

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009
13P2008	June 1, 2008	46P2009	December 14, 2009
15P2008	June 1, 2008	38P2009	December 15, 2009
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.*

## **PUBLISHING INFORMATION**

**TITLE:** THE CALGARY LAND USE BYLAW 1P2007

**AUTHOR:** LAND USE BYLAW SUSTAINMENT TEAM,  
DEVELOPMENT & BUILDING APPROVALS,  
PLANNING IMPLEMENTATION

**STATUS:** APPROVED BY CITY COUNCIL  
2007 JULY 23

**PRINTING DATE:** 2008 AUGUST

**ADDITIONAL COPIES:** THE CITY OF CALGARY  
DEVELOPMENT & BUILDING APPROVALS  
PLANNING IMPLEMENTATION  
DOCUMENT SALES CENTRE #8135  
P.O. BOX 2100, STN M  
CALGARY, ALBERTA T2P 2M5

**PHONE:** CALL 3-1-1

**WEB:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)

**DOWNLOAD FROM:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)

**GO TO:** The Calgary Land Use Bylaw, 1P2007

<b>SECTION</b>	<b>PAGE</b>
----------------	-------------

## PART 4: USES AND USE RULES

### Division 1: General Provisions

130	Interpretation .....	131
131	Identification of Proposed Uses within a Development Permit Application	131
132	Commencement of Development for a Development Permit Authorizing Multiple Uses .....	132
133	Rules for All Uses .....	132
134	Uses Not Listed But Allowed in All Districts .....	132

### Division 2: Defined Uses

135	Defined Terms .....	133
136	Accessory Food Service .....	133
137	Accessory Liquor Service .....	133
138	Accessory Residential Building .....	134
139	Addiction Treatment .....	134
140	Adult Mini-Theatre .....	135
141	Amusement Arcade .....	135
142	Animal Feed Processor – Class 1 .....	136
143	Animal Feed Processor – Class 2 .....	136
144	Artist's Studio .....	136
145	Asphalt, Aggregate and Concrete Plant .....	136
146	Assisted Living .....	137
147	Auction Market – Other Goods .....	138
148	Auction Market – Vehicles and Equipment .....	138
149	Auto Body and Paint Shop .....	139
150	Auto Service – Major .....	140
151	Auto Service – Minor .....	141
152	Auto Wrecker .....	142
153	Beauty and Body Service .....	142
154	Bed and Breakfast .....	143
155	Beverage Container Drop-Off Depot .....	144
156	Billiard Parlour .....	144
157	Brewery and Distillery – Class 1 .....	144
158	Brewery and Distillery – Class 2 .....	144
158.1	Building Supply Centre .....	145
159	Bulk Fuel Sales Depot .....	145
160	Campground .....	146
161	Car Wash – Multi Vehicle .....	146
162	Car Wash – Single Vehicle .....	147
163	Catering Service – Major .....	148
164	Catering Service – Minor .....	148
165	Child Care Service .....	149
166	Cinema .....	149
167	Columbarium .....	150
168	Community Entrance Feature .....	150
169	Community Recreation Facility .....	151
170	Computer Games Facility .....	152
170.1	Conference and Event Facility .....	152

<b>SECTION</b>	<b>PAGE</b>
171	Contextual Single Detached Dwelling ..... 153
172	Contractor's Shop – Class 1..... 153
173	Contractor's Shop – Class 2..... 153
174	Convenience Food Store..... 153
175	Cottage Building ..... 154
176	Counselling Service..... 154
177	Crematorium..... 155
178	Custodial Care..... 155
179	Custodial Quarters ..... 156
180	Dinner Theatre ..... 165
181	Distribution Centre..... 165
182	Drinking Establishment – Large ..... 166
183	Drinking Establishment – Medium..... 167
184	Drinking Establishment – Small..... 168
185	Drive Through..... 169
186	Dry-cleaning and Fabric Care Plant ..... 170
187	Duplex Dwelling..... 171
188	Dwelling Unit ..... 171
189	Emergency Shelter ..... 171
190	Equipment Yard ..... 172
191	Extensive Agriculture..... 173
192	Fertilizer Plant ..... 173
193	Financial Institution..... 174
194	Firing Range..... 174
195	Fitness Centre ..... 175
195.1	Fleet Service ..... 175
196	Food and Beverage Processor – Class 1..... 176
197	Food and Beverage Processor – Class 2..... 176
198	Food Kiosk ..... 176
199	Freight Yard ..... 177
200	Funeral Home..... 177
201	Gaming Establishment – Bingo ..... 178
202	Gaming Establishment – Casino ..... 179
203	Gas Bar ..... 179
203.1	General Industrial – Heavy..... 180
203.2	General Industrial – Light ..... 181
203.3	General Industrial – Medium ..... 182
204	Health Services Laboratory – With Clients..... 184
205	Health Services Laboratory – Without Clients..... 184
206	Hide Processing Plant..... 185
206.1	Home Based Child Care – Class 1..... 185
206.2	Home Based Child Care – Class 2..... 185
207	Home Occupation – Class 1..... 186
208	Home Occupation – Class 2..... 187
209	Hotel..... 188.1
210	Household Appliance and Furniture Repair Service..... 188.1
211	Indoor Recreation Facility..... 189
212	Industrial Design and Testing – Inside..... 189
213	Industrial Design and Testing – Outside..... 189
214	Industrial Repair and Service – Inside..... 189
215	Industrial Repair and Service – Outside..... 189

SECTION	PAGE
216	Information and Service Provider ..... 189
217	Instructional Facility - Inside ..... 190
218	Instructional Facility – Outside ..... 191
219	Jail ..... 191
220	Kennel ..... 192
221	Large Vehicle and Equipment Sales ..... 192
222	Large Vehicle Service..... 193
223	Large Vehicle Wash..... 193
224	Library ..... 194
225	Liquor Store..... 195
226	Live Work Unit ..... 195
227	Manufactured Home ..... 201
228	Manufactured Home Park ..... 201
229	Manufacturer – Class 1 ..... 202
230	Manufacturer – Class 2 ..... 202
231	Manufacturer – Class 3 ..... 202
232	Market ..... 202
233	Medical Clinic ..... 202
234	Metal Fabricator ..... 203
235	Minor Residential Addition..... 203
236	Motion Picture Filming Location ..... 203
237	Motion Picture Production Facility ..... 203
238	Motorized Recreation ..... 204
239	Multi-Residential Development..... 204
240	Multi-Residential Development – Minor..... 205
241	Municipal Works Depot ..... 206
242	Museum..... 207
243	Natural Area ..... 208
244	Natural Resource Extraction ..... 208
245	Night Club..... 209
246	Office ..... 209
247	Outdoor Café..... 210
248	Outdoor Recreation Area..... 211
249	Park ..... 221
250	Park Maintenance Facility – Large ..... 221
251	Park Maintenance Facility – Small ..... 222
252	Parking Lot – Grade ..... 222
252.1	Parking Lot - Grade (temporary) ..... 223
253	Parking Lot – Structure..... 223
254	Pawn Shop ..... 223
255	Performing Arts Centre..... 224
256	Personal Apparel Service ..... 224
257	Pet Care Service ..... 225
258	Photographic Studio ..... 225
259	Pits and Quarries..... 226
260	Place of Worship – Large ..... 226
261	Place of Worship – Medium ..... 227
262	Place of Worship – Small ..... 228
263	Post-secondary Learning Institution ..... 229
264	Power Generation Facility – Large ..... 230
265	Power Generation Facility – Medium ..... 230

<b>SECTION</b>	<b>PAGE</b>
266 Power Generation Facility – Small .....	231
267 Print Centre .....	232
268 Printing, Publishing and Distributing.....	232
269 Proshop .....	233
270 Protective and Emergency Service .....	233
270.1 Public Transit System.....	234
271 Race Track .....	234
272 Radio and Television Studio .....	234
273 Recreational Vehicle Sales.....	235
274 Recreational Vehicle Service.....	235
274.1 Recycleable Construction Material Collection Depot (Temporary).....	236
275 Recycling Plant.....	236
276 Refinery .....	236
277 Residential Care.....	237
278 Restaurant: Food Service Only – Large .....	237
279 Restaurant: Food Service Only – Medium .....	238
280 Restaurant: Food Service Only – Small .....	239
281 Restaurant: Licensed – Large .....	239
282 Restaurant: Licensed – Medium.....	240
283 Restaurant: Licensed – Small .....	241
284 Restored Building Products Sales Yard.....	242
285 Retail Garden Centre .....	242
286 Retail Store.....	243
287 Rowhouse .....	244
288 Salvage Processing – Heat and Chemicals .....	245
288.1 Salvage Yard .....	245
289 Sawmill .....	246
290 School – Private .....	247
291 School Authority – School .....	248
292 School Authority Purpose – Major .....	249
293 School Authority Purpose – Minor .....	249
294 Seasonal Sales Area .....	250
295 Secondary Suite .....	251
296 Self Storage Facility .....	252
297 Semi-detached Dwelling.....	252
298 Service Organization .....	252
299 Sign – Class A .....	253
300 Sign – Class B.....	255
301 Sign – Class C.....	255
302 Sign – Class D.....	256
303 Sign – Class E.....	256
304 Sign – Class F .....	257
305 Single Detached Dwelling .....	258
306 Slaughter House.....	258
307 Social Organization .....	259
308 Special Function Tent – Commercial.....	260
309 Special Function Tent – Recreational.....	261
309.1 Specialized Industrial .....	262
310 Specialty Food Store .....	263
311 Spectator Sports Facility .....	263
312 Stock Yard .....	264

---

<b>SECTION</b>	<b>PAGE</b>
<b>313</b> Storage Yard.....	264
<b>314</b> Supermarket.....	265
<b>315</b> Take Out Food Service.....	267
<b>316</b> Temporary Residential Sales Centre.....	267
<b>317</b> Temporary Shelter.....	268
<b>318</b> Tire Recycling.....	268
<b>319</b> Townhouse.....	268
<b>320</b> Tree Farm.....	269
<b>321</b> Utilities.....	269
<b>321.1</b> Utilities - Linear.....	270
<b>322</b> Utility Building.....	270
<b>323</b> Vehicle Rental – Major.....	271
<b>324</b> Vehicle Rental – Minor.....	271
<b>325</b> Vehicle Sales – Major.....	272
<b>326</b> Vehicle Sales – Minor.....	272
<b>327</b> Vehicle Storage – Large.....	273
<b>328</b> Vehicle Storage – Passenger.....	274
<b>329</b> Vehicle Storage – Recreational.....	275
<b>330</b> Veterinary Clinic.....	276
<b>331</b> Video Store.....	276
<b>332</b> Warehouse – Storage Only.....	277
<b>333</b> Waste Disposal and Treatment Facility.....	277

SECTION	PAGE
<b>PART 5: LOW DENSITY RESIDENTIAL DISTRICTS</b>	
<b>Division 1: General Rules for Low Density Residential Land Use Districts</b>	
<b>334</b>	Projections Into Setback Areas ..... 279
<b>335</b>	Length of Portions of a Building in Setback Areas ..... 279
<b>336</b>	Projections Into Front Setback Area ..... 279
<b>337</b>	Projections Into Side Setback Area ..... 280
<b>338</b>	Projections Into Rear Setback Area ..... 281
<b>338.1</b>	Patios ..... 281
<b>339</b>	Decks ..... 282
<b>340</b>	Balconies ..... 282
<b>341</b>	Driveways ..... 283
<b>342</b>	Retaining Walls ..... 284
<b>343</b>	Fences ..... 284
<b>343.1</b>	Solar Collectors ..... 284
<b>344</b>	Objects Prohibited or Restricted ..... 285
<b>345</b>	Accessory Residential Building ..... 285
<b>346</b>	Restrictions on Use of Accessory Residential Building ..... 286
<b>347</b>	Contextual Single Detached Dwelling ..... 287
<b>348</b>	Visibility Setback ..... 288
<b>349</b>	Roof Equipment Projection ..... 288
<b>350</b>	Private Maintenance Easements ..... 288
<b>351</b>	Secondary Suite – Setbacks ..... 288
<b>352</b>	Secondary Suite – Gross Floor Area ..... 289
<b>353</b>	Secondary Suite – Outdoor Private Amenity Space ..... 289
<b>354</b>	Secondary Suite – Density ..... 289
<b>355</b>	Secondary Suite – Entry and Stairways ..... 289
<b>356</b>	Secondary Suite – Building Height ..... 289
<b>357</b>	Parcels Deemed Conforming ..... 290
<b>358</b>	Dwellings Deemed Conforming ..... 290
<b>359</b>	Personal Sales ..... 291
<b>360</b>	Building Height in the Developing Area ..... 291
<b>361</b>	Building Height on a Corner Parcel in the Developing Area ..... 292
<b>362</b>	Building Height in the Developed Area ..... 292
<b>363</b>	Approved Building Grade Plans ..... 292.2
<b>364</b>	Gated Access ..... 292.2
<b>365</b>	Minor Residential Addition – Semi-detached Dwelling and Duplex Dwelling ..... 292.2
<b>Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District</b>	
<b>366</b>	Purpose ..... 293
<b>367</b>	Permitted Uses ..... 293
<b>368</b>	Discretionary Uses ..... 293
<b>369</b>	Permitted and Discretionary Uses for Parcels Designated R-C1Ls ..... 294
<b>370</b>	Rules ..... 294
<b>371</b>	Number of Main Residential Buildings on a Parcel ..... 294
<b>372</b>	Parcel Width ..... 294
<b>373</b>	Parcel Depth ..... 294
<b>374</b>	Parcel Area ..... 295



SECTION	PAGE
460 Permitted Uses .....	329
461 Discretionary Uses .....	329
462 Rules .....	330
463 Number of Main Residential Buildings on a Parcel .....	330
464 Parcel Width .....	330
465 Parcel Depth.....	330
466 Parcel Area .....	330
467 Parcel Coverage.....	330
468 Building Setback Areas .....	331
469 Building Setback from Front Property Line.....	331
470 Building Setback from Side Property Line.....	331
471 Building Setback from Rear Property Line .....	332
472 Building Height .....	332
473 Motor Vehicle Parking Stalls.....	333

### **Division 8: Residential – One / Two Dwelling (R-2) District**

474 Purpose .....	335
475 Permitted Uses .....	335
476 Discretionary Uses .....	335
477 Rules .....	336
478 Number of Main Residential Buildings on a Parcel .....	336
479 Parcel Width .....	336
480 Parcel Depth.....	337
481 Parcel Area .....	337
482 Parcel Coverage.....	337
483 Building Setback Areas .....	337
484 Building Setback from Front Property Line.....	338
485 Building Setback from Side Property Line.....	338
486 Building Setback from Rear Property Line .....	339
487 Building Height .....	339
488 Motor Vehicle Parking Stalls.....	339

