requirements for Pie-Shaped Lots.....	96
Figure 11a	Curb Frontage Requirements for Rear Lane Access Only.....	97
Figure 12	DR District Protected Views and Vistas .....	148
Figure 12a	MT District Subareas .....	151
Figure 13	MC District Protected Views and Vistas .....	193
Figure 14	MC District Maximum Building Heights .....	194
Figure 15	Design Elements – Vital Grandin Centre.....	205
Figure 16	ICC District Subareas .....	222
Figure 17	ICC Building Height Adjacent to Erin Ridge Road .....	227
Figure 18	ICC District Setbacks.....	227
Figure 19	ICC Storefront Access .....	228
Figure 20	ICC Parking Lot Location.....	232
Figure 21	ICC & DCNUV Foundation Plantings Adjacent to Buildings .....	232
Figure 22	DCNUV District Subareas .....	292

Figure 23	Location of Buildings with Dwelling Units .....	296
Figure 23a	Downtown District Perron Street & Gateway on the Trail.....	304
Figure 23b	Building Heights and Setbacks (DT District) .....	309
Figure 23c	Sample Site Plan Showing Building Setbacks (DT District) .....	310
Figure 23d	Downtown District Service Lanes.....	313
Figure 23e	Building Frontage Design (DT District).....	314
Figure 23f	Awning and Building Projection Requirements (DT District) .....	315
Figure 24	Billboard Sign Locations.....	369
Figure 25	Restricted Building Envelope.....	373
Figure 26	Staggered Setback .....	374
Figure 27	Multiple Lot Developments .....	374
Figure 28	Neighbouring Properties.....	375
Figure 29	Established Neighbourhoods .....	376