

THE CITY OF CALGARY LAND USE BYLAW 1P2007 OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008
13P2008	June 1, 2008
15P2008	June 1, 2008
47P2008	June 1, 2008
48P2008	June 1, 2008
49P2008	June 1, 2008
50P2008	June 1, 2008
53P2008	June 1, 2008
54P2008	May 12, 2008
57P2008	June 9, 2008
67P2008	October 1, 2008
68P2008	October 6, 2008
71P2008	December 22, 2008
51P2008	January 4, 2009
75P2008	January 4, 2009
1P2009	January 26, 2009
10P2009	April 21, 2009
17P2009	June 1, 2009
28P2009	July 13, 2009
31P2009	September 14, 2009
41P2009	October 13, 2009

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

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BYLAW 1P2007

A BYLAW TO REGULATE THE DEVELOPMENT AND USE OF LAND IN THE CITY OF CALGARY

WHEREAS the *Municipal Government Act* requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS Council has held a public hearing in accordance with the requirements of the *Municipal Government Act*;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

41P2009

PART 1: INTERPRETATION OF THIS BYLAW

Division 1: General Interpretation

Short Title

1 This Bylaw may be cited as “the Land Use Bylaw”.

Repeal of Bylaw 2P80 and Coming into Force of Bylaw 1P2007

- 2 (1) *The City of Calgary Land Use Bylaw*, 2P80, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force.
- (2) This Bylaw comes into force on the 1st day of June, 2008.
- (3) Notwithstanding (2) above, the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, will apply to applications for a **development permit** received prior to June 1, 2008 and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in Appendix A of Order in Council 333/2007.

13P2008

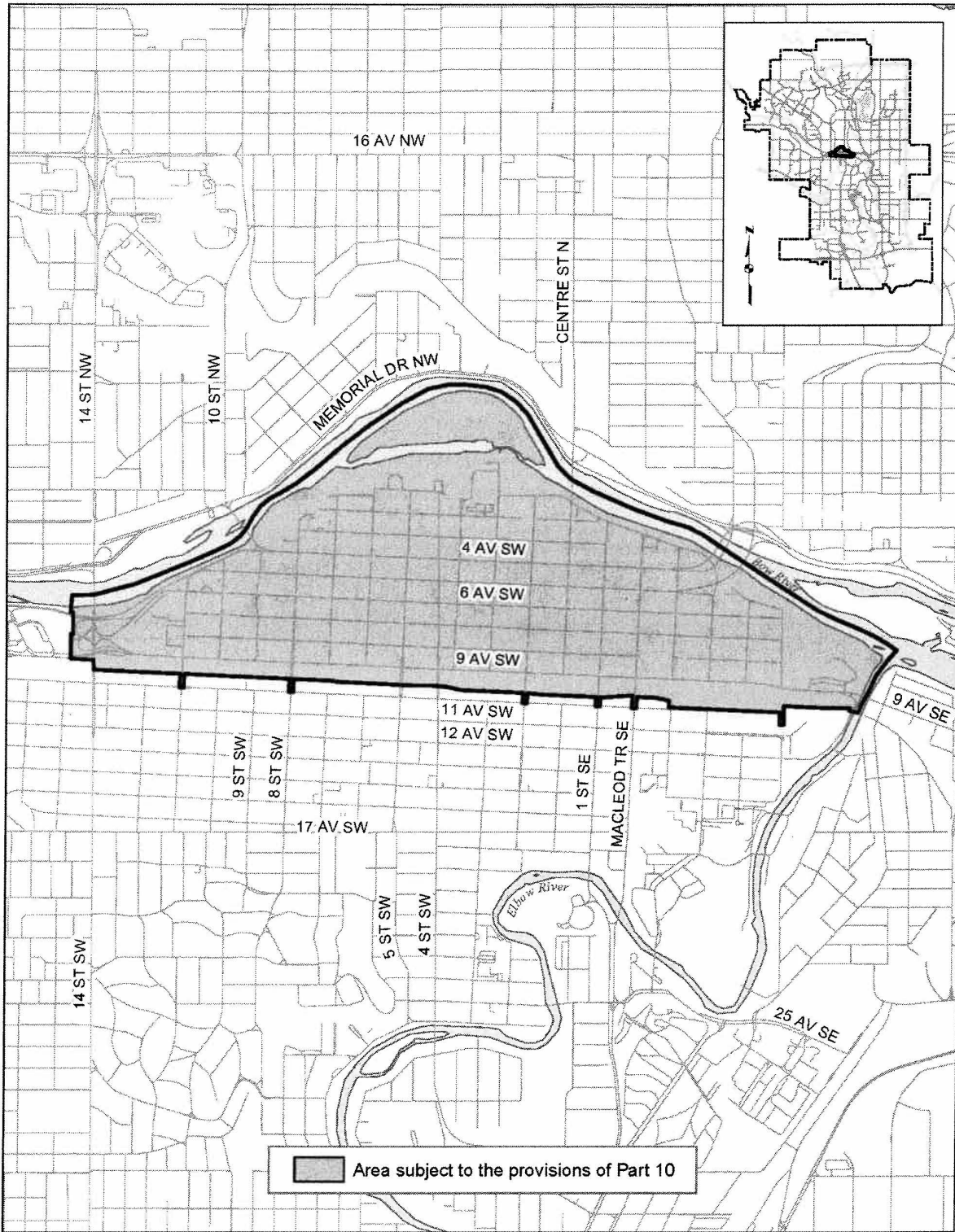
Content

- 3 This Bylaw includes the:
- (a) Schedules appended hereto;
 - (b) Land Use District Maps deposited with the City Clerk;
 - (c) Floodway/Flood Fringe Maps deposited with the City Clerk;
 - (d) Floodway/Floodplain Maps deposited with the City Clerk;
 - (e) Developed Area and Developing Area Maps deposited with the City Clerk;
 - (f) Parking Areas Map deposited with the City Clerk; and
 - (g) Bonus Area Boundaries Map deposited with the City Clerk.

51P2008

51P2008

Map 1: Application of Land Use Bylaw 1P2007



Division 2: Definitions and Methods

General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (2) “**accent lighting**” means outdoor lighting that is entirely used to illuminate architectural features, art, landscaping features, monuments, or trees and is only directed at such features.
- (3) “**actual front setback area**” means the area of a **parcel** defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the farthest **building setback** from the **front property line**.
- (4) “**actual side setback area**” means the area of a **parcel** defined by a **side property line** and a line parallel to that **side property line** measured at the farthest **building setback** from the **side property line** and terminating where that area meets the **actual front setback area**, the **rear setback area** or another **actual side setback area**.
- (5) “**adjacent**” means contiguous or contiguous if not for a **street, lane, river or stream**.
- (6) “**amenity space**” means a space designed for active or passive recreational use.
- (7) “**ancillary structure**” means, with reference to **building height**, an essential component that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to, an elevator housing, mechanical penthouse, chimney, **solar collectors** or an architectural feature commonly associated with a **Place of Worship**, but does not include a **sign**, flag pole or other similar structure. 68P2008
- (8) “**assembly area**” means an area within a **building** where people assemble for ceremonies, religious services, educational, recreation, social or sporting events. 67P2008, 41P2009
- (9) “**average building contextual reference points**” means the points:
- (a) determined by calculating the average of the corresponding **building contextual reference points**;
 - (b) expressed as geodetic elevations; and