### **Division 9: Residential – Low Density Multiple Dwelling (R-2M) District**

489 Purpose .....	341
490 Permitted Uses .....	341
490.1 .....	341
491 Discretionary Uses .....	341
492 Rules .....	342
493 Density .....	342
494 Parcel Width .....	343
495 Parcel Depth.....	343
496 Parcel Area .....	343
497 Parcel Coverage.....	344
498 Building Setback Areas .....	344
499 Building Setback from Front Property Line.....	344
500 Building Setback from Side Property Line.....	344
501 Building Setback from Rear Property Line .....	345
502 Building Height .....	345
503 Garbage .....	345
504 Recycling Facilities.....	346

<b>SECTION</b>	<b>PAGE</b>
<b>505</b> Motor Vehicle Parking Stalls.....	346
 <b>Division 10: Residential – Manufactured Home (R-MH) District</b>	
<b>506</b> Purpose .....	347
<b>507</b> Permitted Uses .....	347
<b>508</b> Discretionary Uses .....	347
<b>509</b> Rules .....	348
<b>510</b> Density .....	348
<b>511</b> Parcel Width .....	348
<b>512</b> Parcel Frontage.....	348
<b>513</b> Parcel Area .....	348
<b>514</b> Parcel Coverage.....	348
<b>515</b> Building Setback Areas .....	348
<b>516</b> Building Setbacks from a Property Line .....	348
<b>517</b> Projections into Setback Areas.....	349
<b>518</b> Building Height .....	349
<b>519</b> Outdoor Private Amenity Space .....	349
<b>520</b> Manufactured Home Installation.....	349
<b>521</b> Accessory Residential Building .....	349
<b>522</b> Manufactured Home Park .....	349
<b>523</b> Garbage .....	350
<b>524</b> Recycling Facilities.....	351
 <b>Division 11: Residential – Cottage Housing (R-CH) District</b>	
<b>525</b> Purpose .....	353
<b>526</b> Permitted Uses.....	353
<b>527</b> Discretionary Uses .....	353
<b>528</b> Rules .....	354
<b>529</b> Building Density.....	354
<b>530</b> Block Face Requirement .....	354
<b>531</b> Parcel Width .....	354
<b>532</b> Parcel Depth.....	354
<b>533</b> Parcel Area .....	354
<b>534</b> Parcel Coverage .....	354
<b>535</b> Building Setback Areas .....	354
<b>536</b> Building Setbacks from a Property Line .....	355
<b>537</b> Projections into Setback Areas.....	355
<b>538</b> Building Height .....	355
<b>539</b> Building Separation .....	355
<b>540</b> Orientation and Number of Dwellings.....	355
<b>541</b> Building Roof Pitch .....	356
<b>542</b> Dwelling Unit Size .....	356
<b>543</b> Outdoor Private Amenity Space .....	356
<b>544</b> Common Amenity Space.....	357
<b>545</b> Accessory Residential Buildings .....	357
<b>546</b> Garbage .....	357
<b>547</b> Recycling Facilities.....	358
<b>548</b> Access to Parking Stalls.....	358

SECTION	PAGE
774 Required Bicycle Parking Stalls .....	493
775 Exclusive Use of Bicycle Parking Stalls .....	494

#### **Division 6: Commercial – Corridor 1 f##h#(C-COR1f##h#) District**

776 Purpose .....	495
777 Permitted Uses .....	495
778 Discretionary Uses .....	497
779 Rules .....	498
780 Floor Area Ratio .....	499
781 Building Height .....	499
782 Building Orientation .....	499
783 Building Façade.....	499
784 Vehicle Access .....	499
785 Use Area.....	500
786 Location of Uses within Buildings.....	500
787 Front Setback Area.....	501
788 Rear Setback Area .....	501
789 Side Setback Area.....	502
790 Landscaping In Setback Areas.....	502
791 Minimum Required Motor Vehicle Parking Stalls .....	503
792 Excess Motor Vehicle Parking Stalls .....	506
793 Exclusive Use of Motor Vehicle Parking Stalls .....	506
794 Required Bicycle Parking Stalls .....	506.1
795 Exclusive Use of Bicycle Parking Stalls .....	506.1

#### **Division 7: Commercial – Corridor 2 f##h#(C-COR2 f##h#) District**

796 Purpose .....	507
797 Permitted Uses .....	507
798 Discretionary Uses .....	509
799 Rules .....	511
800 Parcel Area.....	511
801 Floor Area Ratio .....	511
802 Building Height .....	511
803 Use Area.....	511
804 Location of Uses within Buildings.....	512
805 Front Setback Area.....	512
806 Rear Setback Area .....	513
807 Side Setback Area.....	513
808 Landscaping In Setback Areas.....	513
809 Minimum Required Motor Vehicle Parking Stalls .....	514
810 Reductions of Minimum Motor Vehicle Parking Requirement .....	516
811 Required Bicycle Parking Stalls .....	516
812 Exclusive Use of Bicycle Parking Stalls .....	517

<b>SECTION</b>	<b>PAGE</b>
<b>Division 8: Commercial – Corridor 3 f#h#(C-COR3 f#h#) District</b>	
813 Purpose .....	519
814 Permitted Uses .....	519
815 Discretionary Uses .....	521
816 Rules .....	523
817 Parcel Area .....	523
818 Floor Area Ratio .....	523
819 Building Height .....	523
820 Use Area.....	524
821 Front Setback Area.....	524
822 Rear Setback Area .....	524
823 Side Setback Area.....	524
824 Landscaping In Setback Areas.....	525
825 Minimum Required Motor Vehicle Parking Stalls .....	526
826 Reductions of Minimum Motor Vehicle Parking Requirement .....	526
827 Required Bicycle Parking Stalls .....	527
<b>Division 9: Commercial – Office f#h# (C-O f#h#) District</b>	
828 Purpose .....	529
829 Permitted Uses .....	529
830 Discretionary Uses .....	531
831 Rules .....	532
832 Floor Area Ratio .....	532
833 Building Height .....	532
834 Use Area.....	532
835 Front Setback Area.....	532
836 Rear Setback Area .....	532
837 Side Setback Area.....	533
838 Landscaping In Setback Areas.....	533
839 Employee Area .....	534
840 Reductions of Minimum Motor Vehicle Parking Requirement .....	534
841 Excess Motor Vehicle Parking Stalls .....	535
842 Required Bicycle Parking Stalls .....	535
<b>Division 10: Commercial – Regional 1 f#(C-R1 f#) District</b>	
843 Purpose .....	537
844 Permitted Uses .....	538
845 Discretionary Uses .....	538
846 Rules .....	539
847 Parcel Area .....	540
848 Floor Area Ratio .....	540
849 Building Height .....	540
850 Buildings.....	540
851 Use Area.....	540
852 Building Entrance Features .....	540
853 Front Setback Area.....	541
854 Rear Setback Area .....	541

<b>SECTION</b>	<b>PAGE</b>
<b>855</b> Side Setback Area .....	541
<b>856</b> Landscaping In Setback Areas .....	542
<b>857</b> Minimum Required Motor Vehicle Parking Stalls .....	543
<b>858</b> Excess Motor Vehicle Parking Stalls .....	543
<b>859</b> Exclusive Use of Motor Vehicle Parking Stalls .....	543
<b>860</b> Required Bicycle Parking Stalls .....	543

### **Division 11: Commercial – Regional 2 f# (C-R2 f#) District**

<b>861</b> Purpose .....	545
<b>862</b> Permitted Uses .....	545
<b>863</b> Discretionary Uses .....	547
<b>864</b> Rules .....	549
<b>865</b> Parcel Area .....	549
<b>866</b> Buildings .....	549
<b>867</b> Floor Area Ratio .....	550
<b>868</b> Building Height .....	550
<b>869</b> Location of Uses within Buildings .....	550
<b>870</b> Front Setback Area .....	550
<b>871</b> Rear Setback Area .....	550
<b>872</b> Side Setback Area .....	550
<b>873</b> Landscaping In Setback Areas .....	550
<b>874</b> Minimum Required Motor Vehicle Parking Stalls .....	551
<b>875</b> Reductions of Minimum Motor Vehicle Parking Requirement .....	552
<b>876</b> Excess Motor Vehicle Parking Stalls .....	553
<b>877</b> Exclusive Use of Motor Vehicle Parking Stalls .....	553
<b>878</b> Required Bicycle Parking Stalls .....	553
<b>879</b> Exclusive Use of Bicycle Parking Stalls .....	553

### **Division 12: Commercial – Regional 3 f#h# (C-R3 f#h#) District**

<b>880</b> Purpose .....	555
<b>881</b> Permitted Uses .....	555
<b>882</b> Discretionary Uses .....	557
<b>883</b> Rules .....	559
<b>884</b> Floor Area Ratio .....	559
<b>885</b> Building Height .....	559
<b>886</b> Transportation .....	559
<b>887</b> Building Orientation and Design .....	560
<b>888</b> Front Setback Area .....	560
<b>889</b> Rear Setback Area .....	560
<b>890</b> Side Setback Area .....	561
<b>891</b> Landscaping In Setback Areas .....	561
<b>892</b> Minimum Required Motor Vehicle Parking Stalls .....	562
<b>893</b> Reductions of Minimum Motor Vehicle Parking Requirement .....	563
<b>894</b> Excess Motor Vehicle Parking Stalls .....	563
<b>895</b> Exclusive Use of Motor Vehicle Parking Stalls .....	563
<b>896</b> Required Bicycle Parking Stalls .....	563

**PART 8: INDUSTRIAL DISTRICTS****Division 1: General Rules for Industrial Land Use Districts**

<b>897</b>	Projections Into Setback Areas .....	565
<b>898</b>	General Landscaped Area Rules .....	565
<b>899</b>	Planting Requirements .....	566
<b>900</b>	Low Water Irrigation System .....	566
<b>901</b>	Visibility Setback .....	566
<b>902</b>	Mechanical Screening .....	566
<b>903</b>	Garbage .....	567
<b>904</b>	Fences.....	567
<b>904.1</b>	Solar Collectors .....	567
<b>904.2</b>	Display and Sales Area .....	567
<b>904.3</b>	Outdoor Display Area .....	568
<b>905</b>	Parcel Access.....	568

**Division 2: Industrial – General (I-G) District**

<b>906</b>	Purpose .....	569
<b>907</b>	Permitted Uses.....	569
<b>908</b>	Discretionary Uses .....	571
<b>909</b>	Rules .....	572
<b>910</b>	Building Size.....	572
<b>911</b>	Floor Area Ratio .....	572
<b>912</b>	Building Height .....	572
<b>913</b>	Building Setback.....	572
<b>913.1</b>	Storage of Goods, Materials and Supplies.....	572
<b>914</b>	Screening .....	573
<b>914.1</b>	Gross Floor Area for Offices and Administration Areas .....	573
<b>915</b>	Front Setback Area.....	573
<b>916</b>	Rear Setback Area .....	574
<b>917</b>	Side Setback Area.....	574
<b>918</b>	Landscaping In Setback Areas.....	575
<b>919</b>	Additional Landscaping Requirements.....	576
<b>920</b>	Employee Area .....	577
<b>921</b>	Outside Product Display Areas.....	577

**Division 3: Industrial – Business f#h# (I-B f#h#) District**

<b>922</b>	Purpose .....	579
<b>923</b>	Permitted Uses.....	579
<b>924</b>	Discretionary Uses .....	580
<b>925</b>	Rules .....	581
<b>926</b>	Floor Area Ratio .....	582
<b>927</b>	Building Height .....	582
<b>928</b>	Use Area.....	582
<b>928.1</b>	Storage of Goods, Materials and Supplies.....	582
<b>929</b>	Front Setback Area.....	582
<b>930</b>	Rear Setback Area .....	582
<b>931</b>	Side Setback Area.....	583
<b>932</b>	Landscaping In Setback Areas.....	584
<b>933</b>	Additional Landscaping Requirements.....	585

SECTION	PAGE
934 Landscaping for Large Parking Area .....	585
935 Employee Area .....	586
936 Reductions to Minimum Motor Vehicle Parking Stalls .....	587

#### **Division 4: Industrial – Edge (I-E) District**

937 Purpose .....	589
938 Permitted Uses .....	589
939 Discretionary Uses .....	590
940 Rules .....	591
941 Floor Area Ratio .....	591
942 Building Height .....	591
943 Activities and Objects Prohibited .....	592
944 Use Area .....	592
945 Supplies and Products .....	592
946 Front Setback Area .....	592
947 Rear Setback Area .....	592
948 Side Setback Area .....	593
949 Landscaping In Setback Areas .....	593
950 Additional Landscaping Requirements .....	594
951 Employee Area .....	595
952 Screening .....	595

#### **Division 5: Industrial – Commercial (I-C) District**

953 Purpose .....	597
954 Permitted Uses .....	597
955 Discretionary Uses .....	599
956 Rules .....	600
957 Parcel Location .....	600
958 Floor Area Ratio .....	600
959 Building Height .....	600
960 Use Area .....	600
961 Front Setback Area .....	601
962 Rear Setback Area .....	601
963 Side Setback Area .....	601
964 Landscaping In Setback Areas .....	602
965 Additional Landscaping Requirements .....	603
965.1 Storage of Goods, Materials and Supplies .....	603
966 Employee Area .....	604

#### **Division 6: Industrial – Redevelopment (I-R) District**

967 Purpose .....	605
968 Permitted Uses .....	605
969 Discretionary Uses .....	606
970 Rules .....	607
971 Building Size .....	608
972 Floor Area Ratio .....	608
973 Building Height .....	608
974 Building Design .....	608
974.1 Building Setback .....	608
975 Front Setback Area .....	608



<b>SECTION</b>	<b>PAGE</b>
<b>976</b> Rear Setback Area .....	609
<b>977</b> Side Setback Area .....	609
<b>978</b> Landscaping In Setback Areas .....	610
<b>979</b> Additional Landscaping Requirements .....	611
<b>979.1</b> Storage of Goods, Materials and Supplies .....	612
<b>980</b> Employee Area .....	612
<b>981</b> Outside Product Display Areas .....	612

