

CITY OF BROOKS

SUBDIVISION & DEVELOPMENT APPEAL BOARD

May 14, 2026

5:00 p.m.

Hearing No. DA 26-D-21

APPLICANT: 2418950 Alberta Ltd. / Kaden Thiessen

APPELLANT: George Neufeld

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Subject Parcel Location Map (with air photo)
- D. Letter of Appeal (submitted by George Neufeld)
- E. Notice of Decision of Development Authority
- F. Development Permit Application No. 26-D-21
- G. Development Permit Application Support Information - Site Plan & Building Plans
- H. Excerpts from City of Brooks Land Use Bylaw No. 14/12

CITY OF BROOKS

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING Development Application 26-D-21 Lots 31-33, Block 7, Plan 4012X (216 Centre Street)

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

Development Authority of the City of Brooks with respect to Development Application 26-D-21

APPELLANT/ APPLICANT: 2418950 Alberta Ltd. / Kaden Thiessen

LEGAL DESCRIPTION: Lots 31-33, Block 7, Plan 4012X
(SUBJECT PROPERTY) (216 Centre Street)

PROPOSAL: New Construction – Multi Unit Dwelling (8-plex)

DECISION: Refused with Reasons by the Development Authority

PLACE OF HEARING: **Council Chambers**
City of Brooks Administrative Office
201 – 1st Avenue West, Brooks, Alberta

DATE OF HEARING: **May 14 (Thursday), 2026**

TIME OF HEARING: **5:00 P.M.**

PROCEDURES PRIOR TO THE HEARING:

1. The applicant has filed an appeal on the above matter, and they and any affected persons may submit written comments to the Appeal Board or participate in the hearing.
2. **Provide Written Submissions** – If you would like to provide comments for consideration on the appeal matter the Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, **NO LATER THAN NOON ON THE 13th DAY OF MAY 2026**, ideally in a PDF format. Contact the Clerk with your written submissions at:

EMAIL: steveharty@orrsc.com

MAIL: **Steve Harty, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at www.orrsc.com.

DATE: April 27, 2026



Steve Harty, Clerk
Subdivision & Development Appeal Board

CITY OF BROOKS
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Land Subject of Appeal Hearing 26-D-21

216 Centre Street



LOCATION SKETCH
LOTS 31-33, BLOCK 7, PLAN 4012X

CITY OF BROOKS

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Application No. 26-D-21

List of Persons Notified

Municipality:

City of Brooks Development Staff (2)
ORRSC Planner, Gavin Scott

Other Persons Notified:

FLAXEE FAWCETT
THE SYNOD OF THE DIOCESE OF CALGARY
TELUS COMMUNICATIONS COMPANY
REGINALD ARSENAULT
SERGII SACHKOV & OLENA SACHKOVA
LORETTA TAYLOR
MICHAEL MORISHITA
LORETTA CARPENTER
JIMMY & PRECILLA DE GUZMAN
DARREN GEOFFREY & DALLAS JOY WAGNER
ROBIN JAMES & LENA MANCHUR
JOVEN E. SALAMANCA
214896 ALBERTA LTD
LESLIE & LINDA KLASSEN
STEPHEN MAHRER
MARCOS ELLORIN & PILAR BACALUCOS JALANDONI
MUBARAK CHEINAG & CARA CACHENE
RICHARD & AUNOR RONQUE
DUANE V. SKALICKY & MARTINA DAVIS
RODNEY T. & SHARON LYNN WOJICKI
NICHOLAS HEKTOR
ABELARDO BAITOC CAYATOC & LUZVIMINDA LADYONG
2232716 ALBERTA LTD
ARIEL N. WILSON
494294 ALBERTA INC.
KIRSTEN MATHEWS
DAVID OWEN TIMKO & ANNA CATHARINA BREVET
KIRSTEN MATHEWS
CAROLINE BALL
REMEDIOS Q. & ROLEX A. TAMAYO
ALEXANDER RICE
TIM BEVAN
JOHN T. GERRARD PROFESSIONAL CORPORATION
2547039 ALBERTA LTD.

SDAB Members:

Erwin Braun
Maurice Landry
Anne Marie Philipsen
Cory Springer
Lois Schmidt

Appellant/Applicant:

2418950 Alberta Ltd. /
Kaden Thiessen
George Neufeld

Other Persons Notified:

JOHN & CHRISTINE DINGWALL
ALBERT SNYDERS
ANTHONY & JOCELYN BINIAHAN
ROLEX & REMEDIOS TAMAYO
BROOKS RENTALS LTD.
ROSA J. C. LIMA
494294 ALBERTA INC.
DELANE RAE WESTON,
EXECUTOR FOR LAWRENCE ABE WESTON
KOWSHIK DAS
TONI TRAVERSANO
JOSE & JOYCE ALLONES
LESLIE DON KETCHELL
OSCAR & BLANCA Z. BERNABE
SYLVIA JENSEN
BONA L. FLORES & EDMUND PERALTA
ALLANAH LESTER
JOY & MONTY BUSSE
RAUL ALVAREZ GUTIERREZ
MARTON & MARIA T. AGONCILLO
TESFOM ZOWELDI & FANUS BERHE
PHILIP D. & MALANIE STACEY
FLORES, EMIL C. & RIVERAL, ELANE L.
EMIL CASTRO FLORES



Subject Parcel Map: 216 Centre St

Appeal of Development Permit Decision – 26-D-21

Date: April 15, 2026

To: Development Department, City of Brooks

Email: development@brooks.ca

Re: Development Permit 26-D-21 – 216 Centre Street, Brooks, AB

To whom it may concern,

Please accept this letter as our formal appeal of the decision to refuse **Development Permit 26-D-21** for the proposed multi-unit dwelling at **216 Centre Street, Brooks, Alberta**.

We respectfully request that the refusal be reconsidered and forwarded to the appropriate appeal authority for review.

Our appeal is based on the position that a multi-unit dwelling is contemplated within the **R-HD District**, and we believe the proposed development warrants further consideration in light of the district's intended purpose and the site's suitability for residential intensification.

We also submit that the concerns identified in the refusal, including density and access impacts, may be addressed through further review, reasonable conditions, or design refinements rather than outright refusal.

Accordingly, we request that the decision be overturned, or alternatively, that the application be reconsidered with an opportunity to address the concerns raised.

Please confirm receipt of this appeal and advise if any additional forms, filing requirements, or appeal fee are required.

Sincerely,

George Neufeld

Urban Rise Developments

george. [REDACTED]

4 [REDACTED]



NOTICE OF DECISION APPLICATION FOR DEVELOPMENT PERMIT

LAND USE BYLAW NUMBER: 14/12
DEVELOPMENT PERMIT NUMBER: 26-D-21
DATE OF DECISION: April 10, 2026

NAME: 2418950 Alberta Ltd. / Kaden Thiessen
MAILING ADDRESS: 201 5224, Taber AB T1G 1S8

DATE OF NOTIFICATION: April 10, 2026

IN THE MATTER OF PROPERTY LOCATED AT: 216 Centre Street (Plan 4012X, Block 7, Lots 31-33)

PROJECT DESCRIPTION: New Construction – Multi Unit Dwelling (8-plex)

Please accept this Notice of Decision as official notice that **Development Permit 26-D-21** has been denied in accordance with the provisions of the Land Use Bylaw 14/12 Section 92.3(2), which state:

The number of units in a multi-unit residential development shall not be prescribed but instead be based on:

(1) The requirements contained in this bylaw, including but not limited to the measurable standards of maximum permitted site coverage, building height, minimum unit sizes, parking, loading and access requirements, and the Floor Area Ratio as outlined in the land use districts that list a Multi-unit Dwelling, Multiple Unit Residential Development or Attached Housing as permitted or discretionary uses;

(2) Notwithstanding 92.3(1) of this section, the Development Authority may reduce the maximum density of units that may be permitted within a development as determined by 92.3(1), based on consideration of the:

(a) density of existing development on the street;

(b) adequacy and proximity of community facilities such as schools, shopping and recreational facilities including but not limited to parks and open space, and other community facilities as deemed appropriate by the Development Authority;

(c) adequacy of utilities to accommodate the proposed development;

(d) impacts of future land use on the transportation infrastructure; and Use Specific Standards | 24 City of Brooks Land Use Bylaw No. 14/12


(e) any other matters deemed appropriate by the Development Authority.

Although a Multi-Unit Dwelling is a permitted use within the Residential High Density (R-HD) District, the Development Authority has exercised its authority under Section 92.3(2) to reduce the maximum density of units permitted on the site. The proposed density exceeds what the Development Authority considers appropriate for this location.

Reasons for Decision:

1. Authority to Reduce Density
Section 92.3(2) of the Land Use Bylaw provides that, notwithstanding compliance with measurable standards, the Development Authority may reduce the number of units otherwise permitted where deemed appropriate based on specific considerations. After careful review, the Development Authority determined that a reduction in density is warranted.
2. Existing Density on the Street (Section 92.3(2)(a))
The purpose of the Residential High Density District is to “promote the continuation of a mixture of contextually appropriate residential and non-residential uses within established areas of the City, while providing for similar opportunities in new neighbourhoods.”. While the district permits a multi-unit dwelling, the Development Authority determined that the proposed eight-unit development is not contextually appropriate within this established residential area. The subject street is characterized predominantly by single detached dwellings, with limited higher-density forms occurring at the corner lots, where a maximum of four-unit developments have been established. The proposed eight-unit development represents a significant and abrupt increase in density that is not consistent with the existing pattern of development along the street frontage.
3. Impacts on Transportation Infrastructure (Section 92.3(2)(d))
The proposed density increase would result in a concentration of residential units beyond the prevailing pattern of development in the area and would rely primarily on the rear alley for vehicular access to parking. This reliance is expected to increase vehicular movements and turning manoeuvres within the alley beyond its intended function. The Development Authority determined that this level of intensification may negatively impact the operational function and safety of the existing rear lane and its connection to the local roadway network, including potential conflicts with neighbouring access, waste collection, and emergency servicing.

For the reasons outlined above, the Development Authority has determined that an eight-unit multi-unit dwelling represents an excessive level of residential density for this site, and therefore the application is refused pursuant to Section 92.3(2) of the Land Use Bylaw.