- (c) placed midway between the corresponding **building contextual reference points**.
- (10) “**average building reference points**” means the points:
- (a) determined by calculating the average of the corresponding **building reference points**; and
- (b) expressed as geodetic elevations.
- (11) “**average contextual high point**” means:
- (a) where there are at least two other **buildings** on the same block face, the average of the greatest geodetic elevation of the **contextual adjacent buildings**, excluding **ancillary structures**;
- (b) where there is only one other **building** on the same block face, the greatest geodetic elevation of such **building**, excluding **ancillary structures**; and
- (c) where there is no other **building** on the same block face, a point 8.6 metres above the greatest geodetic elevation at **grade** on the subject **parcel**.
- (12) “**average grade**” means, when determining the maximum area of a horizontal cross section through a **building** in the M-CG, M-C1 and M-C2 Districts, the average of the four geodetic elevation points of finished **grade** immediately adjacent to the primary four corners of a **building**.
- (13) “**balcony**” means a horizontal platform that is attached to a **building** above the first **storey** floor level and is intended for use as an outdoor **amenity space**.
- (14) “**bare land unit**” means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act* respecting subdivision.
- (15) “**basement**” means that portion of a **building** which is located below the first floor and is either partially or wholly below **grade**.
- (16) “**bay window**” means a window that projects outward from the façade of a **building** but does not include an opening that is intended to give access to a **building**.
- (17) “**bicycle parking stall**” means an area approved as **bicycle parking stall – class 1** or **bicycle parking stall – class 2** that is equipped to store a bicycle and must include a device:
- (a) specifically designed to park a bicycle;
- (b) designed to allow a bicycle frame and both wheels to be secured; and

13P2008, 41P2009

- (69) “**grade**” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (70) “**gross floor area**” means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
- (71) “**gross usable floor area**” means, for the purpose of calculating **motor vehicle parking stalls, bicycle parking stalls** and **loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use area** in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:
- (a) elevator shafts;
 - (b) stairwells;
 - (c) crawl spaces;
 - (d) mechanical or electrical rooms;
 - (e) indoor garbage or recycling storage;
 - (f) areas used for parking and loading;
 - (g) areas below **grade** used for storage and not accessible to the public; and
 - (h) common corridors and halls available to more than one **use**.
- (72) “**gross vehicle weight**” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle. 41P2009
- (73) “**hard surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are not living or derived from living organisms; or
 - (b) were once living but are now formed into a structure;
 - (c) may include, but are not limited to, brick, concrete, stone and wood; and
 - (d) must not include asphalt.

- (74) “**industrial district**” means any one or more of the land use districts described in Part 8.
- (75) “**kitchen**” means facilities used or designed to be used for the cooking or preparation of food.
- (76) “**landing**” means an uncovered platform extending horizontally from a **building**, abutting an entry door and providing direct access to **grade** or stairs.
- (77) “**landscaped area**” means that portion of a **parcel** that is required to be a **hard surfaced landscaped area** or **soft surfaced landscaped area**.
- (78) “**lane**” means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.
- (79) “**laned parcel**” means a **parcel** which is bounded at least in part by a **lane**.
- (80) “**laneless parcel**” means a **parcel** which is not bounded wholly or partially by a **lane**.
- (81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**, with:
- (a) a **gross vehicle weight** in excess of 4500 kilograms, in the case of a vehicle with **gross vehicle weight** specified by the manufacturer of the vehicle;
 - (b) a vehicle with a weight in excess of 2500 kilograms, where no **gross vehicle weight** is specified by the manufacturer of the vehicle; or
 - (c) a vehicle with an enclosed cargo area greater than 17.5 cubic metres.
- (82) “**light fixture**” means a lighting module that has one or more luminaires and luminaire holders.
- (83) “**loading stall**” means an area to accommodate a vehicle while being loaded or unloaded.
- (84) “**low density residential district**” means any one or more of the land use districts described in Part 5.

Division 2: Land Use Amendment and Direct Control Districts

Application for Land Use Amendment

- 16 (1) Any owner of a **parcel**, his authorized agent, or other persons having legal or equitable interest in the **parcel** may apply to the **General Manager** to have the land use designation of the **parcel** changed through an amendment to this Bylaw.
- (2) The **City** may initiate amendments to this Bylaw to change the land use designation of any **parcel**.
- (3) An application for a change in land use designation must be made on an application form approved by the **General Manager**.
- (4) An applicant for a change in land use designation must provide all information as required by the **General Manager**.
- (5) The **General Manager** may refuse to accept an application for a change in land use designation where:
- (a) the information required by subsection (4) is not provided; or
 - (b) the quality of the information provided is inadequate to properly evaluate the application.

The Application Review Process

- 17 (1) Upon receipt of an application for a change in land use designation in accordance with the requirements of section 16, the **General Manager** must process the application and make a recommendation to the Calgary Planning Commission.
- (2) Calgary Planning Commission must communicate its decision to the applicant, who must decide whether to pursue his application to a public hearing before **Council**.
- (3) Should the applicant decide not to pursue the application to **Council**, the application is abandoned and the advertising component of the fees will be refunded.
- (4) Should the applicant decide to proceed, the **General Manager** must give notice of the public hearing for the proposed amendment in accordance with the requirements of the *Municipal Government Act*.
- (5) When the **City** initiates a change in land use designation for land which it does not own, the **City** must, in accordance with the requirements of the *Municipal Government Act*, give notice to the owners of the land that is the subject of the proposed amendment.

Public Hearing

- 18 **Council** must hold a public hearing in respect of a proposed amendment in accordance with the requirements of the *Municipal Government Act*.

Reapplication

- 19 When an application for a change in land use designation has been refused by **Council** or withdrawn by the applicant after advertisement of the proposed amending Bylaw, the **General Manager** must refuse to accept another application for the same or a similar change in land use designation, which determination is to be in his sole discretion, on the same **parcel** until six months has passed from the date of the refusal or withdrawal of the application.

Direct Control Districts

- 20 (1) Direct Control Districts must only be used for the purpose of providing for **developments** that, due to their unique characteristics, innovative ideas or unusual site constraints, require specific regulation unavailable in other land use districts.
- (2) Direct Control Districts must not be used:
- (a) in substitution of any other land use district in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw; or
 - (b) to regulate matters that are regulated by subdivision or **development permit** approval conditions.
- (3) An applicant for a Direct Control District must provide a written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results can not be achieved through the use of a land use district in this Bylaw.
- (4) The **General Manager** must review each application for a Direct Control District and advise **Council** as to whether or not the same result could be achieved through the use of a land use district in this Bylaw.