### **Division 7: Industrial - Outdoor (I-O) District**

<b>982</b> Purpose .....	613
<b>983</b> Permitted Uses .....	613
<b>984</b> Discretionary Uses .....	614
<b>985</b> Rules .....	614
<b>986</b> Parcel Area .....	614
<b>897</b> Building Size .....	614
<b>988</b> Building Height .....	614
<b>989</b> Storage of Goods .....	614
<b>990</b> Front Setback Area .....	615
<b>991</b> Rear Setback Area .....	615
<b>992</b> Side Setback Area .....	615
<b>993</b> Landscaping In Setback Areas .....	616
<b>994</b> Fencing and Screening .....	617
<b>995</b> Storm Water Management System .....	617
<b>996</b> Garbage .....	617
<b>997</b> Mechanical Screening .....	617
<b>998</b> Minimum Motor Vehicle Parking Stalls .....	617

### **Division 8: Industrial – Heavy (I-H) District**

<b>999</b> Purpose .....	619
<b>1000</b> Permitted Uses .....	619
<b>1001</b> Discretionary Uses .....	620
<b>1002</b> Rules .....	620
<b>1003</b> Front Setback Area .....	620
<b>1004</b> Rear Setback Area .....	620
<b>1005</b> Side Setback Area .....	621
<b>1006</b> Landscaping In Setback Areas .....	622
<b>1007</b> Fencing and Screening .....	623
<b>1008</b> Storm Water Management System .....	623
<b>1009</b> Garbage .....	623
<b>1010</b> Mechanical Screening .....	623
<b>1011</b> Minimum Motor Vehicle Parking Stalls .....	623
<b>1012</b> Required Bicycle Parking Stalls .....	624



SECTION	PAGE
<b>Division 9: Special Purpose – Future Urban Development (S-FUD) District</b>	
1085 Purpose .....	661
1086 Permitted Uses .....	661
1087 Discretionary Uses .....	661
1088 Rules .....	662
1089 Parcel Area .....	663
1090 Setback Areas .....	663
1091 Single Detached Dwellings and Manufactured Homes .....	663
<b>Division 10: Special Purpose – Transportation and Utility Corridor (S-TUC) District</b>	
1092 Purpose .....	665
1093 Permitted Uses .....	665
1094 Discretionary Uses .....	666
1095 Rules .....	667
1096 Development Permit Restrictions .....	668
1097 Projections into Setback Areas .....	668
1098 Setback Areas .....	668

## PART 10: DOWNTOWN AND BELTLINE

## PART 11: CENTRE CITY DISTRICTS

### Division 1: General Rules for Centre City Multi-Residential High Rise Land Use Districts

1099 Projections Into Setback Areas .....	673
1100 General Landscaped Area Rules .....	673
1101 Specific Rules for Landscaped Areas .....	675
1102 Planting Requirements .....	675
1103 Landscaped Area Reductions – Multi-Residential Development .....	676
1104 Enhanced Landscaping Option .....	676
1105 Low Water Landscaping Option .....	676
1106 Amenity Space .....	679
1107 Motor Vehicle Parking Stall Requirements .....	680
1108 Bicycle Parking Stall Requirement .....	682
1109 Exclusive Use of Bicycle Parking Stalls .....	682
1110 Accessory Residential Buildings .....	682
1111 Objects Prohibited or Restricted .....	683
1112 Driveway Length and Parking Areas .....	683
1113 Vehicle Access .....	684
1114 Uses At Grade .....	684
1115 Garbage .....	684
1116 Recycling Facilities .....	684
1117 Mechanical Screening .....	685
1118 Visibility Setback .....	685
1119 Retaining Walls .....	685
1120 Fences .....	685
1121 Parcel Access .....	685

**Division 2: Centre City Multi-Residential High Rise District (CC-MH)**

1122	Purpose .....	687
1123	Permitted Uses .....	687
1124	Discretionary Uses .....	688
1125	Rules .....	689
1126	Floor Area Ratio .....	689
1127	Setback Area .....	689
1128	Building Setbacks .....	689
1129	Floor Plate Restrictions .....	689
1130	Building Height .....	689
1131	Landscaping .....	689
1131.1	Parking .....	690

**Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)**

1132	Purpose .....	691
1133	Permitted Uses .....	691
1134	Discretionary Uses .....	692
1135	Rules .....	694
1136	Maximum Floor Area Ratio .....	694
1137	Setback Area .....	694
1138	Building Setbacks .....	694
1139	Floor Plate Restrictions .....	694
1140	Building Height .....	695
1141	Landscaping .....	695
1142	Use Area .....	695
1143	Location of Uses Within Buildings .....	695
1144	Hotel Uses .....	696
1144.1	Parking .....	696
1145	Use of Parking Areas .....	696.1

**Division 4: General Rules for Centre City Commercial Land Use Districts**

1146	Projections Into Setback Areas .....	697
1147	General Landscaped Area Rules .....	697
1148	Planting Requirements .....	698
1149	Low Water Irrigation System .....	698
1150	Additional Landscaping Requirements .....	698
1151	Residential Amenity Space .....	699
1152	Visibility Setback .....	700
1153	Mechanical Screening .....	700
1154	Garbage .....	700
1155	Recycling Facilities .....	700
1156	Screening .....	700
1157	Motor Vehicle Parking Stall Requirements .....	701
1158	Exclusive Use of Motor Vehicle Parking Stalls .....	703
1159	Required Bicycle Parking Stalls .....	703

SECTION	PAGE
1160 Exclusive Use of Bicycle Parking Stalls .....	704
1161 Parcel Access .....	704

### Division 5: Centre City Mixed Use District (CC-X)

1162 Purpose .....	705
1163 Permitted Uses .....	705
1164 Discretionary Uses .....	706
1165 Rules .....	708
1166 Floor Area Ratio .....	708
1167 Building Height .....	709
1168 Building Orientation .....	709
1169 Front Setback Area .....	709
1170 Rear Setback Area .....	710
1171 Side Setback Area .....	710
1172 Floor Plate Restrictions .....	711
1173 Landscaping .....	711
1174 Landscaping in Setback Areas .....	711
1175 Location of Uses within Buildings .....	712
1176 Use Area .....	713
1177 Motor Vehicle Parking Stall Requirements .....	714
1178 Supplies and Products .....	715

### Division 6: Centre City Commercial Corridor District (CC-COR)

1179 Purpose .....	717
1180 Permitted Uses .....	717
1181 Discretionary Uses .....	718
1182 Rules .....	720
1183 Floor Area Ratio .....	720
1184 Building Height .....	720
1185 Building Orientation .....	720
1186 Building Facade .....	721
1187 Vehicle Access .....	721
1188 Use Area .....	721
1189 Location of Uses within Buildings .....	722
1190 Front Setback Area .....	722
1191 Rear Setback Area .....	723
1192 Side Setback Area .....	724
1193 Floor Plate Restrictions .....	724
1194 Landscaping in Setback Areas .....	724
1194.1 Parking .....	725

### Division 7: Rules Governing Centre City Bonus Overlays

1195 General .....	727
1196 Bonus Area Boundaries .....	727
1197 Bonus Area A .....	727
1198 Bonus Area B .....	728
1199 Bonus Area C .....	728

---

<b>SECTION</b>	<b>PAGE</b>
<b>1200</b> Bonus Area D .....	728
<b>1201</b> Bonus Area E .....	728
<b>1202</b> Heritage Density Transfer Increase .....	728
<b>1203</b> Bonus Earning Items .....	728
<b>1204</b> Sustainable Building Feature Limitation .....	729
<b>1205</b> Density Transfer Limitation .....	729
<b>1206</b> Bonus Floor Area Calculation (Method 1) .....	729
<b>1207</b> Bonus Floor Area Calculation (Method 2) .....	730
<b>1208</b> Bonus Floor Area Calculation (Method 3) .....	730
<b>1209</b> Bonus Floor Area Calculation (Method 4) .....	731
<b>1210</b> Bonus Floor Area Calculation (Method 5) .....	731
<b>1211</b> Bonus Floor Area Calculation (Method 6) .....	731
<b>1212</b> Heritage Density Transfer .....	731
<b>1213</b> Indoor Community Amenity Space .....	731
<b>1214</b> Publicly Accessible Private Open Space .....	732
<b>1215</b> Affordable Housing Units .....	732
<b>1216</b> Average Land Value .....	732

SECTION	PAGE
---------	------

## LIST OF SCHEDULES

Schedule A	Groups of Uses .....	733
Schedule B	Minimum and Specified Penalties .....	735

## LIST OF MAPS, TABLES AND ILLUSTRATIONS

### Maps

Map 1:	Application of Land Use Bylaw 1P2007 .....	2
Map 2:	Developed Area and Developing Area .....	16
Map 3:	Major Parks .....	112
Map 4:	Deleted.....	127
Map 5:	Deleted.....	128
Map 6:	Deleted.....	129
Map 7:	Parking Areas Map.....	373
Map 7.1:	Commercial Parking Reduction Map .....	506.1
Map 8:	Special Purpose Transportation and Utility Corridor Area.....	669

### Tables

Table 1:	Road Rights-of-Way.....	63
Table 2:	Minimum Dimensions for Motor Vehicle Parking Stalls.....	115
Table 3:	Low Water Trees .....	365
Table 4:	Low Water Shrubs.....	366
Table 5:	Low Water Trees .....	676
Table 6:	Low Water Shrubs.....	677

### Illustrations

Illustration 1:	Building Height in the Developing Area.....	290
Illustration 2:	Building Height in the Developed Area .....	291
Illustration 3:	Building Height and Cross Section in the Multi-Residential Contextual Grade Oriented (M-CG) District .....	384
Illustration 4:	Building Height and Cross Section in the Multi-Residential Contextual Low Profile (M-C1) District.....	392
Illustration 5:	Building Height and Cross Section in the Multi-Residential Contextual Medium Profile (M-C2) District.....	400
Illustration 6:	Building Height in the Multi-Residential Low Profile (M-1) District.....	411
Illustration 7:	Building Height in the Multi-Residential Medium Profile (M-2) District .....	417
Illustration 8:	Building Height in the Multi-Residential – Low Profile Support Commercial (M-X1) District.....	441
Illustration 9:	Building Height in Multi-Residential – Medium Profile Support Commercial (M-X2) District.....	448



- (b) the **rear property line** and the point 12.0 metres from the **rear property line**, and, where there is no point 12.0 metres from the **rear property line**, it is the point closest to the **rear property line**; and
- (c) 6.0 metres from the **front property line** and the point 12.0 metres from the **rear property line**, and, where there is no point 12.0 metres from the **rear property line**, it is the point closest to the **rear property line**.
- (39) “**contextual front setback**” means: 46P2009
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **front property line** of the **contextual adjacent buildings**;
- (b) where there is only one other **building** on the same block face, the **building setback** from the **front property line** of the **contextual adjacent building**; and
- (c) where there is no other **building** on the same block face, 3.0 metres measured from the **front property line**.
- (40) “**contextual height**” means the **average contextual high point**, less the greatest **building contextual reference point**, other than the points intersecting with the **front property line** and the **rear property line**.
- (41) “**contextual multi-residential setback**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **property line** shared with a **street** of the **contextual adjacent buildings**;
- (b) where there is only one other **building** on the same block face, the **building setback** of such **building** from a **property line** shared with a **street**; and
- (c) where there is no other **building** on the same block face, zero metres from a **property line** shared with a **street**.
- (41.1) “**copy**” means any image, written material, structure, graphics, pictures, logo, symbol or letters used for advertising or for calling attention to any person, matter, object or event. 67P2008
- (42) “**copy area**” means the area of the **sign** covered by a single figure drawn around the extremities of the **copy** contained on the **sign** and shall include, but is not limited to, graphics related to the specific nature of the **copy**, and, in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **copy area**.
- (43) “**corner parcel**” means a **parcel** that abuts two **streets** which intersect at an angle not exceeding 135 degrees.

13P2008

(44) “**corner visibility triangle**” means a triangular area formed on a **corner parcel** by the two curb lines and a straight line which intersects them 7.5 metres from the corner where they meet.

13P2008

(45) “**cottage housing cluster**” means a comprehensively designed grouping of at least four, to a maximum of twelve, **Cottage Buildings** that surround a single contiguous open space.

(46) “**Council**” means the municipal Council of the **City**.

(47) “**deck**” means an uncovered horizontal structure with a surface height greater than 0.6 metres above **grade** at any point that is intended for use as an outdoor **amenity space** but does not include a **balcony**.

(48) “**density**” means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**.

(49) “**designated flood level**” means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.

(50) “**Developed Area**” means the area identified as the **Developed Area** on the Developed Area and Developing Area Map and illustrated on Map 2.

(51) “**Developing Area**” means the area identified as the **Developing Area** on the Developed Area and Developing Area Map and illustrated on Map 2.







- (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.

32P2009

- (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.
- (75.1) “**laboratory**” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of **research and development**.
- (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.

- (85) “**low water irrigation system**” means an automated underground irrigation system which includes:
- (a) a rain sensor or a soil moisture sensor;
  - (b) a flow sensor for leak detection; and
  - (c) a master valve to secure the system if a leak is detected.
- (86) “**LRT corridor**” means a **street**, **parcel** or railroad right-of-way used for a light rail transit system.
- (87) “**LRT platform**” means a platform used for embarking and disembarking light rail transit passengers.
- (88) “**LRT station**” means a light rail transit station.
- (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include an **Accessory Residential Building** that contains a **Secondary Suite**.
- (90) “**major street**” means a **street** identified as a **major street** in the Transportation Bylaw.
- (91) “**modular construction**” means a method of constructing whereby most of the parts of a **building** have been constructed in an off-site manufacturing facility and transported to a **parcel** where the parts are assembled and anchored to a permanent foundation.
- (92) “**motor vehicle parking stall**” means an area for the parking of a single motor vehicle.
- (93) “**mounting height**” means the vertical distance between the lowest part of the **light fixture** and the **grade** directly below the **light fixture**.
- (94) “**multi-residential district**” means any one or more of the land use districts described in Part 6 and the CC-MH and CC-MHX districts contained in Part 11.
- (95) “**non-conforming building**” means a **building**:
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and
  - (b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.

51P2008

- (96) “**non-conforming use**” means a lawful specific use:
- (a) being made of land or a **building** or intended to be made of a **building** lawfully under construction, at the date a land use bylaw affecting the land or **building** becomes effective; and
  - (b) that on the date the land use bylaw becomes effective does not, or in the case of a **building** under construction will not, comply with the land use bylaw.
- (97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.
- (98) “**overland flow area**” means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the Floodway/ Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.
- 32P2009 (99) “**parcel**” means
- (a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
  - (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N and R-2 districts, includes a **bare land unit** created under a condominium plan;”
- 47P2008 (100) “**parcel coverage**” means that portion of a **parcel** upon which covered **buildings** are located as measured from a point at **grade** directly below the outside surface of the exterior walls of a **building**, including any covered projections less than 2.4 metres above **grade**, but excluding **Accessory Residential Buildings** which in aggregate are less than 10.0 square metres.
- (101) “**parcel depth**” means the length of a line joining the mid-points of the **front property line** and the **rear property line**.
- (102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.
- (103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.
- (104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.

