

design, parking, screening of parking areas where applicable, and site improvements remain compatible with the development completed on surrounding properties.

- (4) A Residential Sales Centre development shall adhere to the building height, setbacks, and coverage requirements in the land use district applied to the development site.
- (5) A Residential Sales Centre development shall be required to remove or restore the building and any associated site works to the satisfaction of the Development Authority within 90 days of the expiry of its approved term.

[Bylaw B-26/2021](#)

6.20 Residential Show Homes

A Residential Show Home shall:

- (1) Ensure appropriate and safe access to the site for clients, construction activity, and emergency access;
- (2) Be subject to a Development Permit application if any of the required servicing, fire protection, and all-weather access are not in place;
- (3) Where a Development Permit is required for a Residential Show Home, it shall be limited to a maximum term of three (3) years. The Development Authority may grant extensions to this approval.
- (4) Be required to rehabilitate the dwelling unit and any associated site works to the satisfaction of the Development Authority within 90 days of the expiry of its approved term.

6.21 Stripping and Grading

- (1) Where Stripping and Grading is proposed within this Bylaw, it shall be considered:
 - (a) Exempt from a Development Permit application where it meets the considerations provided in Section 2.3.2 (Developments Not Requiring a Development Permit).
 - (b) A Permitted Use where the proposed Stripping and Grading is in alignment with an approved Neighbourhood Structure Plan or Master Site Plan and meets all other applicable requirements of this Bylaw.
 - (c) A Discretionary Use in all other circumstances.
- (2) When reviewing a Development Permit application for Stripping and Grading, the Development Authority shall consider the merits of the application and shall not approve the Development Permit unless they are satisfied that:
 - (a) the operation shall be carried out in a way that minimizes dust and environmental disturbance;
 - (b) the operation is one that, in the opinion of the Development Authority, is reasonably necessary for the use and development of the land in question, considering the timing for future development on the site, needs for preservation of prime agricultural land, natural preservation, and the future need for soil on the site;
 - (c) the operation shall not destroy, disturb, or alter any historical resource designated in accordance with the Alberta Historical Resources Act; and
 - (d) the operation shall not sterilize the site for future development.
- (3) The Development Authority may require, as a condition of a Stripping and Grading Development Permit, that the applicant take the precautions and follow the methods prescribed by the Development Authority for the prevention or control of dust or any other nuisance caused by the proposed operation, and for the reclamation of the site, if required.

[Bylaw B-57/2021](#)

6.22 Suites

Unless otherwise provided in a land use district, a principal dwelling on a lot may be developed with only one of a Garage Suite, Garden Suite, or Secondary Suite.

6.22.1 Garage Suites

- (1) When considering a Development Permit application for a Garage Suite, the Development Authority may exercise discretion having regard for:
 - (a) Any policies for Garage Suites contained in a statutory plan for the area;
 - (b) Compatibility of the Garage Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development;
 - (c) The effects on the privacy of adjacent properties, and;
 - (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.

(2) A Garage Suite shall meet the following standards:

- (a) A Garage Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;
- (b) A Garage Suite shall not exceed 55.0m² or the floor area of the garage, whichever is less;
- (c) A Garage Suite shall not exceed 7.4 metres or the height of the principal dwelling, whichever is less;
- (d) A Garage Suite may provide an exterior amenity space in the form of a balcony or rooftop patio above the ground level of the garage, provided that it meets all of the standards and requirements for amenity area on the roof of Accessory Buildings, as outlined in **Section 7.4(5)** (Decks and Amenity Areas); [Bylaw B-25/2019](#)
- (e) A Garage Suite shall only be located in a detached garage and in the rear yard of a site;
- (f) A Garage Suite shall be setback a minimum of 4.0 metres from the principal dwelling;
- (g) A Garage Suite shall not be permitted to obtain a separate land title through a condominium conversion or subdivision;
- (h) The minimum side yard setbacks required for a Garage Suite is the same as the setbacks required for the principal building in the same district;
- (i) The minimum rear yard setback required for a Garage Suite is the same as the setback required for an accessory building in the same district;
- (j) Windows contained within a Garage Suite shall be sized and placed to minimize sightlines into yards and dwellings of abutting properties.
- (k) A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.
- (l) A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:

<i>Minimum Dimensions</i>	<i>Area</i>	<i>Width</i>
Site accommodating a Garage Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater

6.22.2 Garden Suites

- (1) When considering a Development Permit application for a Garden Suite, the Development Authority may exercise discretion having regard for:
 - (a) Any policies for Garden Suites contained in a statutory plan for the area;
 - (b) Compatibility of the Garden Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development;
 - (c) The effects on the privacy of adjacent properties, and;
 - (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.
- (2) A Garden Suite shall meet the following standards:
 - (a) A Garden Suite shall not be constructed on any site less than 600m² in area;
 - (b) A Garden Suite shall not exceed a floor area of 70m²;
 - (c) A Garden Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garage Suite, Child Care Facility, or Supportive Housing Facility;
 - i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority.
 - (d) A Garden Suite shall not exceed a height of 5.0m or the height of the principal building on the same site, whichever is less;
 - (e) A Garden Suite shall only be located in a rear yard;
 - (f) A Garden Suite shall be setback a minimum of 2.4 metres from the rear property line;
 - (g) A Garden Suite shall be setback a minimum of 4.0 metres from the principal dwelling;
 - (h) A Garden Suite shall not be permitted to obtain a separate land title through a condominium conversion or subdivision;
 - (i) The minimum side yard setbacks required for a Garden Suite is the same as the setbacks required for the principal building in the same district.
 - (j) Windows contained within a Garden Suite shall be sized and placed to minimize sightlines into yards and dwellings of abutting properties.
 - (k) A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building.