Uses in Direct Control District

- 21 (1) The following **uses** are deemed to be **permitted uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the area as Direct Control:
- (a) **Home Based Child Care – Class 1** where the listed **uses** include a **Dwelling Unit**;
 - (a.1) **Home Occupation – Class 1**, where the listed **uses** include a **Dwelling Unit**;
 - (b) **Signs – Class A**;

41P2009

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- (c) **Special Function Tent – Recreational** where the *use* of the *parcel* is educational, institutional, recreational or residential; and
 - (d) **Utilities.**
- (2) The following *uses* are deemed to be **discretionary uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the areas as Direct Control:
- (a) **Community Entrance Feature;**
 - (a.1) **Home Based Child Care – Class 2** where the listed *uses* include **Single Detached Dwelling;**
 - (b) **Home Occupation – Class 2**, where the listed *uses* include a **Dwelling Unit;**
 - (c) **Signs – Class B, Class C, Class D, and Class E;**
 - (d) **Special Function Tent – Commercial** where the *use* of the *parcel* is commercial or industrial; and
 - (e) **Utility Building.**
- (3) The following *uses* must only be listed as a *use* on a *parcel* that has been designated Direct Control:
- (a) **Adult Mini-Theatre;**
 - (b) **Campground;**
 - (c) **Emergency Shelter;**
 - (d) **Fertilizer Plant;**
 - (e) **Firing Range;**
 - (f) **Gaming Establishment – Casino;**
 - (g) **Hide Processing Plant;**
 - (h) **Intensive Agriculture;**
 - (i) **Inter-City Bus Terminal;**
 - (j) **Jail;**
 - (k) **Motorized Recreation;**
 - (l) **Natural Resource Extraction;**
 - (m) **Pits and Quarries;**

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- (n) **Power Generation Facility – Large;**
 - (o) **Race Track;**
 - (p) **Refinery;**
 - (q) **Salvage Processing – Heat and Chemicals;**
 - (r) **Sawmill;**
 - (s) **Slaughter House;**
 - (t) **Stock Yards;**
 - (u) **Tire Recycling;** and
 - (v) **Zoo.**
- (4) The **uses** listed in subsection (3) may be either **permitted** or **discretionary** in accordance with the **use** lists of the Direct Control Bylaw.
- (5) Where an activity is proposed and it does not fall within any of the definitions of **uses** or any combination of **uses** defined in Part 4, the **General Manager** must recommend to **Council** that the activity be considered only through a Direct Control Bylaw or that this Bylaw be amended to include such **use**.

Reference to Other Bylaws in Direct Control Bylaws

- 22 (1) Where a **parcel** is designated with a Direct Control District:
- (a) pursuant to this Bylaw, a reference to a section of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
 - (b) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the **parcel** Direct Control.
- (2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:
- (a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and

- (b) three years of the date of approval of the **development permit**, on **parcels** designated DC Direct Control, unless otherwise directed by **Council**; and
 - (c) two years of the date of approval of the **development permit** on **parcels** designated as any other District.
- (4) For the purpose of subsection (3), **development** commences when the applicant has altered the **parcel** in furtherance of the construction.
- (5) Without restricting the generality of the foregoing:
- (a) excavation in anticipation of construction is an alteration of a **parcel**; and
 - (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the **parcel**.
- (6) *deleted* 31P2009
- (7) For the purpose of this section, the term “date of approval of the **development permit**” means:
- (a) the date upon which the **Development Authority** approves the **development permit** application;
 - (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the **development permit** application; or
 - (c) In the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal allowing the **development** to proceed pursuant to an approved **development permit**. 41P2009
- (8) The **General Manager** may grant a request to extend the date before which **development** must commence as specified in this Land Use Bylaw or any previous Bylaw governing land use within the **City** provided: 31P2009
- (a) the **development permit** is not for a change of **use**, a change of intensity of **use** or both;
 - (b) no more than two extensions are granted for any **development permit**;
 - (c) the length of any extension is one year;
 - (d) the request is made in writing on a form approved by the **General Manager** and must be submitted with the fee as prescribed by resolution of **Council**; and
 - (e) the request is granted prior to the **development permit** lapsing
- (9) When **development** has not commenced in accordance with this section the **development permit** lapses. 31P2009

Commencement of Construction

- 45 The approval of a **development permit** application and the release of a **development permit** does not authorize construction to either commence or continue except in conjunction with all other required permits.

Reapplication for a Development Permit

- 46 When an application for a **development permit** has been refused, the **Development Authority** must not accept another application for the same or a similar **development** on the same **parcel** until six months has passed from the date of the refusal.

Development Completion Permit

- 47 (1) When a **development permit** is required, a **development completion permit** must be issued before the **development** can be occupied or a **use** commenced.
- (2) The **General Manager** must determine which **developments** and **uses** do not require a **Development Completion Permit**, which may be amended from time to time.
- (3) The **Development Authority** must advise an applicant for a **development permit** if the proposed **development** or **use** requires a **Development Completion Permit**.
- (4) An application for a **Development Completion Permit** must be made on a form approved by the **General Manager** and must be accompanied by two copies of a surveyor's certificate.
- (5) An applicant for a **Development Completion Permit** must ensure the **development** or **use** is available for inspection by a Development Inspector during the Inspector's normal work day to confirm the **development** is completed in accordance with the **development permit**, and, upon request by the Development Inspector, the applicant must attend the inspection, produce any documents the Development Inspector feels are necessary for the inspection, and must not hinder the inspection in any way.
- (6) Where a **Development Authority** is satisfied that the **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may issue a **Development Completion Permit** for the **development**.
- (7) Where a **Development Authority** is not satisfied that a **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may:

13P2008

PART 4: USES AND USE RULES

Division 1: General Provisions

Interpretation

- 130 (1) Every definition relating to a **use** is the exclusive definition of that **use**.
- (2) Every **use** is classified as belonging to a group of **uses** as set out in Schedule A to this Bylaw, which is referenced only to compare and contrast related **uses**.
- (3) All subsections and clauses that precede the subsection indicating within which group of **uses** a **use** belongs in Schedule A are part of the definition of that **use** and must not be relaxed in accordance with section 40. All subsections and clauses that follow the **use** classification are rules and may be relaxed at the discretion of the **Development Authority**, in accordance with section 31 or 36, unless this Bylaw specifically provides that it is a rule that must not be relaxed.
- (4) The **use** definitions must not be interpreted to include a **development** that clearly falls within another defined **use**.
- (5) Where a **development** is capable of being more than one **use**, the **use** under which the **development** more clearly fits must govern.
- (6) Every definition of a **use** must be read to allow for all things necessary or customary for the functioning of the **use** such as, but not limited to, an area for the administration of the **use**, toilet facilities, and staff rooms.
- (7) Where this Part contains a definition or rules for a **use** that expressly allow for another **use** to be combined with it, the other **use** must be read to be part of the defined **use**. 67P2008

Identification of Proposed Uses within a Development Permit Application

- 131 (1) When a proposed **development** is not a listed **use** within the applicable land use district the **development permit** application must be refused. 67P2008
- (2) When a proposed **development** includes multiple **uses**, subject to any restrictions on **use** combinations contained within this Bylaw, the **Development Authority** must issue a single **development permit** listing each approved **use**.
- (3) The **Development Authority** must consider a proposed **development** as a **discretionary use** in accordance with the requirements of Part 2, Division 5 if the **development permit** application is for: 13P2008
- (a) multiple **uses** including at least one **discretionary use** that is not a **sign**; or 71P2008

- (b) a **permitted use** which shares a **use area** with a **discretionary use**.

Commencement of Development for a Development Permit Authorizing Multiple Uses

- 132** Where a **development permit** application for multiple **uses** is approved, the provisions respecting commencement of **development** referenced in section 44 apply to all **uses** approved by the **development permit**.

Rules for All Uses

- 133** (1) In addition to all of the **setback area** rules required by this Bylaw, the **Development Authority** must ensure that all the setback requirements contained within the *Subdivision and Development Regulation* are satisfied.
- (2) Unless otherwise specified in a District, the minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the requirement specified in each **use** definition in this Part.
- (3) A change of **use** must satisfy the minimum **motor vehicle parking stall** requirement in effect for that **use** as of the date of the change of **use**.
- (4) A change of **use**:
- (a) must provide the minimum **bicycle parking stall** requirement in effect for that **use** as of the date of the change of **use**; or
- (b) is not required to provide any **bicycle parking stalls** where it occurs in a **building** that was legally constructed or approved prior to the effective date of this Bylaw.
- (5) A **building** may be constructed using **modular construction** methods but a **Manufactured Home** does not qualify as **modular construction**.