- (106) “***pick-up and drop-off stall***” means a ***motor vehicle parking stall*** intended only for a motor vehicle to stop while picking up or dropping off passengers.
- (107) “***plan of subdivision***” means a plan of subdivision registered or approved for registration at the land titles office.
- (108) “***porch***” means an unenclosed, covered structure forming an entry to a ***building***.
- (109) “***privacy wall***” means a structure that:
- (a) provides visual ***screening***;
  - (b) is located on a ***balcony, deck*** or ***patio***; and
  - (c) does not include a railing or balustrade.
- (110) “***private amenity space***” means ***amenity space*** provided for the use of the occupants of only one ***unit***.
- (111) “***private condominium roadway***” means an area of land that provides access to a ***parcel***, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
  - (b) a ***bare land unit*** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “***private garage***” means an ***Accessory Residential Building*** or a part of a ***main residential building*** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “***property line***” means the legal boundary of a ***parcel***.
- (114) “***public area***” means the floor area of a ***use*** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “***public entrance***” means an entrance to a ***building*** which is open to the general public.
- (116) “***rear property line***” means the ***property line*** opposite to and farthest from the ***front property line***, or in the case of a ***parcel*** for which the above does not apply, the ***rear property line*** will be established by drawing a line the maximum distance from the ***front property line*** that:
- (a) is wholly within the ***parcel***;
  - (b) is not less than 3.0 metres long; and
  - (c) runs parallel to the ***front property line***, or, if the ***front property line*** is a curved line, runs parallel to the straight line between the two end points of the curve of the ***front property line***.

13P2008, 67P2008



- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.
- (119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:
- (a) motor homes;
  - (b) travel trailers;
  - (c) fifth wheel travel trailers;
  - (d) campers, whether located on a truck or other vehicle or not;
  - (e) tent trailers;
  - (f) boats; and
  - (g) a trailer used to transport any of the above.
- 32P2009 (119.1) “**research and development**” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:
- (120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.
- (121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.
- (122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.
- (123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.
- 71P2008 (124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that:
- (a) is 0.40 hectares or larger;
  - (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
  - (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.



- (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;**

41P2009

32P2009

- (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;**
  - (u.1) **Waste Disposal and Treatment Facility** when not operated by, or on behalf of, the **City**; 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

## Division 3: Development Permits

### Requirement for a Development Permit

- 23** A **development permit** is required for every **development** unless it is otherwise exempted in this division. 1P2009

### Conditions for Development Permit Exemptions

- 24** A **development** listed in section 25 will only be exempt from the requirement to obtain a **development permit** if it: 1P2009
- (a) complies with the rules of this Bylaw;
  - (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
  - (c) is not located in the **floodway, flood fringe** or **overland flow area**; and
  - (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; or 13P2008
  - (e) in the case of **development** described in section 25(bb) of this Bylaw, complies with the rules of The City of Calgary Land Use Bylaw 2P80; or 13P2008
  - (f) in the case of **development** described in section 25(cc) of this Bylaw, complies with the rules of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97; or 13P2008
  - (g) in the case of **development** described in section 25(hh) of this Bylaw, complies with the rules of Part 10. 51P2008, 75P2008

### Exempt Developments

- 25** The following **developments** do not require a **development permit** if the conditions of section 24 are met:
- (a) a **Home Occupation – Class 1**;
  - (b) the erection of any **fence** or gate;
  - (c) a driveway;
  - (d) the construction of a **deck, landing** or **patio**;
  - (e) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 74.0 square metres when listed as a **permitted use** in a land use district;
  - (f) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** where: 46P2009
    - (i) listed as a **discretionary use**;
    - (ii) the addition and alteration complies with the rules of section 365; and
    - (ii) the existing **building** is not listed on the **City** inventory of potential heritage sites.

67P2008

- (g) an addition to a **Contextual Single Detached Dwelling**;
  - (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
  - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (h) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling and Duplex Dwelling** when listed as a **permitted use**;
- (i) a satellite dish antenna less than 1.0 metre in diameter;
- (j) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
  - (i) is not located within the **actual front setback area**;
  - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
  - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;
- (k) **retaining walls** that are less than 1.0 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall**;
- (l) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;

10P2009

- (m) a **Special Function Tent – Recreational** if it is located in:
  - (i) any **commercial district, industrial district** or the Special Purpose – City and Regional Infrastructure District provided it:
    - (A) has a **gross floor area** of 120.0 square metres or less; or
    - (B) has a **gross floor area** greater than 120.0 square metres; and
    - (C) is not located on a **parcel** that abuts a **residential district** or is only separated from a **residential district** by an intervening **street** or **lane**;

## PART 4: USES AND USE RULES

### Division 1: General Provisions

#### Interpretation

32P2009

- 130** (1) Unless otherwise referenced in subsection (7), 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) Unless otherwise referenced in subsection (7), 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 **use** and includes ancillary functions, such as, but not limited to, reception and administration areas, storage areas, toilet facilities, staff rooms, loading and unloading facilities and fleet vehicles.
- (7) Where this Part contains a definition or rules for a **use** that expressly includes another **use** or allows for another **use** to be combined with it, the other **use** must be read to be part of the defined **use**.
- (8) Where a **use** definition references examples to aid in the interpretation of the **use** they are not intended to be exclusive or restrictive unless otherwise stated in the **use** definition.

#### 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.
- (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**.

67P2008

- 13P2008 (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:
- 71P2008 (a) multiple **uses** including at least one **discretionary use** that is not a **sign**; or
- (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**.

1P2009

1P2009

(2) The following **uses** are **discretionary uses** in all Districts, regardless of whether they are listed in the District:

41P2009

- (a) Excavation, Stripping and Grading; and
- (b) **Recyclable Construction Material Collection Depot (temporary).**

### Deemed Uses

32P2009

134.1 (1) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **General Industrial – Light use** when the **use** is located in, or the Direct Control District references, the I-C, I-E, I-G or I-R Districts:

- (a) **Animal Feed Processor – Class 1;**
- (b) **Brewery and Distillery – Class 1;**
- (c) **Contractor’s Shop – Class 1;**
- (d) **Food and Beverage Processor – Class 1;**
- (e) **Health Services Laboratory – Without Clients;**
- (f) **Household Appliance and Furniture Repair Service;**
- (g) **Industrial Design and Testing – Inside;**
- (h) **Industrial Repair and Service – Inside;**
- (i) **Manufacturer – Class 1;**
- (j) **Printing, Publishing and Distributing; and**
- (k) **Warehouse – Storage Only.**

(2) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **General Industrial – Medium use** when the **use** is located in, or the Direct Control District references, the I-C, I-E, I-G or I-R Districts:

- (a) **Animal Feed Processor – Class 2;**
- (b) **Brewery & Distillery – Class 2;**
- (c) **Contractor’s Shop – Class 2;**
- (d) **Food and Beverage Processor – Class 2;**
- (e) **Industrial Design and Testing – Outside;**
- (f) **Industrial Repair and Service – Outside; and**
- (g) **Manufacturer – Class 2.**

(3) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Specialized Industrial use** when the **use** is located in, or the Direct Control District references, the I-B or S-URP Districts:

- (a) **Industrial Design and Testing – Inside;**
  - (b) **Industrial Repair and Service – Inside;**
  - (c) **Manufacturer – Class 1;** and
  - (d) **Health Services Laboratory – Without Clients.**
- (4) In any **development permit** or Direct Control District approved after the effective date of this Bylaw:
- (a) **Manufacturer – Class 3** is deemed to be the **General Industrial – Heavy use;**
  - (b) **Instructional Facility – Inside** and **Instructional Facility – Outside** are deemed to be the **Instructional Facility use;**
  - (c) **Large Vehicle Sales** is deemed to be the **Large Vehicle and Equipment Sales use;**
  - (d) **Auto Wrecker** is deemed to be the **Salvage Yard use;**
  - (e) **Recycling Plant** is deemed to be the **Salvage Yard use** when any part of the processes or functions related to the **use** are located outside of a **building;** and
  - (f) **Recycling Plant** is deemed to be the **General Industrial – Light use** when all of the processes and functions associated with the **use** are contained within a fully enclosed **building.**



**140 “Adult Mini-Theatre”**

- (a) means a **use**:
  - (i) where live performances, motion pictures, video tapes, video discs, slides or any type of electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown;
  - (ii) that may operate in conjunction with another approved **use**;
  - (iii) where each separate viewing area has a maximum viewing capacity of 20 seats; and
  - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Adult Mini-Theatre** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) must be located in a **building** at least 460.0 metres from the **property line** of any **parcel** that:
  - (i) is designated as a **residential district**;
  - (ii) has an existing **School Authority – School** or **School – Private**;
  - (iii) has a **Place of Worship**;
  - (iv) has a **Park** or **Natural Area**;
  - (v) has any **use** that may have a playground as an element of the **use**; or
  - (vi) has an existing **Adult Mini-Theatre**; and
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

**141 “Amusement Arcade”**

- (a) means a **use** where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee;

- (b) is a **use** within the Culture and Leisure 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) requires a minimum of 11.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

32P2009            **142**    *deleted*

32P2009            **143**    *deleted*

**144**    **“Artist’s Studio”**

- (a) means a **use**:
  - (i) where art is produced by individuals;
  - (ii) that may include the instruction of the art to one person at a time; and
  - (iii) that may include the sale of art pieces produced by that **use**;

32P2009

- (b) is a **use** within the General Industrial 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**;
- (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**.

**145**    **“Asphalt, Aggregate and Concrete Plant”**

- (a) means a **use**:
  - (i) where rock, gravel, sand and other earth material is sorted and stockpiled;
  - (ii) where rock may be crushed;
  - (iii) where asphalt may be produced;
  - (iv) where cement may be mixed;

- (v) where part of the process associated with the **use** may be located outside of a **building**;
  - (vi) where there may be conveyor belts, cranes, piping, silos, or any other machinery necessary for the processing of the **use**;
  - (vii) that may accommodate the packaging or shipping of the products made as part of the **use**; and
  - (viii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the General Industrial 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 stalls 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**.

32P2009

#### 146 “Assisted Living”

- (a) means a **use**:
- (i) that may contain **Dwelling Units**;
  - (ii) that may contain individual rooms having a washroom, bedroom and a sitting area that accommodates residents;
  - (iii) where there is one or more communal **kitchens** and dining rooms;
  - (iv) where meals may be cooked in a communal **kitchen** and delivered to a resident for consumption;
  - (v) where there may be limited on-site health care facilities for the exclusive use of the residents;
  - (vi) where residents may receive limited human health services from on-site health care providers;
  - (vii) where communal social and recreation activities are provided within the **building** or outside; and

- (viii) that may include a manager's suite and administrative office;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 147 “Auction Market – Other Goods”

- (a) means a **use**:
  - (i) where an array of goods are sold by bids from an audience through an auctioneer;
  - (ii) where items sold are not **large vehicles**, passenger vehicles, **recreational vehicles**, motorized equipment or equipment intended to be pulled by a motorized vehicle;
  - (iii) where the items sold do not include live animals; and
  - (iv) that may be entirely within a **building** or outside of a **building**;
- (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**;
- (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**.

#### 148 “Auction Market – Vehicles and Equipment”

- (a) means a **use**:
  - (i) where a variety of goods are sold by bids from an audience through an auctioneer;
  - (ii) where items sold are **large vehicles**, passenger vehicles, **recreational vehicles**, motorized equipment or equipment intended to be pulled by a motorized vehicle;
  - (iii) where the items sold do not include live animals; and
  - (iv) that may be entirely within a **building** or outside of a **building**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;

- (c) must show on a plan submitted as part of a **development permit** application the location where vehicles and equipment are to be auctioned and stored;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**, and each required **motor vehicle parking stall**:
  - (i) is for the exclusive use of the customers and employees of the **use**;
  - (ii) must be signed as being for the exclusive use of the customers and employees of the **use**; and
  - (iii) must be shown on the plan for a **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

#### 149 “Auto Body and Paint Shop”

- (a) means a **use** where motor vehicle bodies are repaired or painted;
- (b) is a **use** within the Automotive Group in Schedule A to this Bylaw;
- (c) must not be located within 20.0 metres of a **residential district**, when measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (e) must have service bay doors oriented away from an **adjacent residential district**;
- (f) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
- (g) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
  - (i) shown on plans required at the time the application for the **use** is made;
  - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and

- (iii) constructed of materials and to the standards required by the **Development Authority**;
- (h) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
- 13P2009 (i) *deleted*
- 13P2009 (j) *deleted*
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (l) does not require **bicycle parking stalls – class 1**; and
- (m) requires a minimum of 2.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

### 150 “Auto Service – Major”

- (a) means a **use**:
- 67P2008, 71P2008 (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are serviced and repaired in a **building**; and
- 67P2008 (ii) that is capable of servicing or repairing four or more motor vehicles at a time;
- 67P2008 (iii) *deleted*
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- 67P2008 (c) *deleted*
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
- 47P2008 (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (i) may have activities associated with the **use**, equipment, scrap, auto parts and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:

- (i) shown on plans required at the time the application for the **use** is made;
- (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
- (iii) constructed of materials and to the standards required by the **Development Authority**;
- (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (l) does not require **bicycle parking stalls – class 1**; and
- (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

#### 151 “Auto Service – Minor”

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are serviced and repaired in a **building**; and 67P2008, 71P2008
  - (ii) where no more than three motor vehicles are capable of being serviced or repaired at a time; 67P2008
  - (iii) *deleted* 67P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a **development permit**; 67P2008
- (c) *deleted* 67P2008
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;

47P2008

- (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (i) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
  - (i) shown on plans required at the time the application for the **use** is made;
  - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
  - (iii) constructed of materials and to the standards required by the **Development Authority**;
- (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (l) does not require **bicycle parking stalls – class 1**; and
- (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009

**152** *deleted***153** “Beauty and Body Service”

- (a) means a **use** that may:
  - (i) cut, style or remove hair;
  - (ii) clean, paint, pierce, tan or tattoo skin;
  - (iii) groom, paint or shape nails;
  - (iv) provide services for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies; and
  - (v) 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) does not require **bicycle parking stalls – class 1**; and
- (e) requires 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

#### 154 “Bed and Breakfast”

- (a) means a **use**:
  - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Single Detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and
  - (ii) that must not provide liquor;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Single Detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) must not be approved for a period exceeding one year if a **development permit** has not been approved previously for the **Bed and Breakfast**, and must not be approved for a period exceeding five years, in all other cases;
- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Single Detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** containing the **use**;
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1** or **class 2**.