DEVELOPMENT OFFICER: 
Bailee Boulet

INFORMATIVE:

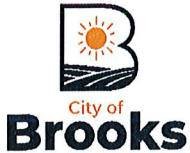
Right to Appeal

The City of Brooks Land Use Bylaw and the Municipal Government Act provides that any person affected by the issuance of a development permit may appeal the decision or any conditions of the development permit within 21 days after the date on which the written decision is given, to the appropriate appeal board. The date of receipt of the decision is deemed to be 7 days from the date the decision is mailed. The appeal may be commenced by providing a written statement of the grounds of appeal to the City of Brooks with the applicable appeal fee, to be forwarded to the appropriate appeal board. The appeal period expires 21 days after the day on which notification of this decision is posted.

PLEASE NOTE: The appeal period will expire on **May 1, 2026**.

SCANNED

695771



CITY OF BROOKS
RESIDENTIAL
DEVELOPMENT PERMIT APPLICATION

Clear Form

Estimated Value of Construction: \$1,440,000

Table with 2 columns: Field Name, Value. Fields include Development Permit Application No. (26-D-21), Date Application Deemed Complete (March 25/26), and Development Application Fee (\$550.00).

IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a permit has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.

APPLICANT INFORMATION

Name of Applicant (please print): 2418950 Alberta LTD (Kaden Thiessen)
Mailing Address: Suite 201 5224 48 Ave
City/Town: Taber AB
Postal Code: T1G 1S8
Phone (primary): 587-...
Phone (alternate):
Fax:
Email: kaden@...

Check this box if you would like to receive documents through email.

Is the applicant the owner of the property? Yes No
IF "NO" please complete box below

Form for owner information: Name of Owner, Mailing Address, City/Town, Postal Code, Phone, and Applicant's interest in the property (Agent, Contractor, Tenant, Other).

PROPERTY INFORMATION

Municipal Address: 216 Centre St, Brooks, AB T1R 0R9
Legal Description: Lot(s) 31-33 Block 7 Plan 4012X
Land Use District: R-HD
What is the existing use(s)? Single family home

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- Construct a new dwelling
 The dwelling is a:
- Single-unit dwelling
 2-unit dwelling
 Multi-unit – please specify the number of dwelling units 8 unit
 Other _____
- Alter/renovate the existing building
 The renovation is a(n):
- Addition
 Deck(s)
 Other _____
- Construct an accessory building / structure
 The accessory building is a:
- Garage (detached)
 Shed/workshop
 Other 8 unit _____
- Moved-in dwelling
 Manufactured home (move-in or move-out)
 Demolish existing building (attach completed **Demolition Form**)
 Other

Describe the proposed use, any changes from existing use, and any work to be done (attach separate sheet if necessary).
 Plan to remove house currently on the property, and build an 8-plex

BUILDING REQUIREMENTS

	Principal Building		Accessory Building		Office Use
Parcel Size	835.36	<input checked="" type="checkbox"/> m ² <input type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Building Size	333.04	<input checked="" type="checkbox"/> m ² <input type="checkbox"/> ft ²	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²		
Height of Building	8.07	<input checked="" type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.		
Proposed Setbacks from Property Lines					
Front	30	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Rear	25	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	9.5	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Side	9.5	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft		
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot				

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

Kaden Thiessen

APPLICANT

George Neufeld

Registered Owner (if not the same as applicant)

CITY OF BROOKS
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- Copy of Site Plan.** Site plan shall provide the following information:
(May be provided on a survey plan or sketch)
 - Legal description and municipal address of subject property
 - Scale and north arrow
 - Adjacent roadways and lanes
 - Lot dimensions, lot area, and percentage of lot coverage for all structures
 - Existing residence and/or any other buildings with dimensions of foundation and projections including decks
 - Proposed residence and/or any other buildings with dimensions of foundation and projections including decks
 - The proposed distances from the foundation of the building to the front, side, and rear property lines
 - Location of lot access, existing sidewalk(s) and curbs
 - Location of any registered utility right of ways or easements
 - Location and number of off-street parking spaces

- Copy of Building Plans.** Plans shall be to scale and contain the following information:
 - Scale and dimensions of exterior walls and interior rooms
 - Floor plan of all living space proposed to be developed
 - Building elevations including front, sides, and rear elevations, building height (from finished grade), roofing material, and roof pitch

- If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.

- Application fee payable to the City of Brooks.**

TERMS:

1. Subject to the provisions of the Land Use Bylaw of the City of Brooks, the term "Development" includes the making of any change in the use of buildings or land.
2. Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a Development Permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in duplicate with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. In accordance with Schedule 3, Section 8, a grade plan may be required for development in all zoning districts.

4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing, the application shall be deemed to be refused and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
5. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the provincial building requirements.
6. Any development carried out prior to the effective date of the appropriate Development Permit is done solely at the risk of the applicant and/or landowner.

ADDITIONAL INFORMATION:

In addition to the above requirements, the Designated Officer may also require:

1. Proof of ownership or right to the land in question and may require a current Real Property Report as proof of location of development on said land.
2. Landscape information and/or plans where landscaping is required by the Land Use Bylaw.
3. Additional plans and information may be required and requested due to the nature and magnitude of a proposed development of use.
4. Development drawings that include foundation and floor plans showing all occupancies and uses, elevations, cross sections, height by metres and the number of storeys.

Please note: Review of a Development proposal may be delayed if the form and/or additional information provided is incomplete.

ADDRESS

216 CENTRE ST
BROOKS, AB
T1R 0R9

LEGAL DESCRIPTION

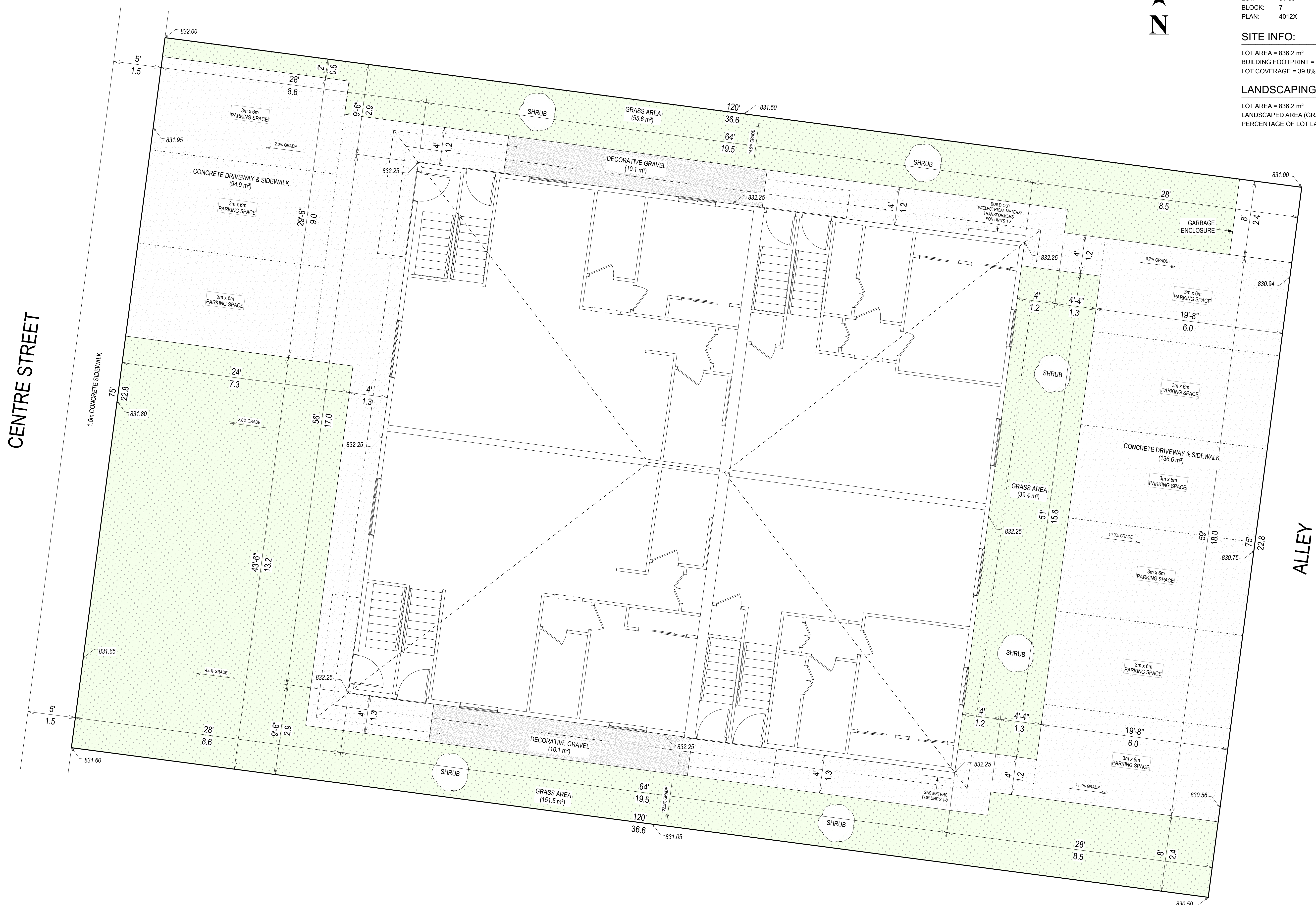
LOT: 31-33
BLOCK: 7
PLAN: 4012X

SITE INFO:

LOT AREA = 836.2 m²
BUILDING FOOTPRINT = 332.96 m²
LOT COVERAGE = 39.8%

LANDSCAPING INFO:

LOT AREA = 836.2 m²
LANDSCAPED AREA (GRASS) = 246.5 m²
PERCENTAGE OF LOT LANDSCAPED = 29.5%



CENTRE STREET

ALLEY

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:

2418950 Alberta Ltd.
George Neufeld

PROJECT:

8-Unit Multifamily

PROJECT ADDRESS:

216 Centre Street
Brooks, AB
T1R 0R9

REVISION TABLE

#	DATE	DESCRIPTION

SHEET

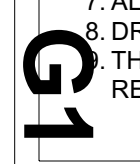
Site Plan

A1

SCALE:
AS SHOWN

SITE PLAN
1 : 60

- GENERAL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
 2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE ALBERTA EDITION 2019.
 3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
 4. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL.
 5. ALL WORK SHALL BE CARRIED OUT WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION, INCLUDING COMPLIANCE WITH ALL APPROPRIATE PERMITS AND NOTICES.
 6. ANY WORK REQUIRING STRUCTURAL MODIFICATION MUST BE REVIEWED BY THE ENGINEER OF RECORD.
 7. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF WOOD STUD OR TO GRIDLINES UNLESS NOTED OTHERWISE.
 8. DRAWINGS ARE NOT TO BE SCALED.
 9. THESE DRAWINGS REMAIN THE PROPERTY OF DIAMOND DRAFTING & DESIGN AND ARE PROTECTED BY COPYRIGHT LAW. REPRODUCTION OF THESE DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED.



PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:
2418950 Alberta Ltd.
George Neufeld

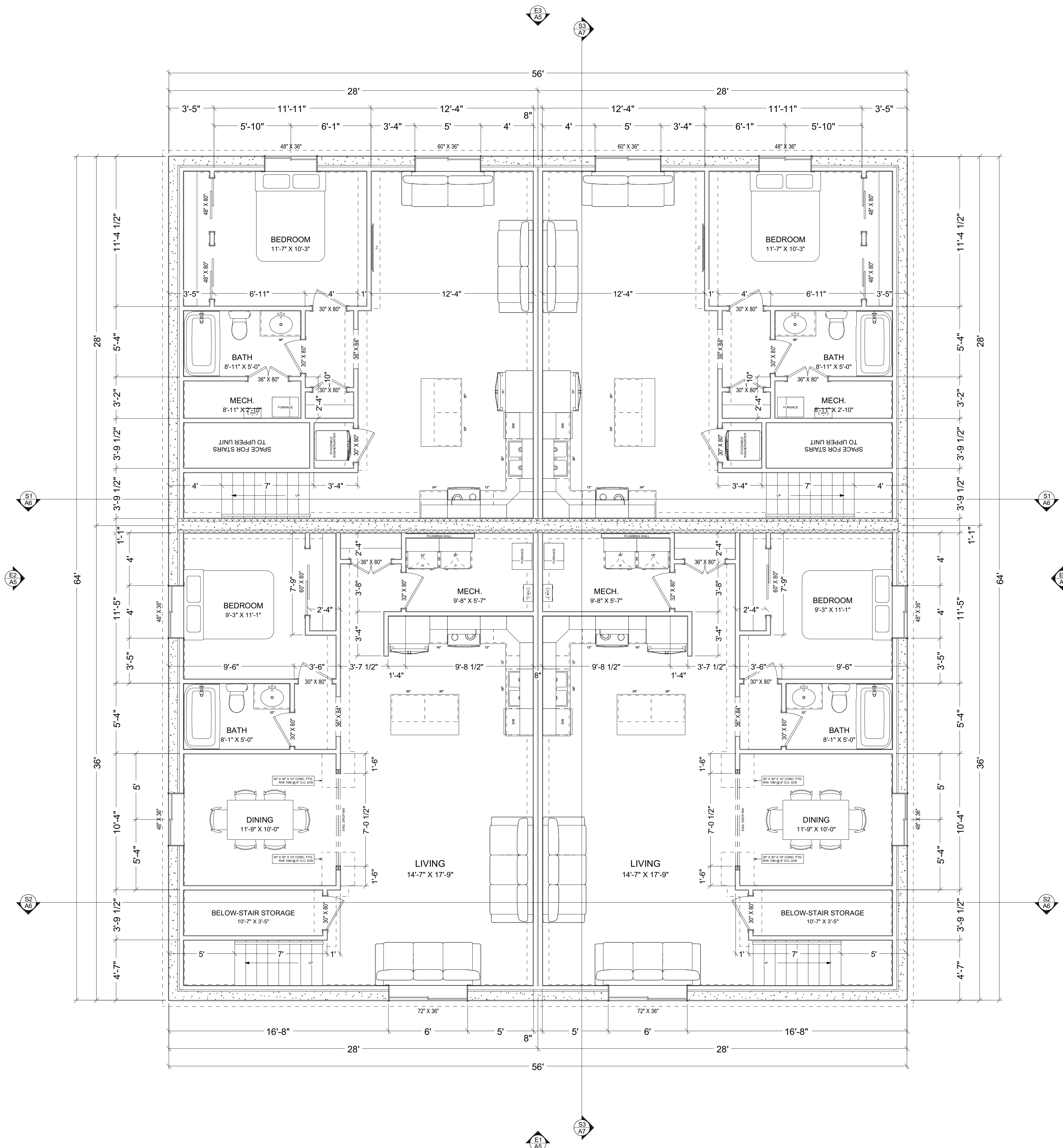
PROJECT:
8-Unit Multifamily

PROJECT ADDRESS:
216 Centre Street
Brooks, AB
T1R 0R9

REVISION TABLE

#	DATE	DESCRIPTION

SHEET
Basement Plan
A2 SCALE:
AS SHOWN



BASEMENT PLAN
1/4" = 1'-0"

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:
2418950 Alberta Ltd.
George Neufeld

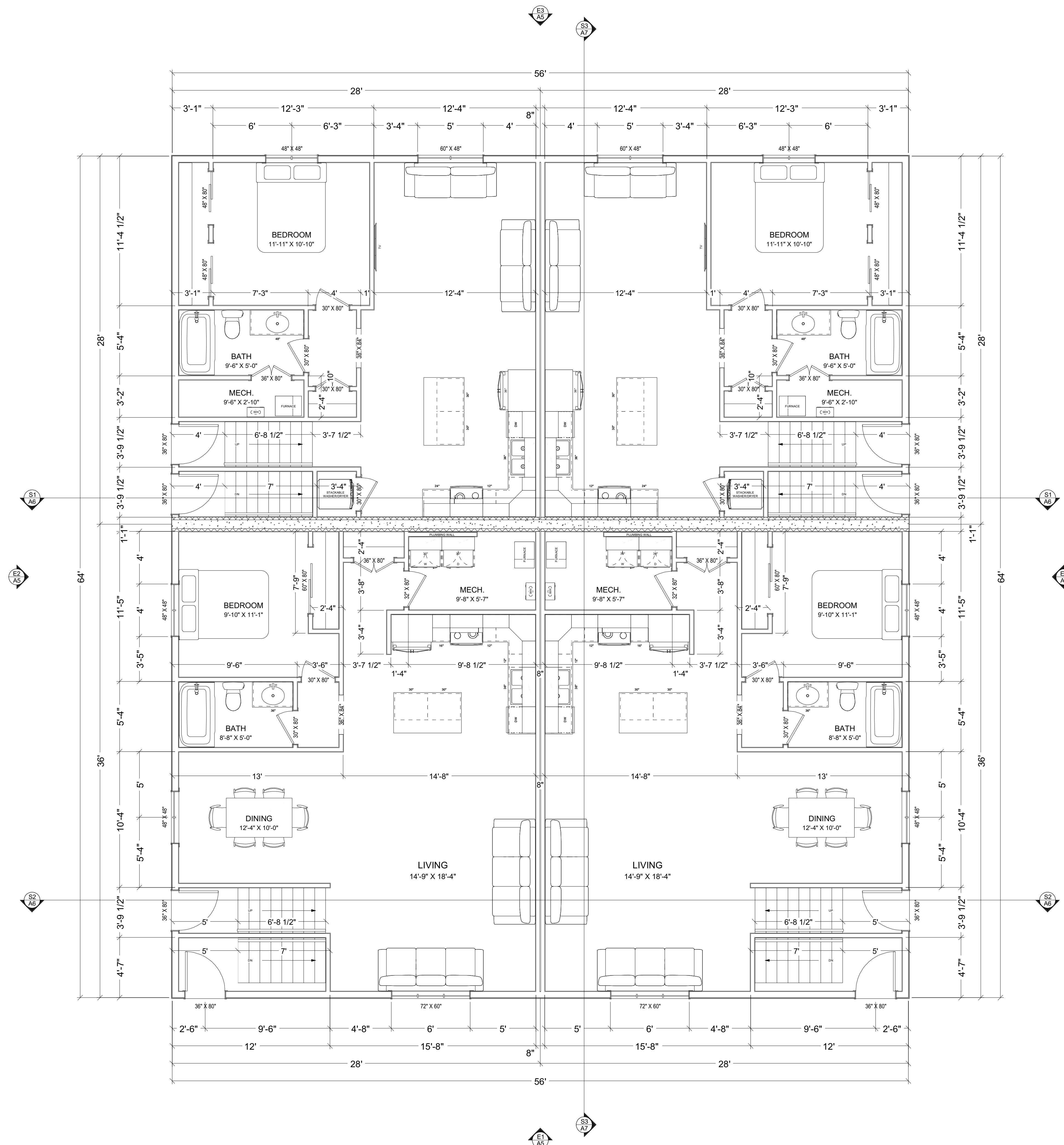
PROJECT:
8-Unit Multifamily

PROJECT ADDRESS:
216 Centre Street
Brooks, AB
T1R 0R9

REVISION TABLE

#	DATE	DESCRIPTION

SHEET
Main Floor Plan
A3 SCALE:
AS SHOWN



MAIN FLOOR PLAN
1/4" = 1'-0"

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:
2418950 Alberta Ltd.
George Neufeld