Uses Not Listed But Allowed in All Districts

- 134** (1) The following **uses** are **permitted uses** in all Districts, regardless of whether they are listed in the District:
- (a) **Motion Picture Filming Location;**
- (b) **Public Transit System;** and
- (c) **Utilities – Linear.**
- (2) The following **uses** are **discretionary uses** in all Districts, regardless of whether they are listed in the District:
- (a) Excavation, Stripping and Grading; and
- (b) **Recyclable Construction Material Collection Depot (temporary).**

1P2009

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- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

257 “Pet Care Service”

- (a) means a **use**:
 - (i) where small animals are washed, groomed or boarded during the day; and
 - (ii) that may have the incidental sale of products relating to the services provided by the **use**;
- (b) is a **use** within the Personal Service Group in Schedule A to this Bylaw;
- (c) must not have any outside enclosures, pens, runs or exercise areas;
- (d) must not board animals overnight;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

258 “Photographic Studio”

- (a) means a **use**:
 - (i) where portrait and professional photographic services are provided;
 - (ii) where film or digital images are processed and finished only for the services provided for the **use**; and
 - (iii) that may have the incidental sale of products relating to the services provided by the **use**;
- (b) is a **use** within the Personal Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;

- (d) requires no **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

259 “Pits and Quarries”

- (a) means a **use**:
 - (i) where earth, clay, gravel, sand, stone or other forms of aggregate are extracted from the **parcel**;
 - (ii) where material that is extracted may be stockpiled on the **parcel**; and
 - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Pits and Quarries** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

260 “Place of Worship – Large”

- (a) means a **use**:
 - (i) where people assemble for religious or spiritual purposes;
 - (ii) where the largest **assembly area** of the **use** is equal to or greater than 500.0 square metres;
 - (iii) that may provide occasional refuge for people;
 - (iv) that may have rooms for the administrative functions of the **use**;
 - (v) that may have a **Child Care Service** within the **building**;
 - (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
 - (vii) that may have a maximum of three **Dwelling Units**;

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- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

261 “Place of Worship – Medium”

- (a) means a **use**:
 - (i) where people assemble for religious or spiritual purposes;
 - (ii) where the largest **assembly area** of the **use** is greater than 300.0 square metres and less than 500.0 square metres;
 - (iii) that may provide occasional refuge for people;
 - (iv) that may have rooms for the administrative functions of the **use**;
 - (v) that may have a **Child Care Service** within the **building**;

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- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

262 “Place of Worship – Small”

- (a) means a **use**:
 - (i) where people assemble for religious or spiritual purposes;
 - (ii) where the largest **assembly area** of the **use** is equal to or less than 300.0 square metres;
 - (iii) that may provide occasional refuge for people;
 - (iv) that may have rooms for the administrative functions of the **use**;

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- (v) that may have a **Child Care Service** within the **building**;
- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

263 “Post-secondary Learning Institution”

- (a) means a **use**:
 - (i) where post-secondary educational programs of study are offered to enrolled students by an authorized agent, pursuant to the *Post-secondary Learning Act*;
 - (ii) where dormitories, food and other services may be offered to enrolled students, faculty members and staff;

- (iii) that may have facilities for the advancement or support of educational and research needs of the students, faculty and staff; and
- (iv) that may provide education programs for the general public;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) may be provided as a cluster of **buildings** or facilities when located in the Special Purpose – Community Institution District;
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application;
- (e) requires a minimum of **bicycle parking stalls – class 1** based on 3.0 per cent of the maximum projected enrolment of the **use**; and
- (f) requires a minimum of **bicycle parking stalls – class 2** based on 3.0 per cent of the maximum projected enrolment of the **use**.

264 “Power Generation Facility – Large”

- (a) means a **use**:
 - (i) where electrical power is generated;
 - (ii) where the total power generation capacity is 12.5 megawatts or greater; and
 - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Power Generation Facility – Large** as a **use**;
- (b) is a **use** within the Direct Control Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study provided at the time of land use redesignation application.

265 “Power Generation Facility – Medium”

- (a) means a **use**:

- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

273 “Recreational Vehicle Sales”

- (a) means a **use** where **recreational vehicles** are sold, leased or rented;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have an outdoor speaker system;
- (d) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;
- (e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (f) must provide a stall for every inventory vehicle on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (g) requires a minimum of 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be;
 - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
 - (ii) shown on the plan submitted for a **development permit**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

274 “Recreational Vehicle Service”

- (a) means a **use** where **recreational vehicles** undergo maintenance and repair;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

41P2009

274.1 “Recyclable Construction Material Collection Depot (temporary)”

- (a) means a **use**:
- (i) where recyclable waste materials from the construction of **buildings** on other **parcels** are stored temporarily prior to their removal and processing on a different **parcel**;
 - (ii) where the materials may be dimensional lumber, drywall, woody vegetation and shrubs, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire, and cardboard, but must not include adhesives or sealants, aerosols, food, vegetable matter, motor vehicles or motor vehicle parts, tires, or petroleum and petroleum-based products;
 - (iii) that is not a landfill, waste disposal facility, or recycling plant for any materials or components of these materials;
 - (iv) where storage activities may occur either within or outside of a **building**;
 - (v) that may have limited equipment used for crushing, dismantling or moving the materials;
 - (vi) that does not involve the manufacture or assembly of any goods; and
 - (vii) that may have a temporary **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may be approved for a period no greater than five (5) years;
- (d) must provide **screening** for any materials located outside of a building, that are within view of a **street**;
- (e) may store materials outside of a **building** provided that piles have a maximum height of 5.0 metres including any pallets, supports or other things the materials are stacked on;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

275 “Recycling Plant”

- (a) means a **use**:
- (i) where discarded goods are sorted, dismantled, crushed, shredded or otherwise broken down into components for removal from the **parcel**;
 - (ii) where the process used to break down goods does not involve chemical processes or the application of heat;

- (iii) where the goods may be electronics, glass, metal, paper products and plastics, but must not be food, motor vehicles, oil, vegetable matter or tires;
 - (iv) that is not a landfill or waste disposal facility for any goods or components of these goods;
 - (v) where activities may occur either within a **building** or outside of a **building**;
 - (vi) that may have equipment used for crushing, dismantling or moving the goods or components;
 - (vii) that does not involve the manufacture or assembly of any goods; and
 - (viii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Disassembly Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stall per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

276 “Refinery”

- (a) means a **use** where crude oil, used motor oil or natural gas are processed;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

277 “Residential Care”

- (a) means a **use**:
 - (i) where social, physical or mental care is provided to five or more persons who live full time in the facility; and

- (ii) that has at least one staff person at the facility at all times;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

278 “Restaurant: Food Service Only – Large”

- (a) means a **use**:
 - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
 - (iii) that has a **public area** of 300.0 square metres or greater; and
 - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of the **public area**.

279 “Restaurant: Food Service Only – Medium”

- (a) means a **use**:

- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
 - (iii) that has a **public area** greater than 75.0 square metres but less than 300.0 square metres; and
 - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C1, C-C2, C-COR1, C-COR2, CC-COR, CC-X and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of the **public area**.