13P2008

**155 “Beverage Container Drop-Off Depot”**

- (a) means a **use** where bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not be a combined **use** with a **Liquor Store**;
- (d) must have a loading area completely contained within the **building**, where located **adjacent** to a **parcel** designated as a **residential district**;
- (e) must **screen** a loading area when it is not completely contained within a **building**;
- (f) requires a minimum of 2.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**156 “Billiard Parlour”**

- (a) means a **use**:
  - (i) where the primary function is the rental of billiard tables, pool tables or similar games tables to the public for a fee; and
  - (ii) that may include a maximum of three (3) mechanical or electronic games that are kept for the purpose of furnishing entertainment or amusement;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 11.0 **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 250.0 square metres of **gross usable floor area**.

32P2009 **157** *deleted*32P2009 **158** *deleted*

**158.1 “Building Supply Centre”**

- (a) means a **use**:
  - (i) where materials and supplies required for construction or assembly in a specific trade are sold including, but not limited to, lumber, plumbing, electrical and millwork;
  - (ii) that may include the incidental sales and rental of products and equipment related to the materials and supplies being sold;
  - (iii) that may include the sale and rental of tools and construction equipment;
  - (iv) that may include the outdoor storage of the materials and supplies being sold or rented; and
  - (v) that does not include the sale of home furnishings, household appliances, furniture or electronics;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) that has maximum **gross floor area** of 3500.0 square metres;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**159 “Bulk Fuel Sales Depot”**

- (a) means a **use**:
  - (i) where fuel for motor vehicles and trucks is sold either with or without an attendant; and
  - (ii) where the vehicles receiving fuel have a **gross vehicle weight** greater than 4500 kilograms;
- (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**;
- (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**.

#### 160 “Campground”

- (a) means a **use**:
- (i) where spaces are provided for temporary accommodation in **recreational vehicles** or tents;
  - (ii) that may include a **building** for the administration of the **use**;
  - (iii) that may include laundry facilities for the occupants of the **use**; and
  - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Campground** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 161 “Car Wash – Multi Vehicle”

71P2008

- (a) means a **use**:
- (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are washed; and
  - (ii) that contains two or more wash bays, and each wash bay is only capable of washing one motor vehicle at a time;

47P2008

- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least five (5) vehicle stacking spaces for each wash bay entrance door;
- (e) must provide a drying area in the form of a **motor vehicle parking stall** for every wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:

- (i) within the **building**; or
- (ii) within a **screened** enclosure that must be:
  - (A) shown on plans required at the time the application for the **use** is made;
  - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
  - (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**.

#### 162 “Car Wash – Single Vehicle”

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are washed; and 71P2008
  - (ii) that contains one wash bay, and this wash bay is only capable of washing one motor vehicle at a time;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a motor vehicle **parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
  - (i) within the **building**; or
  - (ii) within a **screened** enclosure that must be:
    - (A) shown on plans required at the time the application for the **use** is made;
    - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and

- (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1** or **class 2**.

**163 “Catering Service – Major”**

- (a) means a **use**:
  - (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and
  - (ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a **building**;
- (b) is a **use** within the Eating and Drinking 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**.

54P2008

**164 “Catering Service – Minor”**

- (a) means a **use**:
  - (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises;
  - (ii) that is entirely within a **building**; and
  - (iii) that may only have delivery vehicles that are necessary for the operation of the **use**;
- (b) is a **use** within the Eating and Drinking 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**.

54P2008

## 165 “Child Care Service”

17P2009

- (a) means a **use**:
  - (i) where temporary care and supervision is provided to seven or more children:
    - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
    - (B) for periods of less than 24 consecutive hours;
  - (ii) that may provide programming for the social, creative, educational and physical development of children; and
  - (iii) that includes day cares, pre-schools, out of school care and other programs where the primary purpose is the care of children;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) must have **screening** for any outdoor play areas;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) employees at the **use** at any given time, or 1.0 stalls per 10 children, whichever is greater;
- (e) requires a minimum of 1.0 **pick-up and drop-off stalls** per 10 children;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

## 166 “Cinema”

- (a) means a **use** where motion pictures are viewed by the public, but does not include an **Adult Mini-Theatre**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must provide a sufficient area **adjacent** to outdoor entry doors for patrons to queue;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) fixed seats;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**167 “Columbarium”**

- (a) means a **use**:
- (i) where urns containing the ashes of cremated human remains are kept; and
  - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small** where they are a listed **use** in a District and where those **uses** have been approved;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of non-**assembly areas**, and 1.0 stalls per four (4) persons capacity of the largest **assembly area**, 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**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**168 “Community Entrance Feature”**

- (a) means a **use** where a landscape attraction, monument or **sign** is displayed on a **parcel** that states the name of, or in some way identifies, a residential community;
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw;
- (c) requires the owner of the parcel, on which it is located, to enter into an agreement for the maintenance of the **parcel** and the removal of the **use** at the discretion of the **Development Authority**;
- (d) may have conditions placed on the **development permit** by the **Development Authority** relating to the location, size, design, **copy**, character, and number of **Community Entrance Features** allowed for a community;

67P2008



- (e) must be constructed of maintenance-free materials, wherever possible; and
- (f) must not encroach upon utility rights-of-way or affect traffic safety.

#### 169 “Community Recreation Facility”

- (a) means a *use*:
  - (i) operated by, or on behalf of, an organization whose membership is voluntary and generally serves the residents of a specific neighbourhood with the purpose of:
    - (A) providing programs, public facilities or services;
    - (B) providing non-profit sporting, educational, social, recreational or other activities; or
    - (C) where members of the facility and the public participate in recreation and leisure activities;
  - (ii) that has recreation space within a **building**; and
  - (iii) that may have outdoor sports fields and equipment on the same **parcel** as the **building**;
- (b) is a *use* within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity of the largest **assembly area** in the **building**, 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**;
- (d) does not require **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**.

**170 “Computer Games Facility”**

- (a) means a **use**:
  - (i) where the Internet or computer games are provided for four or more customers; and
  - (ii) that is entirely within a **building**;
- (b) is a **use** within the Culture and Leisure 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**;
- (d) does not require **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**.

67P2008

**170.1 “Conference and Event Facility”**

- (a) means a **use**:
  - (i) that provides permanent facilities for meetings, seminars, conventions, weddings or other special events;
  - (ii) that may include banquet facilities including areas for food preparation; and
  - (iii) that does not include any **use** listed in the Eating and Drinking Group in Schedule A;
- (b) is a **use** within the Culture and Leisure 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**, or a C-N1, C-N2, or C-COR1 District;
- (d) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, or C-COR1 District;
- (e) requires a total of:
  - (i) 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**; and
  - (ii) 1.0 **motor vehicle parking stalls** per four (4) person capacity of the **assembly area** of the **building**, which is calculated by one of the following methods:

- (A) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (B) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (C) one (1) person per 0.5 linear metres of bench seating; and
  - (D) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (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**.

**171 “Contextual Single Detached Dwelling”**

47P2008

- (a) means a **building** containing one **Dwelling Unit** that:
  - (i) meets all of the rules specified for the **use** in a district; and
  - (ii) may include a **Secondary Suite** in districts that list that **use**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**;
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**172** *deleted*

32P2009

**173** *deleted*

32P2009

**174 “Convenience Food Store”**

- (a) means a **use**:
  - (i) where fresh and packaged food is sold; 13P2008
  - (ii) where daily household necessities may be sold; 13P2008
  - (iii) that is entirely within a **building**;
  - (iv) that has a maximum **gross floor area** of 465.0 square metres;

- (v) that may display the items for sale within the **use** outside of a **building** a maximum distance of 6.0 metres from the public entrance of the **use**; and
- (vi) may include, within the total **gross floor area** of the **use**, a limited seating area no greater than 7.5 square metres;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not locate any outdoor display area in a required **setback area**, a parking area or on a sidewalk, if it impedes pedestrian movement;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

13P2008

**175 “Cottage Building”**

- (a) means a residential **building** that is restricted in size and contains one, two or three **Dwelling Units**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**;
- (d) requires a minimum of 0.15 **visitor parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**176 “Counselling Service”**

- (a) means a **use** where people receive treatment, advice or guidance for emotional, psychological or life management issues;
- (b) is a **use** within the Office 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) does not require **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**.

## 177 “Crematorium”

- (a) means a **use** where the deceased are incinerated and the ashes of the deceased are collected for interment;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity of the largest **assembly area** in the **building**, 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**; and
  - (v) does not require **bicycle parking stalls – class 1 or class 2**.

## 178 “Custodial Care”

- (a) means a **use**:
  - (i) where one or more persons, who have been placed in custody by court order, reside under on-site professional supervision; 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 two (2) resident staff and additional **motor vehicle parking stalls** may be required based on the projected level of visits by non-resident staff and visitors; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**179 “Custodial Quarters”**

- (a) means a **use**:
  - (i) where living accommodation is provided primarily in an **industrial district**;
  - (ii) which will only be approved on a **parcel** where another **use** has been approved; and
  - (iii) where the occupant of the **use** performs a custodial or security function that is necessary for the operation of the **use** with which the **Custodial Quarters** is combined;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Custodial Quarters**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.



















- (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**.

#### 185 “Drive Through”

- (a) means a **use**:
  - (i) where services are provided to patrons who are in a motor vehicle; and
  - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have outdoor speakers provided:
  - (i) the speakers are not located within 23.0 metres of a **property line** of any **parcel** designated as a **residential district**; or
  - (ii) they are separated from a **residential district** by a **building**;
- (d) must screen any drive through aisles that are adjacent to a **residential district**;
- (e) must not have any drive through aisles in a **setback area**;
- (f) must fence any drive through aisles, where necessary, to prevent access to a **lane** or **street**;
- (g) must not have pedestrian access into the premises that crosses a drive through aisle;

- (h) must have 5.0 vehicle stacking spaces per order board or ordering window, for the purpose of queuing motor vehicles;
- (i) requires a minimum of 5.0 **motor vehicle parking stalls**; and
- (j) does not require **bicycle parking stalls – class 1** or **class 2**.

**186 “Dry-cleaning and Fabric Care Plant”**

- (a) means a **use**:
  - (i) where clothes, fabrics or rugs are cleaned;
  - (ii) where solvents are used in the process of laundering;
  - (iii) that has a **gross floor area** larger than 150.0 square metres;
  - (iv) where vehicles may pick up and deliver items associated with the **use**;
  - (iv.1) that may have an area for customers to drop-off and pick-up the clothes, fabrics or rugs;
  - (v) that may contain the administrative functions associated with the **use**; and
  - (vi) that does not involve the production or sale of goods as part of the **use**;
- (b) is a **use** within the General Industrial 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 **motor vehicle parking 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 **motor vehicle parking stalls** 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**.



**187 “Duplex Dwelling”**

- (a) means a **building** which contains two **Dwelling Units**, one located above the other, with each having a separate entrance;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**188 “Dwelling Unit”**

- (a) means a **use**:
  - (i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and
  - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** in accordance with the District the **use** is listed in;
- (d) requires a minimum of 0.5 **bicycle parking stalls – class 1** per **Dwelling Unit** for **developments** greater than 20 **Dwelling Units**; and
- (e) requires a minimum of 0.1 **bicycle parking stalls – class 2** per **Dwelling Unit** for **developments** greater than 20 **Dwelling Units**.

**189 “Emergency Shelter”**

- (a) means a **use**:
  - (i) that may provide transitional housing for people in need of shelter;
  - (ii) that may provide temporary accommodation for persons in need of short term accommodation;

- (iii) that may offer health, education, and other programs and services to the population the **use** serves;
  - (iv) that may provide a food preparation, **kitchen** or eating area for the staff or population the **use** serves;
  - (v) that has staff providing supervision of the people being accommodated at all times the facility operates; and
  - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Emergency Shelter** 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** and **bicycle parking stalls – class 1** or **class 2**, based on a parking study required at the time of land use redesignation application.

32P2009

**190 “Equipment Yard”**

- (a) means a **use**:
  - (i) where equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are stored or rented when they are not being used;
  - (ii) that may be located within or outside of a **building**;
  - (iii) that may be combined with **Vehicle Storage – Large**;
  - (iv) where the vehicles and equipment stored or rented may be serviced, cleaned, tested or repaired;
  - (v) that may include the incidental sale of used vehicles and equipment that were previously stored or rented on the **parcel**; and
  - (vi) that does not involve the storage of derelict vehicles, derelict equipment or construction material;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:

- (i) for a **building**, the greater of:
  - (A) 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
  - (B) 1.0 stalls per three (3) employees, based on the maximum number of employees at the **use** at any given time; and
- (ii) for outdoor storage:
  - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
  - (B) 0.1 stalls per 100.0 square metres thereafter; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

#### 191 “Extensive Agriculture”

- (a) means a **use**:
  - (i) where land is used to raise crops or graze livestock;
  - (ii) where crops and livestock are not covered by structures;
  - (iii) where trees and shrubs are intensively grown; and
  - (iv) that may have agricultural **buildings** required for the operation of the **use**;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

#### 192 “Fertilizer Plant”

- (a) means a **use**:
  - (i) where fertilizers are manufactured, packaged or stored in bulk quantities; and

- (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Fertilizer Plant** 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.

**193 “Financial Institution”**

- (a) means a **use** where:
  - (i) banks, credit unions, trust companies, and treasury branches operate, but does not include **Pawn Shops** or other businesses that offer financing for products sold at that business; or
  - (ii) three or more automated banking machines are located directly adjacent to each other;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not be combined with a **Drive Through** in the C-N1 and C-COR1 Districts;
- (d) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**194 “Firing Range”**

- (a) means a **use**:
  - (i) where firearms are discharged outdoors for recreation, sport or training purposes;
  - (ii) that may provide a **building** containing change rooms, washrooms or showers and rooms for the administrative functions and storage required for the **use**;
  - (iii) that may provide seating areas for the occasional viewing of the sport associated with the **use**; and

- (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Firing Range** 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.

## 195 “Fitness Centre”

- (a) means a **use**:
  - (i) where space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities; and
  - (ii) that may include the incidental sale of products relating to the service provided;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 5.0 **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 250.0 square metres of **gross usable floor area**.