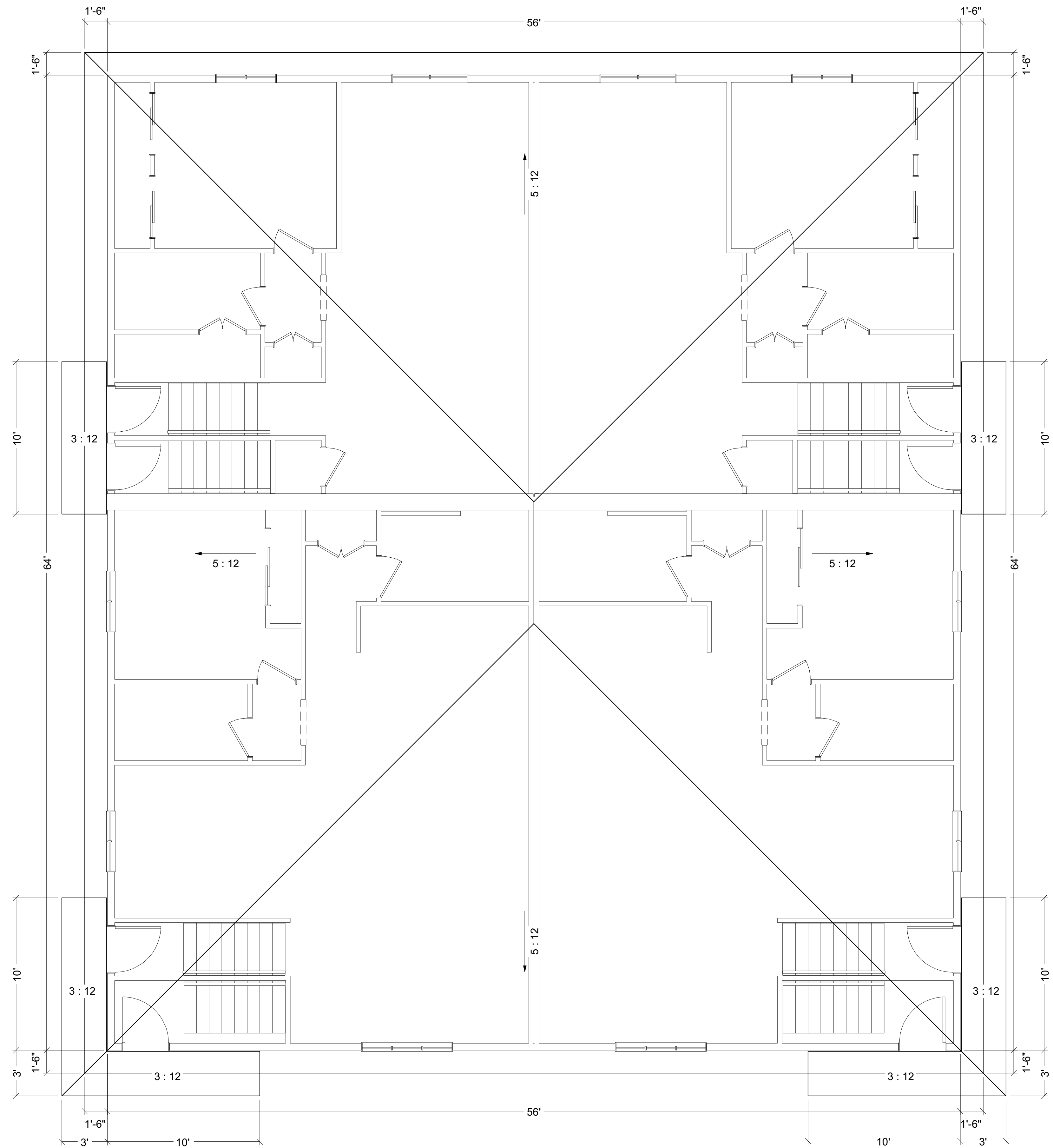
PROJECT:
8-Unit Multifamily

PROJECT ADDRESS:
216 Centre Street
Brooks, AB
T1R 0R9

REVISION TABLE

#	DATE	DESCRIPTION

SHEET
Roof Plan
A4 SCALE:
AS SHOWN



ROOF PLAN
1/4" = 1'-0"

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:
2418950 Alberta Ltd.
George Neufeld

PROJECT:
8-Unit Multifamily

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216 Centre Street
Brooks, AB
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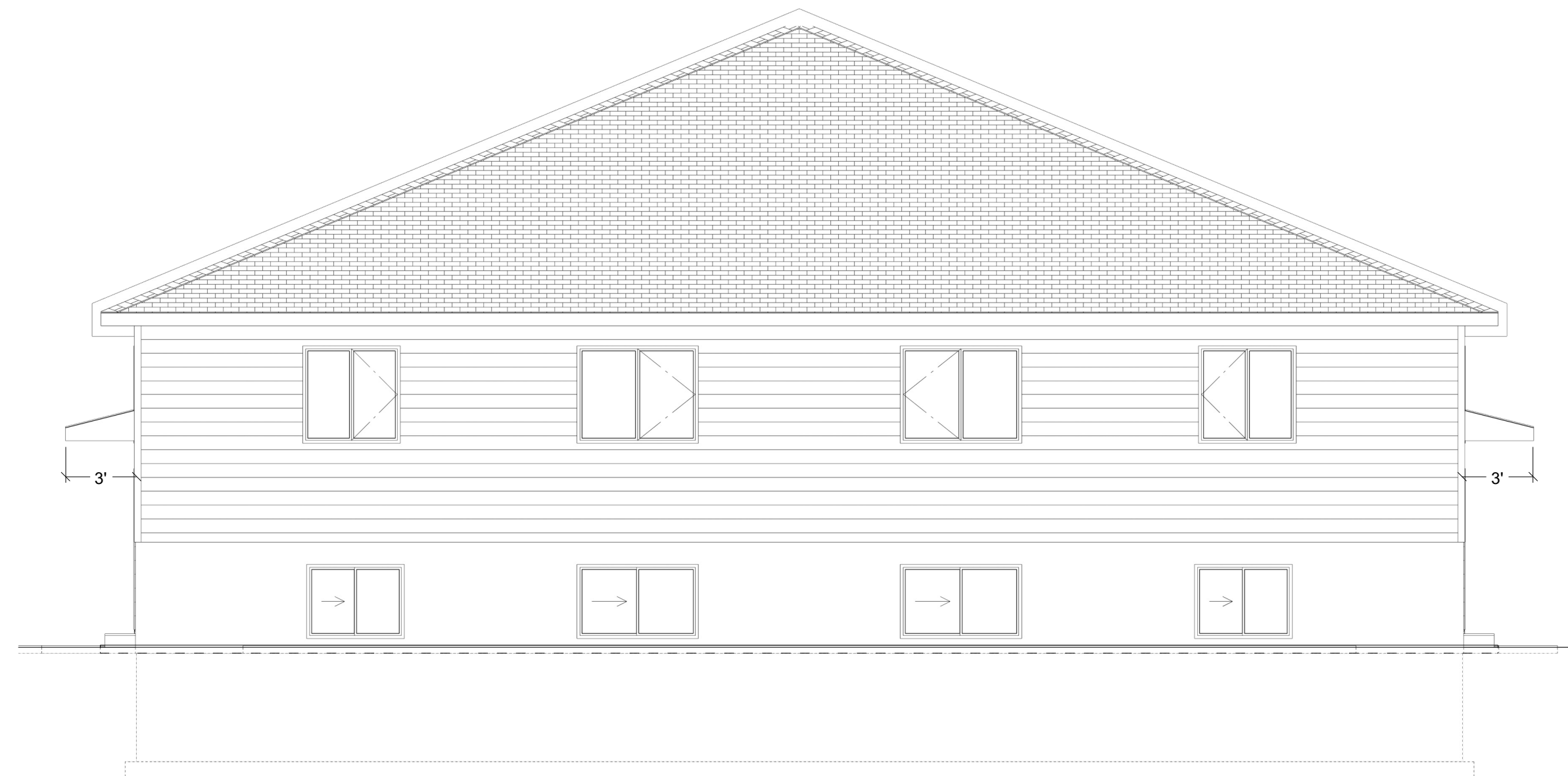
SHEET
Elevations
A5 SCALE:
AS SHOWN



E1 FRONT (WEST) ELEVATION
3/16" = 1'-0"



E2 LEFT (NORTH) ELEVATION
3/16" = 1'-0"



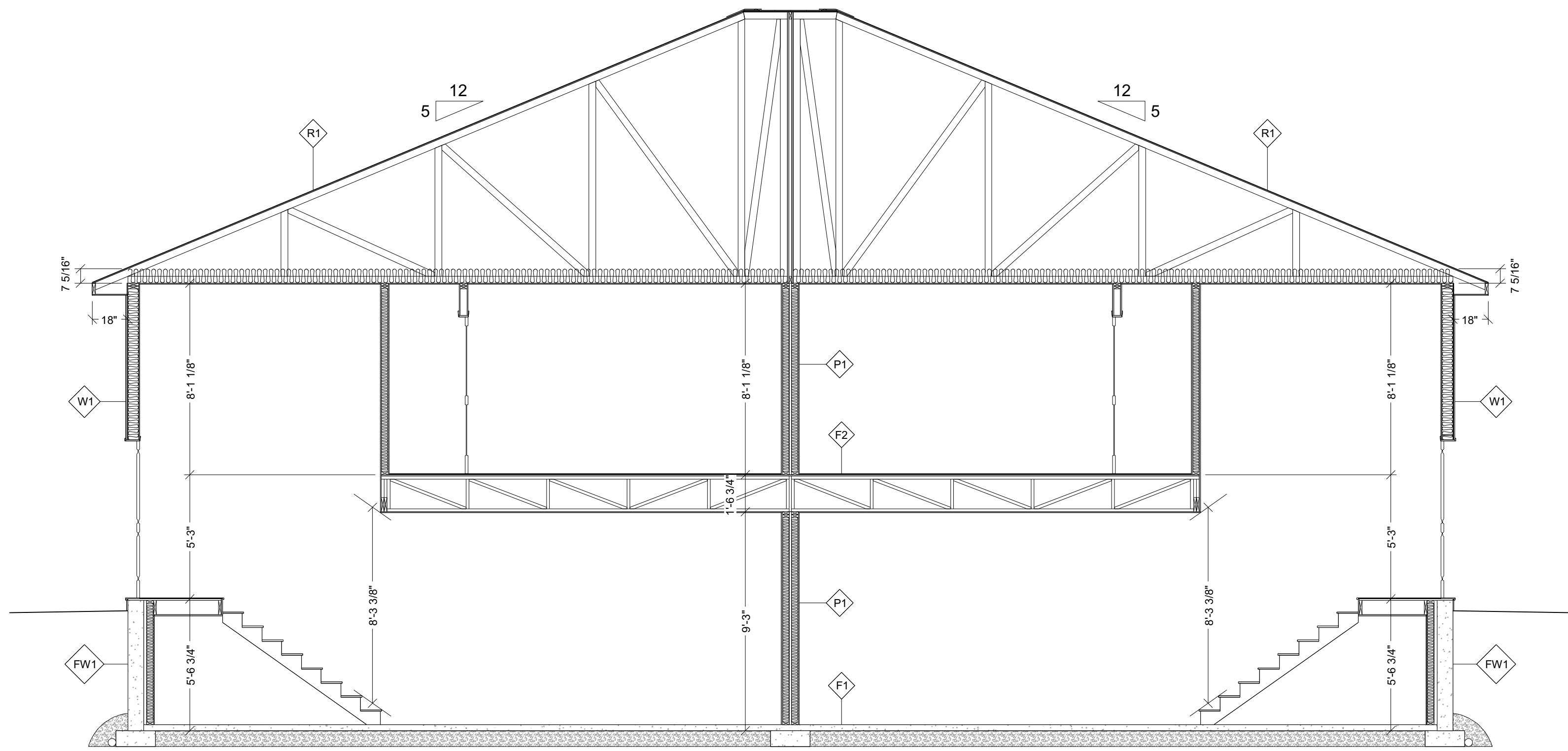
E3 REAR (EAST) ELEVATION
3/16" = 1'-0"