57P2008, 67P2008,
51P2008, 75P2008

280 “Restaurant: Food Service Only – Small”

- (a) means a **use**:
- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
 - (iii) that has a **public area** of 75.0 square metres or less; and
 - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;

15P2008

- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of the **public area**.

281 “Restaurant: Licensed – Large”

- (a) means a **use**:
 - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
 - (iii) that has a **public area** of 300.0 square metres or greater; and
 - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class** per 250.0 square metres of the **public area**.

282 “Restaurant: Licensed – Medium”

- (a) means a *use*:
 - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
 - (iii) that has a **public area** greater than 75.0 square metres but less than 300.0 square metres; and
 - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the *use* is located within the C-C1, C-C2, C-COR1, C-COR2, CC-COR, CC-X and S-R Districts, which must be measured from the **building** containing the *use* to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class** per 250.0 square metres of the **public area**.

47P2008, 67P2008,
51P2008, 75P2008

283 “Restaurant: Licensed – Small”

- (a) means a *use*:
 - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;

15P2009

- (iii) that has a **public area** of 75.0 square metres or less; and
- (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

57P2008

284 “Restored Building Products Sales Yard”

- (a) means a **use**:
 - (i) where products that have been recovered from demolished **buildings** are stored, displayed or sold either entirely within a **building** or outside of a **building**;
 - (ii) that does not accommodate the wrecking, dismantling, manufacturing, servicing or repairing of anything on the same **parcel** as the **use**;
 - (iii) that does not accommodate the display, wrecking or sale of any motor vehicles or auto parts;
 - (iv) that does not accommodate waste disposal or landfilling of any product; and
 - (v) that does not accommodate a drop off site for products related to the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

- (4) For a *parcel* with a **Rowhouse, Semi-detached Dwelling, or Townhouse** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (5) The **building setback** required in subsection 2(b) may be reduced where the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the *parcel*.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the *parcel* on which the **building** is located.

Building Setback from Rear Property Line

501 The minimum **building setback** from a **rear property line** for a **Duplex Dwelling, Rowhouse, Semi-detached Dwelling, Single Detached Dwelling and Townhouse** is 7.5 metres.

Building Height

502 The maximum **building height** is 11.0 metres.

Garbage

- 503 (1)** Where the **development** is a **Townhouse**, garbage and waste material must be stored either: 41P2009
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** A garbage container enclosure: 41P2009
- (a) must not be located in an **actual front setback area**;
 - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and
 - (c) unless specified in subsection (3) must not be located in any **setback area**.

41P2009

- (3) A garbage container enclosure may be located in a **setback area** provided that:
- (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

Recycling Facilities

- 504** Recycling facilities must be provided for all **developments** containing **Rowhouses** and **Townhouses**.

Motor Vehicle Parking Stalls

- 505** The minimum number of **motor vehicle parking stalls** for a **Duplex Dwelling**, **Semi-detached Dwelling**, and **Single Detached Dwelling** is 2.0 stalls where:
- (a) the **parcel** width is less than 9.0 metres; or
 - (b) the area of the **parcel** is less than 270.0 square metres.

Projections into Setback Areas

517 The provisions referenced in sections 334, 335, 336, 337 and 338 do not apply to **buildings** in the Residential – Manufactured Home District.

Building Height

518 The maximum **building height** is 5.0 metres.

Outdoor Private Amenity Space

- 519** (1) Each **Manufactured Home** must have a **private amenity space** located outdoors that:
- (a) has a minimum area of 42.0 square metres with no dimension being less than 3.6 metres; and
 - (b) must be provided immediately contiguous to the main entrance of the **Manufactured Home**.
- (2) A **private amenity space** located outdoors must not be used for **motor vehicle parking stalls** or contain an **Accessory Residential Building**.

Manufactured Home Installation

- 520** A **Manufactured Home**, when located on an individual **parcel** or within a **Manufactured Home Park**:
- (a) must be fixed to a permanent foundation or blocked and anchored on the **parcel**;
 - (b) must be skirted; and
 - (c) must have the hitch removed or skirted.

Accessory Residential Building

521 The minimum separation distance between the façades of an **Accessory Residential Building** and a **Manufactured Home** is 1.0 metres.

Manufactured Home Park

- 522** (1) The minimum area of a **parcel** used for a **Manufactured Home Park** is 8.0 hectares and the maximum is 16.0 hectares.
- (2) In a **Manufactured Home Park** each **Manufactured Home** must:
- (a) be located entirely within the bounds of a **Manufactured Home** site, as shown on an approved site plan;
 - (b) be on a site, that abuts an internal road, with a minimum width of 4.3 metres;

- (c) be on a site which must have a private driveway that provides direct access to an internal road;
 - (d) be located on a clearly defined site marked by permanent flush stakes or markers;
 - (e) be addressed with a number;
 - (f) be located on a site with a minimum area of 240.0 square metres, with a minimum mean width of 9.0 metres; and
 - (g) be installed on a concrete or asphalt pad, which must be located:
 - (i) a minimum of 5.0 metres from any **adjacent** concrete or asphalt pad provided for another **Manufactured Home**;
 - (ii) a minimum of 3.0 metres from any **property line**;
 - (iii) a minimum of 3.0 metres from any internal road; and
 - (iv) a minimum of 15.0 metres from any concrete or asphalt pad provided for another **Manufactured Home** or another permanent **building** located on the opposite side of an internal roadway.
- (3) A **Manufactured Home Park** must be provided with street lighting.
- (4) In a **Manufactured Home Park** all **buildings** must have a minimum **building setback** of 3.0 metres from an internal road, **street** or a **parcel** that is not designated Residential - Manufactured Home District.
- (5) All areas of a **Manufactured Home Park** must be landscaped when not developed or occupied by **buildings** or other facilities, concrete or asphalt pads for **Manufactured Homes**, driveways, internal roads, parking areas or walkways.
- (6) A minimum of 10.0 per cent of the total area of a **Manufactured Home Park** must be provided for the recreational use of the residents.

Garbage

41P2009

- 523 (1)** Where the **development** is a **Manufactured Home Park**, garbage and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.

- (2) A garbage container enclosure: 41P2009
- (a) must not be located in an **actual front setback area**;
 - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and
 - (c) unless specified in subsection (3) must not be located in any **setback area**.
- (3) A garbage container enclosure may be located in a **setback area** 41P2009 provided that:
- (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

Recycling Facilities

524 Recycling facilities must be provided for a **Manufactured Home Park**.

Common Amenity Space

- 544 (1) Common amenity space – outdoors** required for each **cottage housing cluster** must be provided at **grade**, and:
- (a) have a minimum area of 20.0 square metres per **Dwelling Unit**;
 - (b) have no dimension less than 6.0 metres;
 - (c) is centrally located in a single contiguous area;
 - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
 - (e) includes a sidewalk to the **street**;
 - (f) is not used for vehicular access; and
 - (g) is not located in any **setback area**.
- (2) Private amenity space** is not to be included in the calculation to determine the required **common amenity space**.