### 195.1 “Fleet Service”

32P2009

- (a) means a **use**:
  - (i) where vehicles used for the common purpose of providing transportation or services to persons or goods are stored, repaired, cleaned and otherwise maintained for safe operation when not in use;
  - (ii) where the vehicles may include buses, couriers, limousines, taxis or roadside assistance vehicles;
  - (iii) that may include the dispatch and administrative operations associated with the **use**; and
  - (iv) that does not involve the production, display, sale or rental of vehicles as part of the **use**;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;

- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **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**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**;

32P2009            **196**    *deleted*

32P2009            **197**    *deleted*

**198**    **“Food Kiosk”**

- (a) means a **use**:
  - (i) where food and beverages are provided for immediate consumption;
  - (ii) that must not have a seating area;
  - (iii) that has a maximum **gross floor area** of 75.0 square metres;
  - (iv) that may have a permanent foundation; and
  - (v) that must not be combined with a **Drive Through**;
- (b) is a **use** within the Eating and Drinking 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**.

**199 “Freight Yard”**

- (a) means a **use**:
  - (i) where goods are transported to a **parcel** for pick-up or distribution;
  - (ii) where goods are stored in a trailer, shipping container, pole barn, quonset hut or other moveable, non-permanent structure with a roof;
  - (iii) where goods may be moved from one container to another for transport off the **parcel**;
  - (iv) where goods are not stored in a permanent **building**;
  - (v) where goods may be stacked or piled outside;
  - (vi) where goods being stored are not motor vehicles, equipment or waste;
  - (vii) where no production or sale of any goods as part of the **use** is allowed; and
  - (viii) that may have a **building** for administrative purposes;
- (b) is a **use** within the Storage 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 **motor vehicle parking 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 **motor vehicle parking stalls** per three (3) employees based on the maximum number of employees at the **use** at any given time; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**200 “Funeral Home”**

- (a) means a **use**:
  - (i) where funerals are arranged and held;
  - (ii) where the deceased are prepared for burial or cremation;
  - (iii) that may accommodate one cremation chamber; and
  - (iv) that may include a **Columbarium**;
- (b) is a **use** within the Personal 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** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity for the largest **assembly area** in the **building**, 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**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 201 “Gaming Establishment – Bingo”

- (a) means a **use**:
  - (i) where bingo games are held on three or more days in any one calendar week; and
  - (ii) that occurs entirely within a **building** that has the capacity to accommodate more than 250 persons at any one time;
- (b) is a **use** within the Culture and Leisure 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 1.0 **motor vehicle parking stalls** per 3.5 seats, based on the maximum capacity stated in the **development permit**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.



**202 “Gaming Establishment – Casino”**

- (a) means a *use*:
  - (i) where gambling occurs, but does not include **Gaming Establishment – Bingo** or a **Race Track**; and
  - (ii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Gaming Establishment – Casino** as a *use*;
- (b) is a *use* within the Direct Control Use 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**; and
- (e) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

**203 “Gas Bar”**

- (a) means a *use*:
  - (i) where automotive fuels are sold;
  - (ii) where motor vehicle accessories and products may be sold; and
  - (iii) where any **building** that is not combined with another *use* has a maximum **gross floor area** of 40.0 square metres;
- (b) is a *use* within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have a canopy that exceeds 5.0 metres in height when measured from **grade**;
- (d) must have fully recessed canopy lighting;

13P2009

- (e) may have an outdoor display of products related to the **use**, provided they are within 4.5 metres of the **building** entrance or on gas pump islands;
- (f) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

32P2009

**203.1 “General Industrial – Heavy”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment; or
    - (C) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
  - (ii) where part or all of the processes and functions associated with the **use** are located outside of a **building**, including the function of using trailer units or railway cars prior to shipping; and
  - (iii) where dust or vibration may be seen or felt beyond the **parcel** containing the **use**;
- (b) is a **use** within the General Industrial 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 stalls 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**.

### 203.2 “General Industrial – Light”

32P2009

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
    - (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
    - (D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
    - (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
    - (F) the analysis or testing of materials or substances in a **laboratory**; or
    - (G) **research and development**;
  - (ii) that may include any of the following **uses**:
    - (A) **Household Appliance and Furniture Repair Service**;

- (B) **Health Services Laboratory – Without Clients;** and
- (C) **Printing, Publishing and Distributing;**
- (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building;** and
- (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use;**
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;
- (d) 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 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (e) does not require **bicycle parking stalls – class 1;** and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area.**

32P2009

### 203.3 “General Industrial – Medium”

- (a) means a **use:**
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;

- (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
  - (D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
  - (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
  - (F) the analysis or testing of materials or substances in a **laboratory**; or
  - (G) **research and development**;
- (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**, including the function of using trailer units or railway cars prior to shipping; and
  - (iii) where dust or vibration may be seen or felt outside of the **building** containing the **use** provided it is contained on the **parcel**;
- (b) is a **use** within the General Industrial 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 stalls 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**.

**204 “Health Services Laboratory – With Clients”**

15P2008

- (a) means a **use**:
  - (i) where bodily samples are taken from members of the public, to be tested;
  - (ii) where imaging technology is employed on members of the public, for medical assessments; or
  - (iii) where prosthetics, dental aids or medical devices are fitted or serviced;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable outside of the **use**;
- (d) requires a minimum of 4.0 **motor vehicle parking** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**205 “Health Services Laboratory – Without Clients”**

13P2008

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) bodily samples are tested;
    - (B) medical assessments and research are conducted; or
    - (C) prosthetics, dental aids or medical devices are serviced; and
  - (ii) where no members of the public visit the **use** for any reason;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable, outside of the **use**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**206 “Hide Processing Plant”**

- (a) means a *use*:
  - (i) where animal hides and other animal by-products are processed; and
  - (ii) must be approved only in a Direct Control District that specifically includes **Hide Processing Plant** 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.

**206.1 “Home Based Child Care – Class 1”**

17P2009

- (a) means:
  - (i) an incidental *use* by a resident of a **Dwelling Unit** for the purpose of providing temporary care or supervision to a maximum of 6 children:
    - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
    - (B) for periods of less than 24 consecutive hours;
  - (ii) a *use* where no other person, other than a resident of the **Dwelling Unit**, works at the **Dwelling Unit** where the *use* is located;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not be located in a **Dwelling Unit** containing another **Home Based Child Care – Class 1** or **Class 2**, or **Home Occupation – Class 2**;
- (d) must have **screening** for any outdoor play areas;
- (e) does not require additional **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

**206.2 “Home Based Child Care – Class 2”**

17P2009

- (a) means:
  - (i) an incidental *use* by a resident of a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** for the purpose of providing temporary care or supervision to a maximum of 10 children:

- (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
- (B) for periods of less than 24 consecutive hours;
- (ii) a **use** that may have a maximum of one non-resident employee at any one time working at the residence where the **use** is located;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must be located on a **parcel** with a **parcel width** equal to or greater than 9.0 metres;
- (d) may have an outdoor play area on the **parcel**, provided the outdoor play area:
  - (i) is **screened** by a **fence**;
  - (ii) is shown on the plan submitted for a **development permit**;
- (e) must not:
  - (i) locate play structures within an **actual front setback area**; and
  - (ii) display any **signs** related to the **use** on the **parcel**;
- (f) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (g) requires a minimum of 1.0 **pick-up and drop-off stalls**; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**;

## 207 “Home Occupation – Class 1”

- (a) means:
  - (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;
  - (ii) a **use** that does not require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** include drop-offs or pick-ups, deliveries, and visits from customers or consultants;
  - (iii) a **use** that does not require any person, other than the resident of the **Dwelling Unit**, to work at the residence where the **use** is located; and



- (iv) a **use** that does not require a **private garage** or other **Accessory Residential Buildings** of the **Dwelling Unit** to be used in the operation of the **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) is limited to a maximum of two per **Dwelling Unit**, with a combined maximum of three (3) business associated vehicle visits per week, as described in 207(a)(ii);
- (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
- (e) must not:
  - (i) display any form of signage related to the **use** on the **parcel**; and
  - (ii) advertise the address of the **use** to the general public;
- (f) must not occupy more than 20.0 percent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
- (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
- (h) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for purposes related to the **use**, on the **parcel** where the **use** is located;
- (i) must not directly sell any goods at the premises, unless they are incidental and related to the service provided by the **use**;
- (j) does not require additional **motor vehicle parking stalls**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

67P2008

## 208 “Home Occupation – Class 2”

- (a) means:
  - (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;
  - (ii) a **use** that may require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** would include drop offs or pick ups, deliveries, and visits from customers or consultants;

- 
- (iii) a **use** that may have one person, other than the resident of the **Dwelling Unit**, working at the residence where the **use** is located; and
  - (iv) a **use** that may require a **private garage** or other **Accessory Residential Building** of the **Dwelling Unit** to be used in the operation of the Home Occupation;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
  - (c) are limited to a maximum of one per **Dwelling Unit**;
  - (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
  - (e) must not:
    - (i) display any form of signage related to the **use** on the **parcel**; and
    - (ii) advertise the address of the **use** to the general public;
  - (f) must not occupy more than 20.0 per cent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
  - (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
  - (h) may not occupy a portion of the required **motor vehicle parking stalls** for the **Dwelling Unit**;
  - (i) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for the purposes related to the **use**;
  - (j) must not generate more than five (5) business associated vehicle visits to the **parcel** on any one day, to a maximum of 15 business associated vehicle visits per week;
  - (k) must not directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the **use**;
  - (l) may be approved for a period no greater than five (5) years;
  - (m) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Dwelling Unit** the **use** is located in, when the number of business associated vehicle visits per week exceeds three (3); and
  - (n) does not require **bicycle parking stalls – class 1** or **class 2**.

## 209 “Hotel”

- (a) means a *use*:
  - (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration; and
  - (ii) that may be combined with a *use* from the Eating and Drinking Group in Schedule A when such a *use* is contained within a **Hotel**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) does not have a maximum *use area* in any District;
- (d) must not have more than 20 guest rooms in the C-C2, C-COR1 and C-COR2 Districts when located within 45.0 metres of a *low density residential district*, which must be measured from the *building* containing the *use* to the nearest *property line* of a *parcel* designated as a *low density residential district*; 67P2008
- (e) located in the I-B District must not have a *building height* greater than 11.0 metres where the *parcel* containing the **Hotel** shares a *property line* with a *low density residential district*; and
- (e.1) when it is combined with a *use* from the Eating and Drinking Group in Schedule A as allowed in subsection (a)(ii), must also comply with the rules for that *use*; 67P2008
- (f) requires a minimum number of *motor vehicle parking stalls* for the sleeping accommodation that is the greater of:
  - (i) 1.0 stalls per 2.5 guest rooms: or
  - (ii) 1.0 stalls per guest room when the *parcel* on which the *building* containing the *use* is located *adjacent* to or separated by a *lane* or *street* from a *low density residential district*.
- (g) does not require *bicycle parking stalls – class 1* or *class 2*.

## 210 “Household Appliance and Furniture Repair Service”

- (a) means a *use*:
  - (i) where furniture, electronic equipment and appliances that are used in the home, are repaired, refinished or refurbished; 15P2008
  - (ii) that is entirely within a *building*;
  - (iii) where the maximum *gross floor area* is 465.0 square metres; and

- (iv) that may provide for the incidental sale of products relating to the services being provided;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must have all products and materials associated with the **use** stored entirely within a **building**;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**211 “Indoor Recreation Facility”**

- (a) means a **use**:
- (i) contained within a **building** that has been specifically built or adapted to provide athletic, recreation or leisure activities; 32P2009
  - (ii) where the specifically built facilities are things such as swimming pools, skating rinks, or gymnasia;
  - (iii) that may have outdoor sports fields on the same **parcel** as the **building**; and
  - (iv) that may provide a seating area for the occasional viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 5.0 **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 number of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**212** *deleted* 32P2009

**213** *deleted* 32P2009

**214** *deleted* 32P2009

**215** *deleted* 32P2009

**216 “Information and Service Provider”**

- (a) means a **use**:
- (i) where services, expertise or access to information, other than professional services, are provided to a broad spectrum of the public without appointment;
  - (ii) that may have a counter where the clients may take a number or wait in a line to be served; and
  - (iii) that does not have facilities for the storage, production or sale of goods directly to the public;
- (b) is a **use** within the Personal 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**;
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area**.

32P2009

## 217 “Instructional Facility”

- (a) means a **use**:
  - (i) where instruction, training or certification in a specific trade, service or skill are provided;
  - (ii) that includes, but is not limited to, instruction and training in building trades, dance, music, martial arts, cooking, computers, driving, climbing, gymnastics and other similar instruction;
  - (iii) where the instruction, training or certification is provided to individuals engaged in a scheduled program of instruction and must not be available to a broad spectrum of the public on a drop-in basis; and
  - (iv) that is not a **School – Private, School Authority – School** or a **Post-secondary Learning Institution**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) when located in the C-N1, C-N2, and C-COR1 Districts, must not exceed 30 people, including both students and teachers, at any given time;
- (d) may provide all, or part, of the instruction or training outside of a **building** when located in the I-G or S-CRI Districts;
- (e) may be located within a **building** containing a **Post-secondary Learning Institution**:
  - (i) when the **building** is on a **parcel** designated as S-CI District; and
  - (ii) when there are no **signs** of any type, related to the **Instructional Facility**, located outside of the **building**;
- (f) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) 1.0 stalls per five (5) students based on the maximum enrolment stated in the **development permit** when the **use** has 30 students or less; or

- (ii) 1.0 stalls per three (3) students based on the maximum enrolment as stated in the **development permit** when the **use** has more than 30 students;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## 218 “Instructional Facility – Outside”

- (a) means a **use**:
  - (i) where instruction, training or certification in a specific trade, service or skill are provided;
  - (ii) where part or all of the instruction or training occurs outside of a **building**; and
  - (iii) that is not a **School – Private, School Authority – School** or a **Post-secondary Learning Institution**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) 1.0 stalls per five (5) students based on the maximum enrolment stated in the **development permit**, when the **use** has 30 students or less; or
  - (ii) 1.0 stalls per three (3) students based on the maximum enrolment as stated in the **development permit**, when the **use** has more than 30 students;
- (d) does not require **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**.

## 219 “Jail”

- (a) means a **use**:
  - (i) where people are confined in lawful detention; and
  - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Jail** 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.

**220 “Kennel”**

- (a) means a **use**:
  - (i) where domestic animals are boarded overnight or for periods greater than 24 hours;
  - (ii) that does not include **Pet Care Service, Veterinary Clinic** or Veterinary Hospital;
  - (iii) that may provide for the incidental sale of products relating to the services provided by the **use**; and
  - (iv) that includes outside enclosures, pens, runs or exercise areas;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) must be a minimum distance of 150.0 metres from a **residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**221 “Large Vehicle and Equipment Sales”**

- (a) means a **use** where **large vehicles** and equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are sold or leased;
- (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 and equipment 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) must provide a designated storage area for all equipment stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (h) 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**;
- (i) does not require **bicycle parking stalls – class 1**; and
  - (j) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## 222 “Large Vehicle Service”

- (a) means a *use* where vehicles with a **gross vehicle weight** greater than 4500 kilograms undergo maintenance and repair;
- (b) is a *use* within the Automotive Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 3.5 **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**.