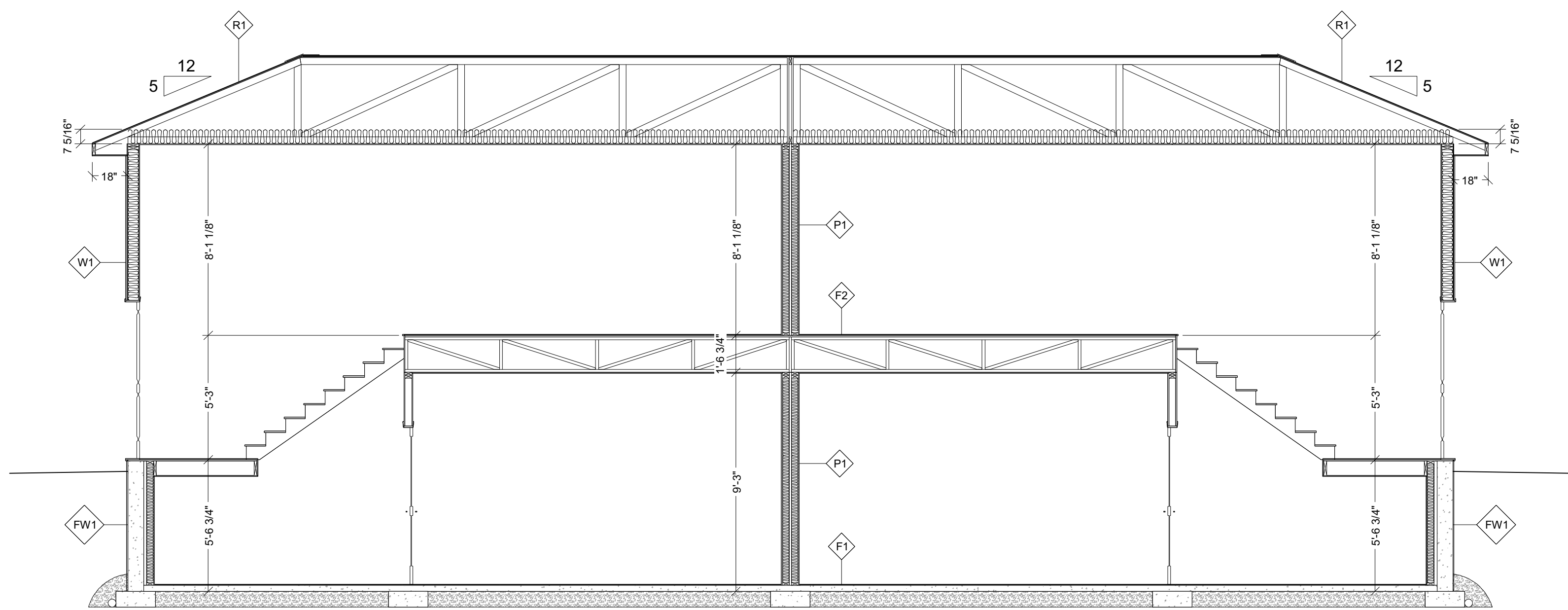
E4 RIGHT (SOUTH) ELEVATION
3/16" = 1'-0"

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS



S1 SECTION 1
1/4" = 1'-0"



S2 SECTION 2
1/4" = 1'-0"

WALL SCHEDULE

- FW1** BASEMENT FOUNDATION WALL ASSEMBLY (EXT. TO INT.)
- ACRYLIC PARKING ABOVE GRADE
 - DAMP-PROOFING MEMBRANE BELOW GRADE
 - ICF WALL SYSTEM
 - 2 1/2" EPS INSULATION
 - 6" CONCRETE CORE
 - REIN. AS PER ICF MFG
 - 2 1/2" EPS INSULATION
 - 1/2" GYPSUM BOARD

FOOTING

- 20" X 8" CONCRETE
- (3) 10M CONT.
- 10M LATERAL @ 48" O/C
- 10M 24" VERT. @ 48" O/C
- PLACED ON UNDISTURBED SOIL

FW2 ENG. ICF FIREWALL ASSEMBLY (INT. TO INT.)

- 1/2" GYPSUM BOARD
- ICF WALL SYSTEM
 - 2 1/2" EPS INSULATION
 - 6" CONCRETE CORE
 - REIN. AS PER ICF MFG
 - 2 1/2" EPS INSULATION
- 1/2" GYPSUM BOARD

WALL SCHEDULE

- W1** EXTERIOR WALL ASSEMBLY (EXT. TO INT.)
- HARDBOARD FINISH
 - BUILDING WRAP
 - 3/8" OSB SHEATHING
 - 2X4 SPF FRAMING @ 24" O/C
 - R22 BATT INSULATION
 - 6 MIL POLY AV BARRIER
 - 1/2" GYPSUM BOARD

P1 PARTY WALL ASSEMBLY (INT. TO INT.)

- 5/8" TYPE X GYPSUM BOARD
- RESILIENT CHANNEL
- 2X4 SPF FRAMING @ 16" O/C
- R14 BATT INSULATION
- 7" AIR GAP
- 2X4 SPF FRAMING @ 16" O/C
- R14 BATT INSULATION
- RESILIENT CHANNEL
- 5/8" TYPE X GYPSUM BOARD

FOOTING

- 20" X 8" CONCRETE
- (3) 10M CONT.
- 10M LATERAL @ 48" O/C
- PLACED ON UNDISTURBED SOIL

FLOOR SCHEDULE

F1 BASEMENT FLOOR ASSEMBLY (TOP TO BOTTOM)

- FINISH FLOORING
- 3" THICK CONCRETE
- 6 MIL POLY AV BARRIER
- #1 COMPACTED CLEAN ROCK

F2 MAIN FLOOR ASSEMBLY (TOP TO BOTTOM)

- FINISH FLOORING
- 3/4" TAG OSB SUBFLOOR
- 11 7/8" JOISTS @ 16" O/C
- 1/2" GYPSUM BOARD

ROOF SCHEDULE

R1 ROOF ASSEMBLY (EXT TO INT.)

- ASPHALT SHINGLES
- 7/16" OSB SHEATHING
- SYNTHETIC UNDERLAYMENT
- ENG. ROOF TRUSSES @ 24" O/C
- R22 BLOWN-IN INSULATION
- 6 MIL POLY AV BARRIER
- 1/2" GYPSUM CEILING BOARD