Accessory Residential Buildings

- 545 (1)** One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **Cottage Building**.
- (2)** The provisions referenced in section 346(4) do not apply to **Accessory Residential Buildings** used as a **private garage**. 41P2009

Garbage

- 546 (1)** Garbage and waste material must be stored either: 41P2009
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** A garbage container enclosure: 41P2009
- (a) must not be located in an **actual front setback area**;
 - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and
 - (c) unless specified in subsection (3) must not be located in any **setback area**.
- (3)** A garbage container enclosure may be located in a **setback area** provided that: 41P2009
- (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

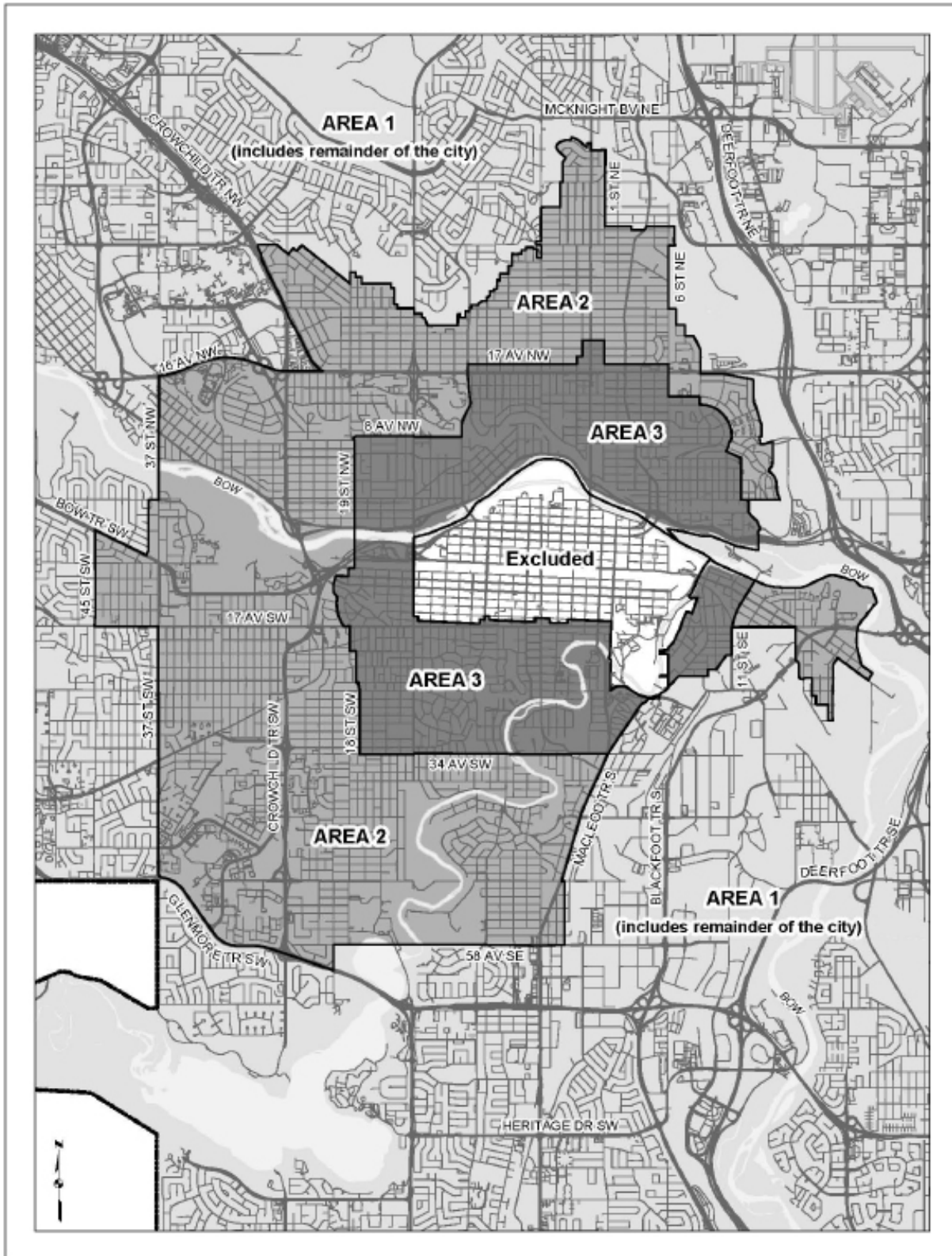
Recycling Facilities

547 Recycling facilities must be provided for a ***cottage housing cluster***.

Access to Parking Stalls

- 548** (1) ***Motor vehicle parking stalls*** must not be located between the ***common amenity space*** and a **Cottage Building**.-
- (2) Access to ***motor vehicle parking stalls*** and ***private garages*** must be from a ***lane*** and ***private garages*** must be located ***adjacent*** to a ***lane***.

Map 7:
Parking Areas Map



Minimum Motor Vehicle Parking Stall Requirements for Commercial Multi-Residential Uses

- 562 (1)** Unless otherwise referenced in subsection (2), the minimum number of **motor vehicle parking stalls** for **commercial multi-residential uses** is the requirement referenced in Part 4.
- (2)** Where a **street-oriented multi-residential building** contains **commercial multi-residential uses** on the floor closest to **grade**, the minimum number of **motor vehicle parking stalls** is:
- (a)** 1.7 stalls per 10.0 square metres of **public area** for **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small**; and
 - (b)** 2.0 stalls per 100.0 square metres of cumulative **gross usable floor area** for all other **commercial multi-residential uses**, which is reduced by 1.0 stalls per 50.0 square metres of **gross usable floor area** to a maximum reduction of 3.0 stalls.

Accessory Residential Buildings

- 563 (1)** An **Accessory Residential Building**:

- (a)** may have an **amenity space** in the form of a **deck** or a **patio**;
 - (b)** Unless specified in subsection (4) must not be located in a required **setback area**; and
 - (c)** must not be located between any **building** and a public **street**.
- (2)** The maximum **gross floor area** of an **Accessory Residential Building** is:
- (a)** 74.0 square metres, when approved for storage, garbage containers and recycling facilities; and
 - (b)** 100.0 square metres, when approved and used as a **private garage**.
- (3)** The maximum height for an **Accessory Residential Building**, when approved as a **private garage** is:
- (a)** in the Multi-Residential – Contextual Grade-Oriented District:
 - (i)** 4.6 metres, when measured from **grade** at any point adjacent to the **building**; and
 - (ii)** 3.0 metres to any **eaveline**, when measured from the finished floor of the **building**; and
 - (b)** in all other **multi-residential districts**, 5.0 metres measured from **grade**.
- (4)** Where the **main residential building** is a **Multi-Residential Development**, an **Accessory Residential Building** used to accommodate garage and waste material, a **private garage** or both, the **Accessory Residential Building** may be located in a **setback area** from another **parcel** provided that:

- (a) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
- (b) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for development and the title of the **adjacent parcel**; and
 - (ii) include a 0.60 metre footing encroachment easement.

Objects Prohibited or Restricted

- 564** (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area**, except while engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel**, except while engaged in loading or unloading.
- (5) A satellite dish antenna greater than 1.0 metre in diameter must not:
- (a) be located in an **actual front setback area** or in an **actual side setback area** of a **corner parcel**;
 - (b) be located higher than 3.0 metres from **grade**; and
 - (c) be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter, when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and screened to the satisfaction of the **Development Authority**.
- (7) A **skateboard ramp** must not be located in or on a **parcel**.

Driveway Length and Parking Areas

- 565** (1) A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.

- (2) A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
 - (b) be a minimum of 3.0 metres in width.
- (3) A driveway connecting to a **lane** must:
- (a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and
 - (b) be located between the **property line** shared with a **lane** and the vehicular entrance of the **private garage**.
- (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or a parking stall that is surfaced with asphalt, concrete, or similar hard surface.