## 223 “Large Vehicle Wash”

- (a) means a *use* where vehicles with a **gross vehicle weight** greater than 4500 kilograms are washed;
- (b) is a *use* within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least two (2) vehicle stacking spaces when the *use* only has one wash bay door;
- (e) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
  - (i) within the **building**; or
  - (ii) within a **screened** enclosure that:
    - (A) must be shown on the plans required at the time of **development permit** application;
    - (B) is located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties;

47P2008

- (C) is constructed of materials and to the standards required by the **Development Authority**; and
- (D) is maintained in a state of repair and tidiness such that it does not become an eyesore or a hazard;
- (f) requires 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

**224 “Library”**

- (a) means a **use**:
  - (i) where collections of materials are maintained primarily for the purpose of lending to the public;
  - (ii) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**; and
  - (iii) that may have rooms for the administrative functions of the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, 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**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**225 “Liquor Store”**

- (a) means a **use** where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) in the C-N1 and C-N2 Districts, must only be located on a **parcel** with a front **property line** on a **major street** or a primary collector **street**;
- (d) must not be located within 300.0 metres of any other **Liquor Store**, when measured from the closest point of a **Liquor Store** to the closest point of another **Liquor Store**;
- (e) in all **commercial** and **industrial districts**, not including C-R2 and C-R3 Districts, must not be located within 150.0 metres of a **parcel** that contains a **School – Private** or a **School Authority – School**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains a **School Authority – School** or a **School – Private**;
- (f) requires a minimum of 5.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**226 “Live Work Unit”**

- (a) means a **use**:
  - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
  - (ii) in the **commercial districts**, when listed as a **use**, may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit**:
    - (A) **Artist’s Studio**;
    - (B) **Beauty and Body Service**;
    - (C) **Counselling Service**;
    - (D) **Instructional Facility**;
    - (E) **Office**;
    - (F) **Personal Apparel Service**;
    - (G) small appliance repair; and
    - (H) sales of crafts and jewellery that are made on the premises;

13P2008

- 13P2008 (iii) In the ***multi-residential districts***, when it is a listed ***use***, may incorporate only the following ***uses*** in a **Dwelling Unit** to create a **Live Work Unit**:
- (A) **Artist's Studio**;
  - (B) **Beauty and Body Service**;
  - (C) **Counselling Service**;
  - (D) **Office**; and
  - (E) repair or sales of apparel, crafts and jewelry that are made on the premises;
- 67P2008 (iv) that, in the ***multi-residential districts***, must be contained within a **Multi-Residential Development**;
- (b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;
- (c) must not exceed 50.0 per cent of the ***gross floor area*** of the **Dwelling Unit**;
- 13P2008 (d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the ***use*** is located;
- (e) requires a minimum number of ***motor vehicle parking stalls*** and ***bicycle parking stalls – class 1*** or ***class 2*** in accordance with the District the ***use*** is listed in.











**227 “Manufactured Home”**

- (a) means a residential **building**:
  - (i) that is intended for year round occupancy, containing one **Dwelling Unit**;
  - (ii) that is constructed on a permanent undercarriage or chassis;
  - (iii) that is designed with the capability of being transported, from time to time, from one location to another without the necessity of being placed on a permanent foundation; and
  - (iv) that is not a **recreational vehicle**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

15P2008

**228 “Manufactured Home Park”**

- (a) means a **use**:
  - (i) that provides sites for two or more **Manufactured Homes** on a **parcel**;
  - (ii) that must provide on-site laundry and recreation facilities for the occupants of the **use**;
  - (iii) that must provide administration facilities for the management of the **use**; and
  - (iv) that may have **buildings** for the recreational activities of the **use**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Manufactured Home** located on the **parcel**;
- (d) requires a minimum of 0.1 **visitor parking stalls** per **Manufactured Home** located on the **parcel**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

32P2009            **229**    *deleted*

32P2009            **230**    *deleted*

32P2009            **231**    *deleted*

**232**    **“Market”**

- (a) means a **use**:
  - (i) where individual vendors provide goods for sale directly to the public;
  - (ii) where the goods may be sold both inside and outside of a **building**;
  - (iii) where the vendors may change on a frequent or seasonal basis;
  - (iv) where the goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods;
  - (v) where the items being sold are not live animals;
  - (vi) that does not have seating area for the public that is greater than 75.0 square metres; and
  - (vii) that does not include a **Retail Store** or **Supermarket**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires 4.5 **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 **bicycle parking stalls – class 2** based on 5.0 per cent of the minimum required **motor vehicle parking stalls**.

**233**    **“Medical Clinic”**

- (a) means a **use** where human health services that are preventative, diagnostic, therapeutic or rehabilitative are provided without overnight accommodation for patients;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;

- (c) requires a minimum of 6.0 **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 250.0 square metres of **gross usable floor area**.

234 *deleted*

32P2009

235 *deleted*

46P2009

**236 “Motion Picture Filming Location”**

- (a) means a **use**:
  - (i) where motion pictures are filmed, either within a **building** or outdoors; and
  - (ii) that must be approved on a temporary basis for a period of time not greater than one year;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not construct any permanent **buildings**, or make permanent exterior renovations or additions to an existing **building** or structure;
- (d) does not have a maximum **use area** in any District;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

**237 “Motion Picture Production Facility”**

- (a) means a **use**:
  - (i) where motion pictures are filmed and produced;
  - (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**;
  - (iii) that may have the functions of packaging or shipping the products made as part of the **use**; and
  - (iv) that may have the administrative functions associated with the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:

32P2009

- (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 stalls 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**.

### 238 “Motorized Recreation”

- (a) means a **use**:
  - (i) where people participate in motorized sports and recreation activities outdoors;
  - (ii) that may provide a **building** containing change rooms, washrooms, showers and rooms for the administrative and storage functions required to operate the **use**;
  - (iii) that may provide seating areas for viewing the sport and recreation activities associated with the **use**; and
  - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Motorized Recreation** 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.

### 239 “Multi-Residential Development”

67P2008

- (a) means a **use**:
  - (i) that consists of one or more **buildings**, each containing one or more **units**;
  - (ii) that has a minimum of three **units**;
  - (iii) where all of the **units** in a **development** with only three **units** are provided within the same **main residential building**;
  - (iv) where a minimum of 50.0 per cent of the **units** in a **development** with a minimum of four **units** and a maximum of nine **units** are provided in **buildings** containing two or more **units**; and

- (v) where a minimum of 90.0 per cent of the **units** in a **development** with 10 or more **units** are provided in **buildings** containing three or more **units**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse**, unless otherwise referenced in a District;
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1 or Part 11; 51P2008
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1 or Part 11; and 51P2008
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1 or Part 11. 51P2008

#### 240 “Multi-Residential Development – Minor”

- (a) means a **use**: 67P2008
  - (i) on a **parcel** 1.0 hectares or less in area;
  - (ii) that consists of one or more **buildings**, each containing one or more **units**;
  - (iii) that has a minimum of three **units**;
  - (iv) where a minimum of 90.0 per cent of the **units** are provided in **buildings** containing three or more **units**; and
  - (v) that complies with all of the rules specified for the **use** in the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse**, unless otherwise referenced in a District;
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1;

- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1;
- (f) requires a minimum number of **bicycle parking stalls – class 1 and class 2** as referenced in Part 6, Division 1.

#### 241 “Municipal Works Depot”

13P2008

13P2008

- (a) means a **use**:
  - (i) where infrastructure maintenance services are provided by a level of government;
  - (ii) where large areas of land are required for **buildings** and storage;
  - (iii) that may store and service equipment, vehicles, LRT trains and other municipal vehicles;
  - (iv) that may store sand, gravel and other goods that are capable of being stacked or piled;
  - (v) that may have **buildings** to service the equipment, vehicles, and LRT trains;
  - (vi) that may have a **building** for training staff in the operation of the vehicles, equipment or LRT trains; and
  - (vii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** on the same **parcel** as the **use** where the **parcel** shares a **property line** with a **residential district** or **special purpose district** and where there are piles or stacks of loose materials stored on the **parcel**;
- (d) must provide **screening** equal to the height of the piles or stacks of materials stored on the **parcel**, as referenced in subsection (c).
- (e) must provide a berm with a 3:1 slope if the berm is used to satisfy the **screening** requirements referenced in subsections (3) and (4);
- (f) 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 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

## 242 “Museum”

- (a) means a **use**:
  - (i) where artifacts and information are displayed for public viewing;
  - (ii) where artifacts are investigated, restored and preserved for the public;
  - (iii) that may be contained entirely within or partially outside of a **building**;
  - (iv) that may have rooms for the provision of educational programs related to the **use**;
  - (v) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**;
  - (vi) that may have rooms for the administrative functions of the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, 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**;
- (d) does not require **bicycle parking stalls – class 1**; and

- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**243 “Natural Area”**

- (a) means a **use** where open space is set aside:
  - (i) to maintain existing natural or native plant or animal communities; or
  - (ii) to allow disturbed lands to be naturalized;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) may be improved by benches, interpretive displays, pathways, picnic shelters, trails, viewpoints and washrooms;
- (d) may have small **buildings** that do not exceed 75.0 square metres when required for maintenance facilities or for the study of the **Natural Area**;
- (e) may have a parking area, provided it is located a minimum of 3.0 metres from the nearest **property line**;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

**244 “Natural Resource Extraction”**

- (a) means a **use**:
  - (i) where gases, liquids or minerals are extracted, but does not include gravel, sand or other forms of aggregate;
  - (ii) that is not **Refinery** or **Pits and Quarries**; and
  - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Natural Resource Extraction** 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.



**245 “Night Club”**

- (a) means a *use*:
  - (i) where liquor is sold and consumed on the premises;
  - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
  - (iii) where entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in areas greater than 10.0 square metres; and
  - (iv) where food may be prepared and sold for consumption on the premises;
- (b) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must provide sufficient area *adjacent* to entry doors for patrons to queue prior to entering;
- (d) must be located more than 45.0 metres from a *residential district*, which must be measured from the *building* containing the *use* to the nearest *property line* of a *parcel* designated as a *residential district*;
- (e) 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*;
- (f) 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 a *street*;
- (g) requires a minimum of 2.85 *motor vehicle parking stalls* per 10.0 square metres of *public area*;
- (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 *public area*.

**246 “Office”**

- (a) means a *use*:
  - (i) where business people, professional, clerical and administrative staff work in fields other than medical or counselling fields;
  - (ii) that provides services to either a select clientele or no clients, and therefore has limited contact with the public at large;

67P2008

- (iii) that may have a reception area;
  - (iv) that may contain work stations, boardrooms, and meeting rooms; and
  - (v) that does not have facilities for the production or sale of goods directly to the public inside the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) *deleted*
- (d) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of **gross usable floor area**;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres **gross usable floor area** for **Offices** greater than 1000.0 square metres.

#### 247 “Outdoor Café”

15P2008

- (a) means a **use**:
- (i) where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed **building**;
  - (ii) that must be approved on a seasonal basis operating from April to October of any year; and
  - (iii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a **Convenience Food Store, Specialty Food Store or Supermarket**;

51P2008

- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must be located more than 25.0 metres from a **residential district**, unless the **use** is completely separated from the **residential district** by a **building** or by an intervening **street**;
- (d) must not have a floor higher than 0.6 metres above the height of the first **storey** floor level when the **use** is located within 100.0 metres of a **residential district**;
- (e) must not have outdoor speakers;
- (f) has a maximum area of 25.0 square metres in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-O, C-R1, I-B, CC-MHX, CC-X and CC-COR Districts;

- (g) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of outdoor area if the area is greater than 25.0 square metres; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**.

**248 “Outdoor Recreation Area”**

- (a) means a **use**:
  - (i) where people participate in sports and athletic activities outdoors;
  - (ii) where the sport or athletic activity is not **Motorized Recreation or Firing Range**;
  - (iii) that may include a **building** containing change rooms, washrooms or showers and rooms for the administrative functions required to operate the **use**; and
  - (iv) that may provide a temporary seating area for the viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application when it is listed as a **discretionary use** in a District; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.





















- (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, trained or boarded;
  - (ii) where the animals must not be boarded overnight; 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) 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**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;

41P2009

- (i) where electrical power is generated; and
- (ii) where the total power generation capacity is between 1.0 and 12.4 megawatts;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located within 50.0 metres of a **residential district**, measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must be located within a **building**, with the exception of **solar collectors**; 68P2008
- (e) must be shielded and insulated so as to limit noise generation as much as possible;
- (f) must not: 68P2008
  - (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
  - (ii) be located in a required **setback area**, excluding **solar collectors**;
- (g) must be **screened**, with the exception of **solar collectors**; 68P2008
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

## 266 “Power Generation Facility – Small”

- (a) means a **use**:
  - (i) where electrical power is generated; and
  - (ii) where the total power generation capacity is between 10 watts and 1.0 megawatts; 68P2008
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not: 68P2008
  - (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
  - (ii) be located in a required **setback area**, excluding **solar collectors**;
- (d) must be **screened**, with the exception of **solar collectors**; 68P2008
- (e) does not require **motor vehicle parking stalls**; and

- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

32P2009

**267 “Print Centre”**

- (a) means a **use**:
- (i) where graphic and printed materials are printed or duplicated on a custom order basis for individuals or businesses;
  - (ii) that may include self-service photocopiers;
  - (iii) where film or digital images may be processed and finished;
  - (iv) that may include the binding of printed materials; and
  - (v) 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 2.0 **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 250.0 square metres of **gross usable floor area**.

**268 “Printing, Publishing and Distributing”**

13P2008, 32P2009

- (a) means a **use**:
- (i) where graphic and printed materials are printed or duplicated on a large scale primarily for distribution from the **parcel**;
  - (ii) that may include the binding of printed materials;
  - (iii) *deleted*
  - (iv) that may have an area for supplies required to make the product as part of the **use**;
  - (v) that may have the functions of packaging or shipping the products made as part of the **use**; and
  - (vi) that may have the administrative functions associated with the **use**;

32P2009



- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) may have supplies and products located outside of a **building**, provided such items are **screened** from view of a **street**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

## 269 “Proshop”

- (a) means a **use**:
  - (i) where merchandise is sold or rented to the public;
  - (ii) where merchandise is stocked on the premises in quantities sufficient only to supply the premises; and
  - (iii) must only operate in conjunction with, and sell products related to, **Indoor Recreation Facility, Outdoor Recreation Facility, Park, Museum, Library or Spectator Sports Facility**;
- (b) is a **use** within the Subordinate Use 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) does not require **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**.