CLIENT:
2418950 Alberta Ltd.
George Neufeld

PROJECT:
8-Unit Multifamily

PROJECT ADDRESS:
216 Centre Street
Brooks, AB
T1R 0R9

REVISION TABLE

#	DATE	DESCRIPTION

SHEET
Sections
A6 SCALE:
AS SHOWN

PLAN INDEX

A1	SITE PLAN
A2	BASEMENT PLAN
A3	MAIN FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	SECTIONS
A7	SECTIONS

CLIENT:
2418950 Alberta Ltd.
George Neufeld

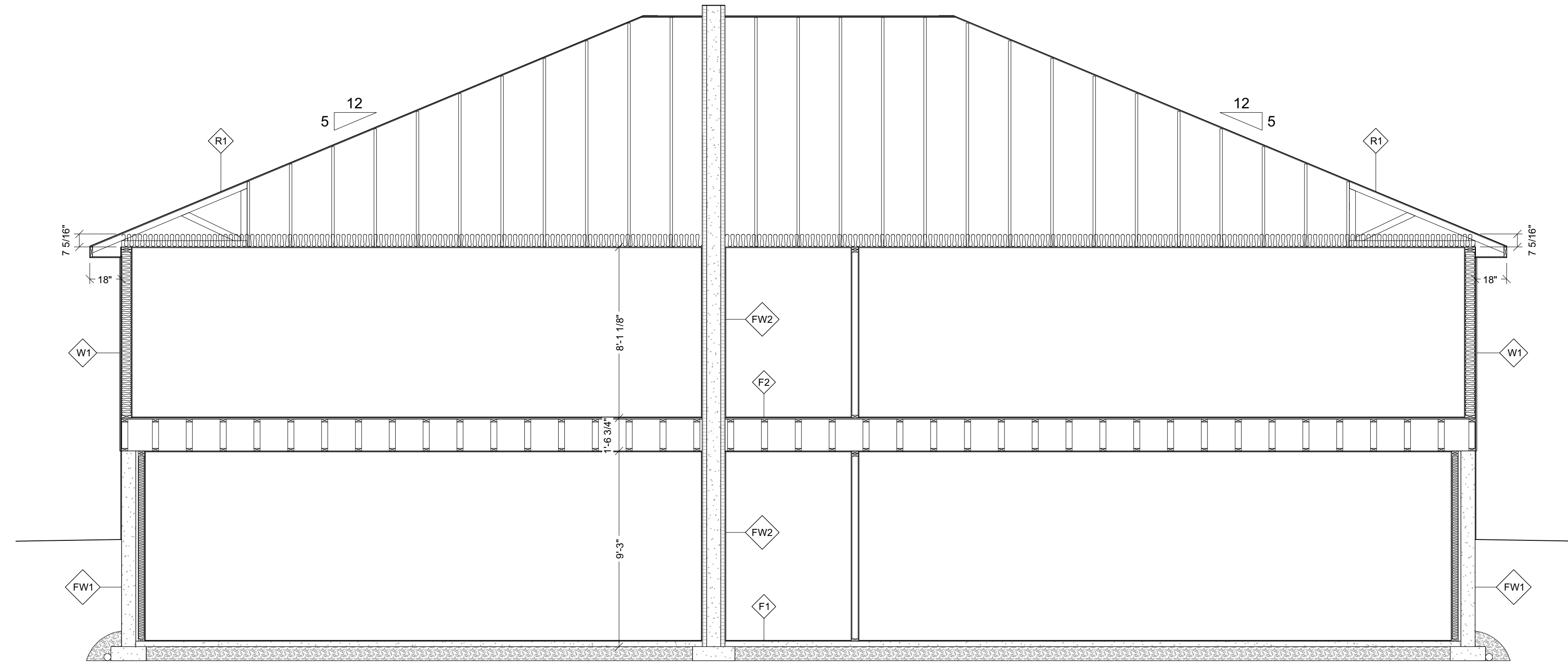
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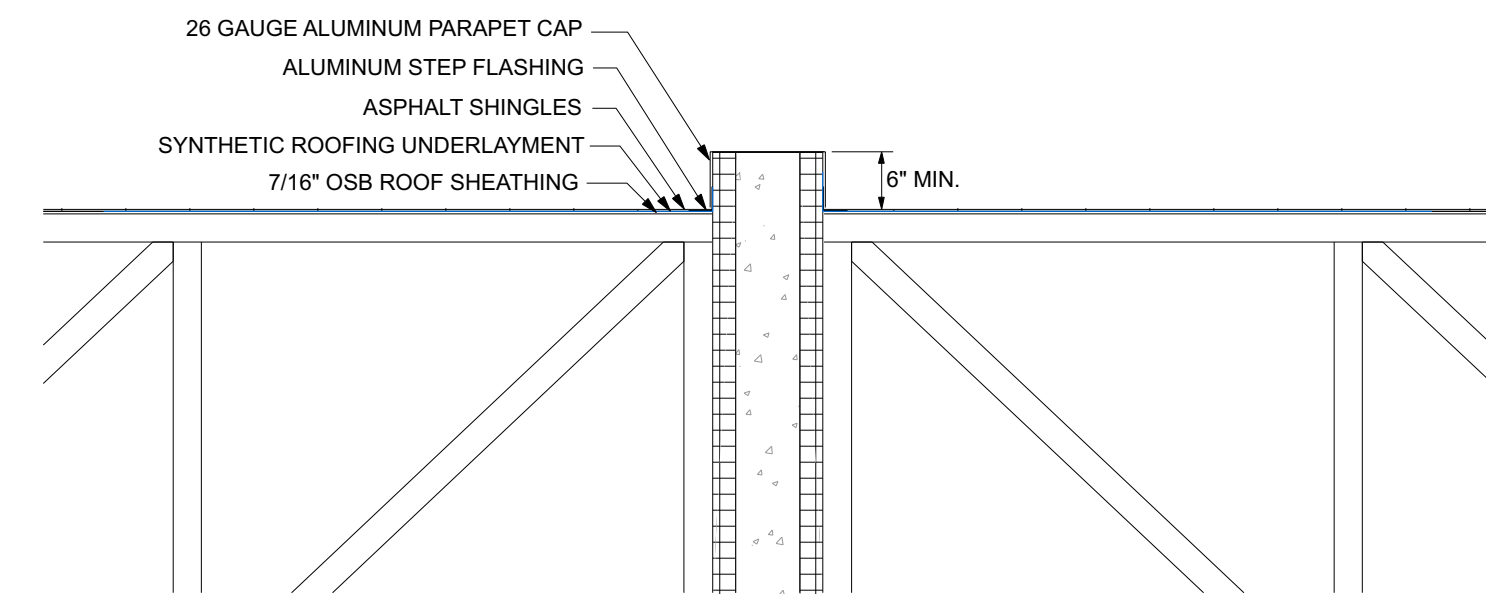
REVISION TABLE

#	DATE	DESCRIPTION

SHEET
Sections
A7 SCALE:
AS SHOWN



S3 SECTION 3
1/4" = 1'-0"



FIREWALL PARAPET DETAIL
1/2" = 1'-0"

WALL SCHEDULE

- FW1** BASEMENT FOUNDATION WALL ASSEMBLY (EXT. TO INT.)
- ACRYLIC PARKING ABOVE GRADE
 - DAMP-PROOFING MEMBRANE BELOW GRADE
 - ICF WALL SYSTEM
 - 2 1/2" EPS INSULATION
 - 6" CONCRETE CORE
 - REIN. AS PER ICF MFG
 - 2 1/2" EPS INSULATION
 - 1/2" GYPSUM BOARD

- FOOTING**
- 20" X 8" CONCRETE
 - Ø1 10M CONT.
 - 10M LATERAL @ 48" C/C
 - 10M 24" VERT. @ 48" C/C
 - PLACED ON UNDISTURBED SOIL

- FW2** ENG. ICF FIREWALL ASSEMBLY (INT. TO INT.)
- 1/2" GYPSUM BOARD
 - ICF WALL SYSTEM
 - 2 1/2" EPS INSULATION
 - 6" CONCRETE CORE
 - REIN. AS PER ICF MFG
 - 2 1/2" EPS INSULATION
 - 1/2" GYPSUM BOARD

WALL SCHEDULE

- W1** EXTERIOR WALL ASSEMBLY (EXT. TO INT.)
- HARDBOARD FINISH
 - BUILDING WRAP
 - 3/8" OSB SHEATHING
 - 2X4 SPF FRAMING @ 24" C/C
 - R22 BATT INSULATION
 - 6 MIL POLY AV BARRIER
 - 1/2" GYPSUM BOARD

- P1** PARTY WALL ASSEMBLY (INT. TO INT.)
- 5/8" TYPE X GYPSUM BOARD
 - RESILIENT CHANNEL
 - 2X4 SPF FRAMING @ 16" C/C
 - R14 BATT INSULATION
 - 7" AIR GAP
 - 2X4 SPF FRAMING @ 16" C/C
 - R14 BATT INSULATION
 - RESILIENT CHANNEL
 - 5/8" TYPE X GYPSUM BOARD

- FOOTING**
- 20" X 8" CONCRETE
 - Ø1 10M CONT.
 - 10M LATERAL @ 48" C/C
 - PLACED ON UNDISTURBED SOIL

FLOOR SCHEDULE

- F1** BASEMENT FLOOR ASSEMBLY (TOP TO BOTTOM)
- FINISH FLOORING
 - 3" THICK CONCRETE
 - 6 MIL POLY AV BARRIER
 - Ø1 COMPACTED CLEAN ROCK

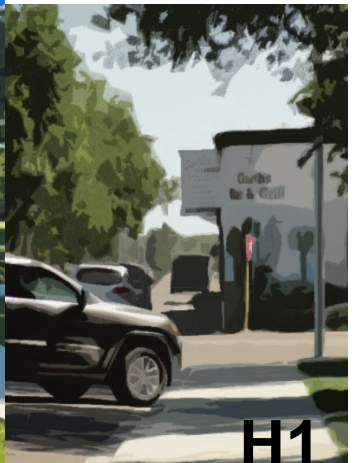
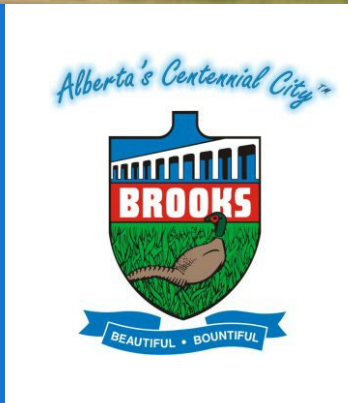
- F2** MAIN FLOOR ASSEMBLY (TOP TO BOTTOM)
- FINISH FLOORING
 - 3/4" TAG OSB SUBFLOOR
 - 11 7/8" JOISTS @ 16" C/C
 - 1/2" GYPSUM BOARD

ROOF SCHEDULE

- R1** ROOF ASSEMBLY (EXT TO INT.)
- ASPHALT SHINGLES
 - 7/16" OSB SHEATHING
 - SYNTHETIC UNDERLAYMENT
 - ENG. ROOF TRUSSES @ 24" C/C
 - R22 BLOWN-IN INSULATION
 - 6 MIL POLY AV BARRIER
 - 1/2" GYPSUM CEILING BOARD



City of Brooks
Land Use Bylaw
14/12
Consolidated to Bylaw 26/004, March 2026



RESIDENTIAL HIGH DENSITY (R-HD)

SECTION 1: PURPOSE

The purpose of this district is to:

- (1) Provide for a mixture of dwelling unit types in various configurations such as Single-Detached Dwellings and Multi-unit Dwellings in a range of densities generally greater than that of any other residential district;
- (2) Promote the continuation of a mixture of contextually appropriate residential and non-residential uses within established areas of the City, while providing for similar opportunities in new neighbourhoods.