Garbage

566 (1) Garbage containers and waste material must be stored either:

- (a) inside a **building**; or
- (b) in a garbage container enclosure approved by the **Development Authority**.

41P2009

(2) A garbage container enclosure:

- (a) must not be located between a **building** and a public **street**; and
- (b) unless specified in subsection (3) must not be located in a **setback area**.

41P2009

(3) Where the **main residential building** is a **Multi-Residential Development** a garbage container enclosure may be located in a **setback area** from another **parcel** provided that:

- (a) the wall of the enclosure is constructed of maintenance free materials; and
- (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

Recycling Facilities

567 Recycling facilities must be provided for every **Multi-Residential Development**.

Mechanical Screening

568 Mechanical systems or equipment that are located outside of a **building** must be **screened**.

Visibility Setback

569 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

13P2008

Retaining Walls

- 570** (1) A **retaining wall** must be less than 1.0 metres in height, measured from lowest **grade** at any point next to the **retaining wall**:
- (a) in the case of a **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**:
- (a) in the case of **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.

Fences

- 571** The height of a **fence** above **grade**, at any point along a **fence** line, must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
 - (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
 - (c) 2.5 metres to the highest point of a gateway, provided that the gateway does not exceed 2.5 metres in length.

68P2008

Solar Collectors

- 571.1** (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12:
- (a) may project a maximum of 2.0 metres from the surface of the roof; and
 - (b) must be located at least 1.0 metres from the edge of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
 - (b) must not extend beyond the outermost edge of the roof.

- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of 0.6 metres from the surface of that wall.

67P2008

Gated Access

572 A gate must not be located across a **private condominium roadway**.

Single Detached, Semi-Detached, Duplex Dwellings and Secondary Suites

573 Any of the following **uses** must comply with the rules of the R-C2 District that apply to such **development**:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Duplex Dwelling**;
- (c) **Minor Residential Addition**;
- (d) **Secondary Suite**;
- (e) **Semi-detached Dwelling**; or
- (f) **Single Detached Dwelling**.

Parcel Access

574 All **developments** must comply with the *Controlled Streets Bylaw*.

Commercial Multi-Residential Uses

575 Where “**commercial multi-residential uses**” are referred to in this Part, they include only those **commercial multi-residential uses** that are specifically listed in the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts.

- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

- 620** (1) The minimum **density** for **parcels** designated M-1 District is 50 **units** per hectare.
- (2) The maximum **density** for **parcels** designated M-1 District is 148 **units** per hectare.
- (3) The maximum **density** for **parcels** designated M-1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

Setback Area

- 621** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 622.

Building Setbacks

- 622** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated:
- (a) C-N1 or C-COR1 District; or
 - (b) M-G, M-1, M-2, M-H1, M-H2, M-H3, M-X1, or M-X2 District.

Landscaping

- 623** At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 624** (1) Unless otherwise referenced in subsection (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Division 6: Special Purpose – Community Institution (S-CI) District

Purpose

1053 The Special Purpose – Community Institution District is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of **building** forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

Permitted Uses

1054 The following **uses** are **permitted uses** in the Special Purpose – Community Institution District:

- (a) **Home Occupation - Class 1;** 41P2009
- (a.1) **Natural Area;** 41P2009
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;**
- (g) **Special Function Tent – Recreational; and**
- (h) **Utilities.**

Discretionary Uses

1055 (1) The following **uses** are **discretionary uses** in the Special Purpose – Community Institution District:

- (a) **Addiction Treatment;**
- (b) **Cemetery;**
- (c) **Child Care Service;**
- (d) **Columbarium;**
- (d.1) **Conference and Event Facility;** 67P2008
- (e) **Crematorium;**
- (f) **Custodial Care;**

- (g) **Food Kiosk;**
 - 41P2009 (g.1) **Home Occupation – Class 2;**
 - (h) **Hospital;**
 - (i) **Instructional Facility – Inside;**
 - (j) **Library;**
 - (k) **Museum;**
 - (l) **Performing Arts Centre;**
 - (m) **Place of Worship – Large;**
 - (n) **Place of Worship – Medium;**
 - (o) **Place of Worship – Small;**
 - (p) **Post-secondary Learning Institution;**
 - (q) **Power Generation Facility – Medium;**
 - (r) **Residential Care;**
 - (s) **School – Private;**
 - (t) **Service Organization;**
 - (u) **Sign – Class C;**
 - (v) **Sign – Class D;**
 - 71P2008 (w) **Sign – Class E;**
 - (x) *deleted*
 - 71P2008 (y) **Social Organization;**
 - (z) *deleted*
 - (aa) **Spectator Sports Facility; and**
 - (bb) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in existing **buildings** containing **Dwelling Units** at the time of the effective date of this Bylaw:
- (a) **Multi-Residential Development.**

Division 7: Special Purpose – City and Regional Infrastructure (S-CRI) District

Purpose

1066 The Special Purpose – City and Regional Infrastructure District is intended to provide for:

- (a) infrastructure and utility facilities;
- (b) vehicle maintenance, work depots and training centres related to infrastructure **development** and maintenance;
- (c) facilities and systems for public transportation; and
- (d) **uses** operated by Federal, Provincial and Municipal levels of government.

Permitted Uses

1067 (1) The following **uses** are **permitted uses** in the Special Purpose – City and Regional Infrastructure District:

- (a) **Airport;**
- (b) **Cemetery;**
- (c) **Columbarium;**
- (d) **Crematorium;**
- (e) **Military Base;**
- (f) **Municipal Works Depot;**
- (g) **Natural Area;**
- (h) **Park;**
- (i) **Power Generation Facility – Small;**
- (j) **Protective and Emergency Service;**
- (k) **Rail Line;**
- (l) **Sewage Treatment Plant;**
- (m) **Sign – Class A;**
- (n) **Sign – Class B;**
- (o) **Sign – Class D;**

1P2009

- (p) *deleted*
- (q) **Tree Farm;**
- (r) **Utilities;**
- (s) **Utility Building;**
- (t) **Vehicle Storage – Large;**
- (u) **Vehicle Storage – Passenger;**
- (v) **Waste Disposal and Treatment Facility;** and
- (w) **Water Treatment Plant.**

(2) The following *uses* are **permitted uses** in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved **buildings**:

- (a) **Temporary Shelter.**

28P2009

Discretionary Uses

1068 (1) The following *uses* are **discretionary uses** in the Special Purpose – City and Regional Infrastructure District:

- (a) **Custodial Care;**
- (b) **Distribution Centre;**
- (c) **Equipment Yard;**
- (d) **Freight Yard;**
- (e) **Information and Service Provider;**
- (f) **Instructional Facility – Inside;**
- (g) **Instructional Facility – Outside;**
- (h) **Office;**
- (i) **Parking Lot – Grade;**
- (j) **Parking Lot – Structure;**
- (k) **Power Generation Facility – Medium;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;** and
- (n) **Special Function Tent – Recreational.**

41P2009

41P2009

(2) An existing **Sign – Class F** is a **discretionary use** where:

- (a) it existed on the effective date of this Bylaw, and
- (b) was previously approved by a **development permit** issued by the **City**.