SECTION 2: USES

2.1 PERMITTED

- ▶ Accessory Building and Structure
- ▶ Apartment
- ▶ Day Care
- ▶ Day Home
- ▶ Duplex
- ▶ Home Occupation – 1, 2
- ▶ Multi-unit Dwelling
- ▶ Public Utility
- ▶ Secondary Suite
- ▶ Single-Detached Dwelling
- ▶ Attached Housing

2.2 DISCRETIONARY

- ▶ Bed and Breakfast
- ▶ Commercial uses on the main floor of multi-storey buildings:
 - ▶ Business and Professional Office
 - ▶ Cafe
 - ▶ Medical Office
 - ▶ Minor Retail Establishment
 - ▶ Personal Services
- ▶ Cluster Housing
- ▶ Government and Public Service
- ▶ Group Care Facility (≤ 5 residents)
- ▶ Home Occupation – 3
- ▶ Modular Home
- ▶ Moved-in Dwelling
- ▶ Multiple Unit Residential Development
- ▶ Religious Assembly

SECTION 3: MINIMUM LOT DIMENSIONS

Dwelling Type	Lot Size	Lot Depth	Lot Width
Single-Detached Dwelling, Duplex	402 m ² (4327.1 ft ²)	33.5 m (109.9 ft)	Mid block: 12 m (39.4 ft)
			Corner lot: 15 m (49.2 ft)
			Pie-shaped lot: 15 m (49.2 ft) measured 5 m (16.4 ft) from front property line
Attached Housing 2 unit (each unit)	335 m ² (3605.9 ft ²)	33.5 m (109.9 ft)	10 m (32.8 ft)
Attached Housing >2 unit (each unit)	End dwelling: 335 m ² (3605.9 ft ²) Interior dwelling: 218 m ² (2346.5 ft ²)	33.5 m (109.9 ft)	End dwelling unit: 10 m (32.8 ft) Interior dwelling unit: 6.5 m (21.3 ft)
All others	To the discretion of the Development Authority.		

SECTION 4: SETBACKS

4.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a Single-Detached Dwelling shall be determined by the Development Authority.
- (2) Notwithstanding the setbacks provided in sub-section 4.2 of this section, setbacks in established areas shall be determined by application of sub-section 7.6 of the first part of this bylaw (Administration).
- (3) Where the shape of a lot or other circumstances is such that the setbacks prescribed in sub-section 4.2 of this section cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building		
Mid-block	Front	Minimum: 5 m (16.4 ft)
	Rear: Single-Detached Dwelling, Duplex, Attached Housing	5 m (16.4 ft)
	Rear: Multi-unit Dwelling of 4 or more units	6 m (19.7 ft)
	Side	1.5 m (4.9 ft)
Corner lot	Front: same as mid-block	
	Rear	5.0 m (16.4 ft)
	Side	1.5 m (4.9 ft)

	Flankage (secondary front)	3.0 m (9.8 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 74 of Schedule 3.</i>	
	<i>Where a site requires vehicular access that is not available from the rear of the lot and there is no attached garage or carport, the side setback on one side shall be 3.0 metres.</i>	
Accessory Building(s) Larger than 10 m² (107.6 ft²)		
Mid-block	Front	N/A (prohibited in front yards)
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
Corner lot	Front: same as mid-block	
	Rear	1.0 m (3.3 ft)
	Side	1.0 m (3.3 ft)
	Flankage (secondary front)	N/A (prohibited in flankage)
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 74 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory to accessory and accessory to principal buildings on adjacent lots.</i>	
	<i>No accessory buildings shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</i>	
Accessory Building(s) 10 m² (107.6 ft²) and Smaller		
Mid-block	Front	N/A (prohibited in front yards)
	Rear	0 m (ft) if internal setbacks are met
	Side	0 m (ft) if internal setbacks are met
Corner lot	Front: same as mid-block	
	Rear	0 m (ft) if internal setbacks are met
	Side	0 m (ft) if internal setbacks are met
	Flankage (secondary front)	N/A (prohibited in flankage)
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 74 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory to accessory and accessory to principal buildings on adjacent lots.</i>	
	<i>No accessory buildings shall be located adjacent to the principal building on the same side of the yard as the one-side 3.0 metre principal building setback, if applicable.</i>	

SECTION 5: MAXIMUM SITE COVERAGE

- (4) Total allowable coverage: 50% inclusive of all buildings
- (5) Principal building: 35-50% depending on accessory building(s)

Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.

- (6) Accessory building(s): 0-15% depending on principal building

SECTION 6: MAXIMUM BUILDING HEIGHT

- (1) Single-Detached Dwelling and dwellings up to 3 units: 11.0 m (36 ft)
- (2) Dwellings of 4 or more units: 12 m (39.4 ft)
- (3) Accessory building(s): 4.5 m (14.8 ft)

SECTION 7: MINIMUM FLOOR AREA

7.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages;
- (2) All minimum floor areas are for the main floor of the dwelling unless otherwise stated; and
- (3) For Single-Detached Dwelling, Duplex, and Attached Housing of more than 1 storey, each additional half storey shall increase the minimum required floor area by 25 percent.

7.2 MINIMUM FLOOR AREAS

Dwelling Type	Minimum Floor Area
Single-Detached Dwelling	90 m ² (968.8 ft ²)
Attached Housing and Multi-unit Dwelling (per dwelling unit)	60 m ² (645.8 ft ²)

SECTION 8: APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the R-HD land use district include but are not limited to:
 - (a) General Standards of Development: Schedule 3
Section 56: Accessory Buildings and Structures

Section 57: Access Requirements
Section 58: Corner Lots
Section 59: Design Standards
Section 61: Fences, Privacy Walls, and Gates
Section 63: Grading, Excavating, Stripping and Stockpiling
Section 66: Landscaping
Section 67: Mixed-Use Development
Section 68: Moved-in Buildings
Section 72: Parking and Loading
Section 74: Projections into Setbacks
Section 75: Quality of Development
Section 77: Site Drainage and Storm Water Management

(b) Use-specific Standards of Development: Schedule 4

Section 83: Bed and Breakfasts
Section 84: Child Care Facilities
Section 85: Group Care Facilities
Section 86: Home Occupations
Section 90: Modular Homes
Section 91: Multi-unit Residential Development
Section 93: Secondary Suites
Section 97: Cluster Housing

SECTION 72: PARKING AND LOADING

72.1 APPLICABILITY

Notwithstanding the minimum standards set out herein, specific requirements applicable to the use of land in any district shall govern the parking requirements of that district.

72.2 GENERAL REQUIREMENTS

- (1) Any parking provision for development after the adoption of this bylaw shall be in accordance with the minimum prescribed specifications;
- (2) Notwithstanding any additional requirements as may be specified any other portion of this bylaw, the following minimum parking standards shall apply:

MINIMUM OFF-STREET PARKING REQUIREMENTS: Residential Uses	
Uses	Parking requirements
All Attached Housing, Cluster Housing, Duplex, Apartment, Secondary Suite or Multi-unit Dwelling < 2 bedrooms/unit	1 stall/bedroom
All Attached Housing, Cluster Housing, Duplex, Apartment, Secondary Suite or Multi-unit Dwelling ≥ 2 bedrooms/unit	2 stalls/dwelling unit
All Single-Detached Dwelling, Modular Home, Manufactured Home, and Moved-in Dwelling	
MINIMUM OFF-STREET PARKING REQUIREMENTS: Non-residential Uses	
Uses	Parking requirements
Adult entertainment establishments	10 stalls/100 m ² (1076.39 ft ²) GFA
Arts and craft studios	2 stalls/100 m ² (1076.39 ft ²) GFA
Auction establishments	10 stalls/100 m ² (1076.39 ft ²) GFA
Auto and equipment paint shops	2 stalls/100 m ² (1076.39 ft ²) GFA
Auto and equipment rental and sales	2 stalls/100 m ² (1076.39 ft ²) GFA
Bakeries	2 stalls/100 m ² (1076.39 ft ²) GFA
Bars/Lounges	10 stalls/100 m ² (1076.39 ft ²) GFA
Bed and breakfasts	1 stall/guest room
Breweries, wineries and distilleries	As required by the DA
Building and trade contractors	2 stalls/100 m ² (1076.39 ft ²) GFA
Bulk fuel stations	2 stalls/100 m ² (1076.39 ft ²) GFA

- (f) the design, character, and appearance (including roof lines/material and exterior finish) of a Modular Home shall be consistent with the purpose of the district in which the building is located and shall take into account any other buildings existing in the vicinity;
 - (g) to ensure compatibility of housing types, the variation of roof lines between modular homes and conventional homes may be limited at the discretion of the Development Authority;
 - (h) at the discretion of the Development Authority, the exterior finish, colour and roofing material may be stipulated as a condition of approval; and
 - (i) the dwelling shall conform to any architectural controls that may apply;
- (2) As a condition of approval the Designated Officer at their discretion, may place other conditions on a development permit, including the requirement that the developer provide landscaping, fencing, address drainage issues, or other such matters they consider necessary if, in their opinion, the conditions would serve to improve the quality or compatibility of a proposed development;
 - (3) The dwelling and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw;
 - (4) The applicant/developer shall submit professional building plans illustrating the exterior design, floor plan, elevations and setbacks;
 - (5) The quality of the completed dwelling shall be at least equal to the quality of the other dwellings in the area; and
 - (6) The Development Authority may require a security deposit of a minimum of \$5000.00 to a maximum value of up to 50 percent of the assessed value of the building to ensure that any conditions of the associated Development Permit are met.

SECTION 91: MULTI-UNIT RESIDENTIAL DEVELOPMENT

91.1 APPLICABILITY

The requirements of this section apply to all multiple unit residential development, Multi-unit Dwellings and Attached Housing, excluding single unit dwelling types, Attached Housing (2 unit), Duplex, and mixed-use development containing dwelling units, and are in addition to all other applicable sections of this bylaw, including but not limited to Section 59 (Design Standards) of Schedule 3 (General Standards of Development).

91.2 GENERAL REQUIREMENTS

In addition to all other requirements of this bylaw, all applications for multi-unit residential developments shall provide the following:

- (1) Design plans including:
 - (a) elevations of all sides of the proposed residential building;
 - (b) the location, orientation and massing of all buildings and structures on the lot;
 - (c) the location and total number of parking stalls and points of access proposed to provide vehicular access to the lot;
 - (d) the location, orientation and details of garbage storage areas including the screening proposed for such areas;
 - (e) stages of development, if applicable;
 - (f) landscaping proposed for the lot;
 - (g) any other element of the proposed development to the discretion of the Development Authority;
- (2) The design, orientation and massing of the building in which the dwelling units are located shall:
 - (a) not make use of the duplication of façade treatment along any one side of the building facing the street or streets if located on a corner lot, without articulating and differentiating between dwelling units on the same side of the building through the use of techniques such as but not limited to partial offsetting of the façade, complementary color variations and the mixing of exterior building materials, varying roof lines, and landscaping at the base of the building;
 - (b) take into consideration the setbacks and maximum heights of buildings on adjacent lots, or setback requirements of the land use district associated with adjacent lots;
 - (c) if located adjacent to or on the same street as residential dwellings of a lower density, such as single-detached and duplex dwellings, blend in with the lower density residential dwellings, to the satisfaction of the Development Authority;



Figure 91.2.1: an example of multi-unit (right) blending in with single unit (left) development.