Division 9: Special Purpose – Future Urban Development (S-FUD) District

Purpose

1085 The Special Purpose – Future Urban Development District is intended to:

- (a) be applied to lands that are awaiting urban development and utility servicing;
- (b) protect lands for future urban forms of development and density by restricting premature subdivision and **development** of **parcels** of land;
- (c) provide for a limited range of temporary **uses** that can easily be removed when land is redesignated to allow for urban forms of development; and
- (d) accommodate extensive agricultural uses prior to development to urban uses.

Permitted Uses

1086 The following **uses** are **permitted uses** in the Special Purpose – Future Urban Development District:

- (a) **Accessory Residential Building;**
- (b) **Extensive Agriculture;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Manufactured Home;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class A;**
- (g) **Sign – Class B;**
- (h) **Sign – Class D;**
- (i) **Single-Detached Dwelling; and**
- (j) **Utilities.**

41P2009

Discretionary Uses

1087 (1) The following **uses** are **discretionary uses** in the Special Purpose – Future Urban Development District:

- (a) **Bed and Breakfast;**
- (a.1) **Home Based Child Care – Class 2;**

41P2009

- (b) **Home Occupation – Class 2;**
 - (c) **Outdoor Recreation Area;**
 - (d) **Power Generation Facility – Medium;**
 - (e) **Sign – Class C;**
 - (f) **Sign – Class E;**
 - (g) **Sign – Class F;**
 - (h) **Special Function Tent – Recreational;**
 - (i) **Utility Building;**
 - (j) **Vehicle Storage – Passenger; and**
 - (k) **Vehicle Storage – Recreational.**
- (2) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
 - (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced, but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (3) A **use** that meets the conditions of subsection (2) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (4) The applicant for a **development permit** for a **use**, pursuant to this section, must show that the **use** complies with the conditions of subsection (2).

Rules

1088 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

Auto Body and Paint Shop
Auto Service – Major
Auto Service – Minor
Bulk Fuel Sales Depot
Car Wash – Multi-Vehicle
Car Wash – Single Vehicle
Gas Bar
Large Vehicle Service
Large Vehicle Wash
Recreational Vehicle Service

CARE AND HEALTH GROUP

Addiction Treatment
Child Care Service
Custodial Care
Health Services Laboratory – With Clients
Hospital
Medical Clinic
Residential Care

CULTURE AND LEISURE GROUP

Amusement Arcade
Billiard Parlour
Cinema
Community Recreation Facility
Computer Games Facility
Conference and Event Facility
Fitness Centre
Gaming Establishment – Bingo
Indoor Recreation Facility
Library
Motion Picture Filming Location
Museum
Outdoor Recreation Area
Performing Arts Centre
Place of Worship – Large
Place of Worship – Medium
Place of Worship – Small
Radio and Television Studio
Social Organization
Spectator Sports Facility

DIRECT CONTROL USES

Adult Mini-Theatre
Campground
Emergency Shelter
Fertilizer Plant
Firing Range
Gaming Establishment – Casino
Hide Processing Plant
Intensive Agriculture
Inter-City Bus Terminal
Jail
Motorized Recreation
Natural Resource Extraction
Pits and Quarries
Power Generation Facility – Large
Race Track
Refinery
Salvage Processing – Heat and Chemicals
Saw Mill
Slaughter House
Stock Yard
Tire Recycling
Zoo

DISASSEMBLY GROUP

Auto Wrecker
Recycling Plant

EATING AND DRINKING GROUP

Catering Service – Major
Catering Service – Minor
Dinner Theatre
Drinking Establishment – Large
Drinking Establishment – Medium
Drinking Establishment – Small
Food Kiosk
Night Club
Restaurant: Food Service Only – Large
Restaurant: Food Service Only – Medium
Restaurant: Food Service Only – Small
Restaurant: Licensed – Large
Restaurant: Licensed – Medium
Restaurant: Licensed – Small
Take Out Food Service

INDUSTRIAL SUPPORT GROUP

Beverage Container Drop-Off Depot
Dry-cleaning and Fabric Care Plant
Health Services Laboratory – Without Clients
Household Appliance and Furniture Repair Service
Industrial Design and Testing – Inside
Industrial Design and Testing – Outside
Industrial Repair and Service – Inside
Industrial Repair and Service – Outside

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
Military Base
Municipal Works Depot
Natural Area
Park
Parking Lot – Grade
Parking Lot – Grade (temporary)
Parking Lot – Structure
Park Maintenance Facility – Large
Park Maintenance Facility – Small
Power Generation Facility – Medium
Power Generation Facility – Small
Protective and Emergency Service
Public Transit System
Rail Line
Sewage Treatment Plant
Utilities
Utilities – Linear
Utility Building
Waste Disposal and Treatment Facility
Water Treatment Plant

OFFICE GROUP

Counselling Service
Office
Service Organization

PERSONAL SERVICE GROUP

Beauty and Body Service
Funeral Home
Information and Service Provider
Personal Apparel Service
Pet Care Service
Photographic Studio
Print Centre

PRODUCTION GROUP

Animal Feed Processor – Class 1
Animal Feed Processor – Class 2
Artist's Studio
Asphalt, Aggregate and Concrete Plant
Brewery and Distillery – Class 1
Brewery and Distillery – Class 2
Contractor's Shop – Class 1
Contractor's Shop – Class 2
Food and Beverage Processor – Class 1
Food and Beverage Processor – Class 2
Manufacturer – Class 1
Manufacturer – Class 2
Manufacturer – Class 3
Metal Fabricator
Motion Picture Production Facility
Printing, Publishing and Distributing
Specialty Food Store

RESIDENTIAL GROUP

Assisted Living
 Contextual Single Detached Dwelling
 Cottage Building
 Duplex Dwelling
 Dwelling Unit
 Hotel
 Live Work Unit
 Manufactured Home
 Manufactured Home Park
 Minor Residential Addition
 Multi-Residential Development
 Multi-Residential Development – Minor
 Rowhouse
 Secondary Suite
 Single Detached Dwelling
 Semi-detached Dwelling
 Temporary Shelter
 Townhouse

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and Equipment
 Convenience Food Store
 Financial Institution
 Large Vehicle Sales
 Liquor Store
 Market
 Pawn Shop
 Recreation Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail Store
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor
 Video Store

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Government Sign
 Property Management Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Identification Sign
 Any type of sign located in a building and not intended to be viewed from outside

Sign – Class B

Fascia Identification Sign

Sign – Class C

Freestanding Identification Sign

Sign – Class D

Canopy Identification Sign
 Projecting Identification Sign

Sign – Class E

Electronic Message Sign
 Flashing and Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Identification Sign
 Roof Sign
 Rotating Sign
 Strings of Pennants
 Temporary Sign Marker
 Any type of sign that employs stereo optic, video, motion picture, laser or other projection device
 Any type of sign that does not fit within any of the sign types listed in Classes A, B, C, D or F

Sign – Class F

Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Recyclable Construction Material Collection Depot (temporary)
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational
 Warehouse – Storage Only

SUBORDINATE USE GROUP

Accessory Food Service
 Accessory Liquor Service
 Accessory Residential Building
 Bed and Breakfast
 Columbarium
 Custodial Quarters
 Drive Through
 Home Occupation – Class 1
 Home Occupation – Class 2
 Outdoor Café
 Proshop
 Seasonal Sales Area
 Special Function Tent – Commercial
 Special Function Tent – Recreational

TEACHING AND LEARNING GROUP

Instructional Facility – Inside
 Instructional Facility – Outside
 Post-secondary Learning Institution
 School – Private
 School Authority – School
 School Authority Purpose – Major
 School Authority Purpose – Minor