- (3) The principal entry for each dwelling unit, with the exception of condominiums and apartments shall be separate and directly accessible from ground level, including through the use of steps in the case of dwelling units with basements;
- (4) For multi-unit buildings any side yard setback requirements in any land use district do not apply to internal units.

91.3 DENSITY

The number of units in a multi-unit residential development shall not be prescribed but instead be based on:

- (1) The requirements contained in this bylaw, including but not limited to the measurable standards of maximum permitted site coverage, building height, minimum unit sizes, parking, loading and access requirements, and the Floor Area Ratio as outlined in the land use districts that list a Multi-unit Dwelling, Multiple Unit Residential Development or Attached Housing as permitted or discretionary uses;
- (2) Notwithstanding 91.3(1) of this section, the Development Authority may reduce the maximum density of units that may be permitted within a development as determined by 91.3(1), based on consideration of the:
 - (a) density of existing development on the street;
 - (b) adequacy and proximity of community facilities such as schools, shopping and recreational facilities including but not limited to parks and open space, and other community facilities as deemed appropriate by the Development Authority;
 - (c) adequacy of utilities to accommodate the proposed development;
 - (d) impacts of future land use on the transportation infrastructure; and

- (e) any other matters deemed appropriate by the Development Authority.

91.4 AMENITY SPACE

Amenity space may be categorized as private, common (accessible to all dwelling units in the development) and public, on-site and off-site and can be indoors, partly or entirely outdoors, or any combination thereof depending on the development.

- (1) Private amenity space development for multi-unit residential development shall be:
 - (a) provided for each dwelling unit in the form of a yard, patio, balcony or rooftop space;
 - (b) a minimum of 4.6 m² (49.5 ft²) for patios and balconies and additionally the minimum depth from the point of access shall be 1.5 m (4.9 ft);
 - (c) only be accessible through the dwelling unit to which they are a part of; and
 - (d) for rooftop space, dedicated only to dwelling units directly below it and accessible through the use of common access points such as hallways and stairwells;
- (2) Common amenity space shall be:
 - (a) to the discretion of the Development Authority for developments with ten or fewer dwelling units;
 - (b) required for developments with more than ten dwelling units other than Attached Housing;
 - (c) provided for in the form of indoor and/or outdoor space;
 - (d) in the case of indoor space, consist of a minimum area of 37.2 m² (400 ft²) contained within the same building as the mixed-use development;
 - (e) in the case of partially or fully outdoor space, make up a minimum of 25 percent of the total site area and fully contained within the mixed-use development lot or site;
 - (f) accessible to all dwelling units within a mixed-use development;
 - (g) made up of any of the following indoor spaces:
 - (i) common rooms for the purposes of group entertainment;
 - (ii) fitness facilities such as but not limited to swimming pools, saunas, steam rooms and fitness rooms;
 - (h) made up of any of the following outdoor spaces:
 - (i) communal patios, balconies or rooftop spaces;
 - (ii) landscaped yards and/or gardens;

- (3) Public amenity space shall be:
- (a) contained off-site from the multi-unit residential development but may be adjacent to the lot or site of the multi-unit residential development;
 - (b) considered in lieu of private amenity space in instances where the provision of adequate indoor and/or outdoor amenity space is demonstrated by the developer to not be achievable on-site;
 - (c) developed at the expense of the developer should 91.4(3)(b) apply;
 - (d) a minimum of 25 percent of the total area of the mixed-use development site;
 - (e) a maximum of 150 m (492.1 ft) from the mixed-use development;
 - (f) made up of any combination of indoor/outdoor space including but not limited to passive and active recreational space that may contain landscaped areas, walking and cycling trails, sports fields and facilities; and
 - (g) fully accessible to the public.

91.5 MULTIPLE BUILDINGS ON THE SAME LOT

The location of multi-unit residential development consisting of more than one building on a single lot, in addition to all other requirements of this bylaw, shall provide the following minimum separation distances between such buildings oriented to face one another:

- (1) 10 m (32.8 ft) for exterior windows of common living areas of dwelling units such as but not limited to living and dining rooms and kitchens;
- (2) 6 m (19.7 ft) for habitable rooms other than those described in 91.5(1) of this section, such as but not limited to bedrooms and home offices; and
- (3) 3 m (9.8 ft) for non-habitable rooms such as entryways, bathrooms and areas of the exterior of a development with blank walls.

91.6 PARKING AND LOADING

- (1) Off-street parking shall be located in the rear and/or side yard and shall be screened from public rights-of-way and adjacent lots by landscaping and/or fencing;
- (2) Access for off-street parking shall be permitted one point of access from the street if there is no laneway and may only be permitted from the laneway if there is a laneway, to the discretion of the Development Authority;

- (3) Notwithstanding 91.6(1) and (2) of this section, parking for Attached Housing may, at the discretion of the Development Authority, be located in the front yard in the form of driveways and or attached garages oriented to the front of the dwelling unit.

91.7 LANDSCAPING

In addition to Section 66 of Schedule 3 (General Standards of Development), multi-unit residential development shall meet the following landscaping requirements:

- (1) Twenty five (25) percent of the total lot area shall be provided as landscaped area, the majority of which shall be focused along yards adjacent to public right-of-way other than laneways, and accompanied by an approved landscaping plan, to the discretion of the Development Authority, excepting out residential development that makes use of zero setback allowances if provided for in the associated land use district;
- (2) Trees and shrubs shall be planted and should be clustered or grouped within a front and/or side/flankage yard to serve as a focal point for the landscape treatment and to blend in with landscaping that may be present on adjacent lots. The developer is encouraged to provide trees in a ratio of one tree per 35 square metres of total landscaped area provided on a lot;
- (3) Landscaping of main building accesses shall include soft materials other than grasses, including but not limited to shrubs and trees, and hard materials that together highlight the access; and
- (4) On corner lots, in addition to the landscaping required in the front yard as identified in (2) above, the developer shall be responsible for landscaping the municipal boulevard, if present, from the back of curb to the front and/or flankage property line.

SECTION 92: LIQUOR STORES

92.1 APPLICABILITY

The requirements of this section apply to all liquor stores including those proposed to locate as satellite to principle uses on a site such as may be the case with grocery stores that have liquor stores of the same company name located within the parking lot of the grocery store, and those liquor stores that may be proposed on the ground level of vertical mixed-use developments.

92.2 GENERAL REQUIREMENTS

- (1) The development of liquor stores shall be in accordance with the *Alberta Gaming & Liquor Act* as well as any other applicable regulation;
- (2) A liquor store shall be located on a site at least 150 m from the nearest dwelling unit, arena, school, religious assembly, day home, day care, community centre or park as measured from the boundaries of sites containing such uses;

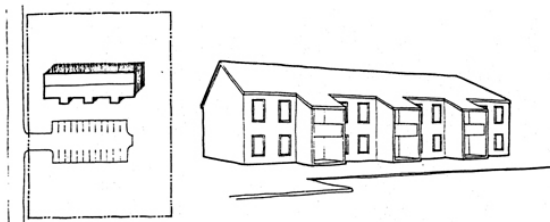
Minor Retail Establishment means a development where goods, merchandise, substances, articles, and other materials that can typically be stored and sold within a building are offered for sale to the general public. Minor retail establishments may include only very limited on-site outdoor storage and limited seasonal outdoor sales to support the store's operations. Typical uses include, but are not limited to, convenience, grocery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores. This use may include a café, administrative offices, minor government and public services, such as postal services, or light manufacturing with no nuisance outside of an enclosed building as accessory uses. This use does not include Auto and Equipment Rental and Sales, Major Retail Establishments, Cannabis Stores, or Liquor Stores, which are separate uses in this bylaw, or retail that involves the sale of gasoline, alcoholic beverages, large scale equipment or materials, or extensive outdoor storage.

Modular Home means a previously unoccupied dwelling unit built at an off-site manufacturing facility or location other than the lot intended for occupancy. Modular homes are built in conformance with CSA standards and Alberta Building Codes. Modular homes do not have an integrated frame, hitch, wheels, chassis or other device allowing for the transport of the unit. The dwelling is delivered to the site by transport trailer where it is assembled over a conventional, permanent concrete foundation (a basement foundation, slab-on-grade or crawl space). Modular includes the following two subtypes: Panelized and Ready-to-Move (RTM). This use does not include a Manufactured Home, Moved-in Dwelling, or Single-Detached Dwelling, which are separate uses in this bylaw.

- (a) Panelized means a dwelling unit constructed at the site intended for occupancy using pre-built exterior/interior wall panels and building components that are delivered to the site as a package ready for assembly over a conventional, permanent concrete foundation (basement foundation, slab-on-grade, or crawl space).
- (b) Ready-to-Move (RTM) means a dwelling unit built to the current Alberta Building Code that would normally be constructed on the site intended for occupancy, but for various reasons, is constructed at an off-site manufacturing facility, construction site, plant site or building yard. It is then loaded and transported as one unit onto the proper moving equipment and delivered to the site intended for occupancy and placed on a conventional, permanent concrete foundation (either a basement, slab-on-grade or crawl space).

Moved-in Dwelling means a conventional, previously occupied building which is physically removed from one site, transported and re-established on another site with a different legal description for use as a residence. This use does not include Manufactured Home or Modular Home, which are separate uses in this bylaw.

Multi-unit Dwelling means a development that contains 3 or more dwelling units. This use does not include an Apartment, Duplex, Secondary Suite, or Attached Housing, which are separate uses in this bylaw



DWELLING, MULTI-UNIT