## 270 “Protective and Emergency Service”

- (a) means a **use** where police, fire and publicly operated emergency medical services are provided;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

1P2009

**270.1 “Public Transit System”**

- (a) means a **use** where public facilities are provided for the operation of a municipal public transit system including bus shelters, **LRT platforms**, **LRT stations**, pedestrian bridges, **City-owned at grade** motor vehicle and bicycle parking facilities provided solely for users of the system, and linear rail tracks and associated equipment;
- (b) is a use within the Infrastructure Group in Schedule A to this Bylaw;
- (c) is not required to meet the rules of any land use district;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**271 “Race Track”**

- (a) means a **use**:
  - (i) where animals and non-motorized vehicles are entered in competition against one another or against time;
  - (ii) that has tiers of seating or viewing areas for spectators;
  - (iii) that may involve gambling associated with the racing activity;
  - (iv) that may occur within or entirely outside of a **building**; and
  - (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Race Track** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) when combined with other **uses**, must also have those **uses** included as a **use** in the Direct Control District; and
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

**272 “Radio and Television Studio”**

- (a) means a **use** where radio, television, motion pictures, or audio performances are produced or recorded;
- (b) is a **use** within the Culture and Leisure 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) 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** *deleted***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;
- (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**.

15P2008

**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**.

### 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;
  - (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**.

15P2008

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**.

**285 “Retail Garden Centre”**

- (a) means a **use**:
  - (i) where gardening products, plants, seeds, shrubbery, trees and other gardening related products are sold to the public from a permanent **building**;
  - (ii) that may accommodate temporary structures such as greenhouses and pole barns for the planting and growing of plants;
  - (iii) that may accommodate temporary structures and specifically identified outdoor areas for the storage, display and sale of plants and products; and
  - (iv) that may not accommodate the sale of produce or other food stuff;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

## 286 “Retail Store”

- (a) means a **use**:
- (i) where merchandise is sold or rented to the public;
  - (ii) where merchandise is stocked on the premises in quantities sufficient only to supply the premises;
  - (ii.1) where the merchandise may include goods or materials also sold at a **Building Supply Centre**; and
  - (iii) that may display the items for sale within the **use** outside of a **building** a maximum distance of 6.0 metres from the public entrance of the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not locate any outdoor display area in a required **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (d) when located in the C-R1 District, may incorporate the following **uses** within a **Retail Store**, provided the requirements referenced in subsection (e) are satisfied:
- (i) **Amusement Arcade**;
  - (ii) **Beauty and Body Service**;
  - (iii) **Computer Games Facility**;
  - (iv) **Counselling Service**;
  - (v) **Financial Institution**;
  - (vi) **Fitness Centre**;
  - (vii) **Health Services Laboratory – with Clients**;
  - (viii) **Household Appliance and Furniture Repair Service**;
  - (ix) **Medical Clinic**;
  - (x) **Office**;
  - (xi) **Personal Apparel Service**;
  - (xii) **Pet Care Service**;
  - (xiii) **Photographic Studio**;
  - (xiv) **Print Centre**;

32P2009

- (xv) **Power Generation Facility – Small;**
  - (xvi) **Radio and Television Studio;**
  - (xvii) **Restaurant: Food Service Only – Small;**
  - (xviii) **Restaurant: Food Service Only – Medium;**
  - (xix) **Take Out Food Service;**
  - (xx) **Veterinary Clinic;** and
  - (xxi) **Video Store.**
- (e) must only incorporate the **uses** referenced in section (d) when those **uses**:
- (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
  - (iii) are located within a **use area** that contains a **Retail Store**;
  - (iv) do not exceed 10.0 per cent of the **use area** of the **Retail Store** within which they are located; and
  - (v) do not have direct customer access outside of the **Retail Store** within which they are located:
- (f) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

13P2008

**287 “Rowhouse”**

- (a) means a **building**:
- (i) comprising three or more **Dwelling Units**, located side by side and fronting on a **street**;
  - (ii) where each **Dwelling Unit** is located on an individual **parcel**;
  - (iii) where each **Dwelling Unit** has a separate direct entry from **grade adjacent** to a **street**; and
  - (iv) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;

- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 288 “Salvage Processing – Heat and Chemicals”

- (a) means a **use**:
  - (i) where salvaged and recycled material are processed using heat or the application of chemicals;
  - (ii) that is not a landfill or waste disposal facility for any goods;
  - (iii) that does not involve the disassembly of any goods;
  - (iv) where activities may occur entirely within a **building**, or partially outside of a **building**, or entirely outdoors;
  - (v) that does not involve the manufacture or assembly of any goods;
  - (vi) that may have a **building** for administrative functions associated with the **use**; and
  - (vii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Salvage Processing – Heat and Chemicals** 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.

### 288.1 “Salvage Yard”

32P2009

- (a) means a **use**:
  - (i) where any of the following are stored, dismantled or crushed:
    - (A) **dilapidated vehicles**; or
    - (B) damaged, inoperable or obsolete goods, machinery or equipment;
  - (ii) where motor vehicles in their complete and operable state are not displayed or sold;
  - (iii) where part or all of the **use** takes place outside of a **building**;

- (iv) that may have equipment located outdoors to assist in the processes and functions of the **use**;
- (v) that may have the incidental sale of parts that are recovered from the **dilapidated vehicles**, goods, machinery or equipment;
- (vi) that may have a **building** for administrative functions associated with the **use**;
- (vii) that does not involve the manufacture or assembly of any goods; and
- (viii) that does not involve the servicing or repair of anything;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) for a **building**, the greater of:
    - (A) 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
    - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
  - (ii) for outdoor storage:
    - (A) 0.25 stalls for 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
    - (B) 0.1 stalls per 100.0 square metres thereafter;
- (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**.

## 289 “Sawmill”

- (a) means a **use**:
  - (i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;
  - (ii) that may include facilities for the kiln drying of lumber;
  - (iii) that may include areas for the outdoor storage of raw or finished lumber products;

- (iv) that may include the distribution or sale of lumber products; and
- (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Sawmill** 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.

## 290 “School – Private”

- (a) means a **use**:
  - (i) where an operator other than the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;
    - (B) a school division; or
    - (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
  - (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
  - (iii) where other educational programs pursuant to the *School Act* may be offered to students; and
  - (iv) that may provide food service for students and staff;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per 8.5 students, and 1.0 **pick-up and drop-off stalls** per 100 students, based upon the maximum number of students stated in the **development permit**,
- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.

67P2008

**291 “School Authority – School”**

67P2008

- (a) means a **use**:
- (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;
    - (B) a school division; or
    - (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
  - (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
  - (iii) that will include any **building** and related playing fields;
  - (iv) that may provide food service to the students and staff; and
  - (v) that may provide programs for parental and community involvement;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires the following number of **motor vehicle parking stalls**:
- (i) for the maximum number of students that may be enrolled in kindergarten to grade 6, a minimum of 1.0 **motor vehicle parking stalls** per 15 students and 2.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**; and
  - (ii) for the maximum number of students that may be enrolled in grades 7 to 9, a minimum of 1.0 **motor vehicle parking stalls** per 18 students and 2.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**; and
  - (iii) for the maximum number of students that may be enrolled in grades 10 to 12, a minimum of 1.0 **motor vehicle parking stalls** per 8 students and 1.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**;
- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the maximum number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.



**292 “School Authority Purpose – Major”**

- (a) means a *use*:
  - (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;
    - (C) provide programs to the public to further parental and community involvement in the schools;
    - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
    - (E) store surplus equipment and materials used by that school division or school district; and
  - (ii) where the activities associated with the *use* occur either within a **building** or outside of a **building**;
- (b) is a *use* within the Teaching and Learning 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**;
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the *use* is greater than 1000.0 square metres;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the *use* is greater than 1000.0 square metres.

**293 “School Authority Purpose – Minor”**

- (a) means a *use*:
  - (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;

- (C) provide programs to the public to further parental and community involvement in the schools;
  - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
  - (E) store surplus equipment and materials used by that school division or school district;
- (ii) where the storage of surplus equipment and materials associated with the **use** occur entirely within a **building**;
  - (iii) where another approved **use** is located within the **building**;
  - (iv) where the **gross floor area** of the **use** is a maximum of 25.0 per cent of the **gross floor area** of the entire **building**;
- (b) is a **use** within the Teaching and Learning 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**;
  - (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres or greater;
  - (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

#### 294 “Seasonal Sales Area”

- (a) means a **use**:
  - (i) where goods are displayed and offered for sale;
  - (ii) where those goods are not fully contained within an enclosed **building**; and
  - (iii) that must always be approved with another **use**;

- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 295 “Secondary Suite”

- (a) means an accessory **Dwelling Unit**:
  - (i) that does not exceed 70.0 square metres in **gross floor area**, excluding the area covered by stairways;
  - (ii) that is located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**; and 47P2008
  - (iii) that will only be approved as one of the following: 53P2008
    - (A) **“Secondary Suite – Attached Above Grade”** where the **Secondary Suite** is located above the first **storey** of a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
    - (B) **“Secondary Suite – Attached At Grade”** where the **Secondary Suite** is attached to the side or rear of **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
    - (C) **“Secondary Suite – Attached Below Grade”** where the **Secondary Suite** is located below the first **storey** of a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
    - (D) **“Secondary Suite – Detached Garage”** where the **Secondary Suite** is located above the first **storey** of a detached **private garage**;
    - (E) **“Secondary Suite – Detached Garden”** where the **Secondary Suite** is detached and located at **grade** to the rear of a **main residential building**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**296 “Self Storage Facility”**

- (a) means a **use**:
  - (i) where goods are stored in a **building**;
  - (ii) where the **building** is made up of separate compartments and each compartment has separate access;
  - (iii) that may be available to the general public for the storage of personal items;
  - (iv) that may include the administrative functions associated with the **use**; and
  - (v) that may incorporate **Custodial Quarters** for the custodian of the facility;
- (b) is a **use** within the Storage 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** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**297 “Semi-detached Dwelling”**

- (a) means a **building** which contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**298 “Service Organization”**

- (a) means a **use**:
  - (i) where health or educational programs and services are offered to the public;
  - (ii) that does not include a **Health Services Laboratory – With Clients** or **Medical Clinic**;
  - (iii) that does not provide a food preparation **kitchen** or eating area for the public;

- (iv) where there are rooms for the administrative functions of the **use**; and
- (v) where there may be a meeting room or auditorium available for programs related to the **use**;
- (b) is a **use** within the Office 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** for the office area of the **use**;
- (d) does not require **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**.

## 299 “Sign – Class A”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (i) “**Address Sign**” which means a **sign** that identifies:
    - (A) the municipal address of a **building**;
    - (B) the name of a **building**; or
    - (C) the name of any individuals occupying a **building**;
  - (ii) “**Art Sign**” which means a **sign** that is primarily an artistic rendering or work applied to any exterior of a **building**;
  - (iii) “**Banner Sign**” which means a **sign** that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
  - (iv) “**Construction Sign**” which means a **sign** that is displayed on a site undergoing construction, which identifies a person who is furnishing labour, services, materials or financing, and may identify the future use of the site, the party responsible for the management of site, and information regarding the sale, leasing or rental of the site;
  - (v) “**Directional Sign**” which means a **sign** that guides, warns or restrains people or motor vehicles and may be freestanding on a non-moveable structure or attached to a **building**;
  - (vi) “**Election Sign**” which means a **sign** that:

- (A) indicates support for a candidate in a Federal, Provincial or local election;
  - (B) sets out a position or information relating to an issue in an election; or
  - (C) provides information respecting an election;
- (vii) “**Flag Sign**” which means a *sign* that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole;
- (viii) “**Government Sign**” which means a *sign* that is displayed:
- (A) pursuant to federal, provincial or municipal legislation;
  - (B) by, or on behalf of, the federal, provincial or municipal government; or
  - (C) by, or on behalf of, a department, commission, board, committee or an official of the federal, provincial or municipal government;
- (ix) “**Property Management Sign**” which means a *sign* that is permanently displayed on a *parcel* that identifies a party responsible for the management of the *parcel* and may contain information regarding the sale, leasing or rental of the *parcel*;
- (x) “**Real Estate Sign**” which means a *sign* that is not intended to be permanently displayed on a site, that contains information regarding the sale, leasing or rental of the site;
- (xi) “**Show Home Sign**” which means a *sign* that identifies a newly constructed residential *building* as a sample of the type of *building* a builder is providing, and where prospective purchasers may acquire information regarding the community and purchase of homes from that builder;
- (xii) “**Special Event Sign**” which means a *sign* that promotes a special event and may take the structure and form of other types of signs;
- (xiii) “**Temporary Sign**” which means a *sign* that is not permanently affixed to a structure or is displayed on a structure which is designed to be moved from place to place or is easily movable;

(xiv) **“Window Identification Sign”** which means a *sign* that:

(A) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and

(B) is attached to, painted on, displayed on or displayed behind a window of a *building* so that its content is visible to a viewer outside of the *building*;

67P2008

(xiv.1) **“Window Sign”** which means a *sign* that is attached to, painted on, displayed on or displayed behind a window of a *building* so that its content is visible to a viewer outside of the *building*; and

67P2008

(xv) any type of *sign* located in a *building* not intended to be viewed from outside; and

(b) is a *use* within the Sign Group in Schedule A to this Bylaw.

### 300 “Sign – Class B”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) **“Fascia Identification Sign”** which means a *sign* that:

(A) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and

(B) is attached to, marked or ascribed on and is parallel to an exterior wall of a *building*; and

(b) is a *use* within the Sign Group in Schedule A to this Bylaw.

### 301 “Sign – Class C”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) **“Freestanding Identification Sign”** which means a *sign* that:

(A) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and

(B) is displayed on a non-moveable structure other than a **building**;

(b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 302 “Sign – Class D”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Canopy Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or parcel upon which the **sign** is displayed; and

(B) is displayed on a canopy, awning or marquee that is attached to an exterior wall of a **building**; and

(ii) “**Projecting Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and

(B) is attached to an exterior wall of a **building** and is perpendicular to the **building**; and

(b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 303 “Sign – Class E”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Electronic Message Sign**” which means a “**Message Sign**”, referenced in subsection (iv), with electronic messaging and electronically changeable **copy**;

(ii) “**Flashing or Animated Sign**” which means a **sign** with elements that flash or are animated;

(iii) “**Inflatable Sign**” which means a **sign** consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;



- (iv) **“Message Sign”** which means a *sign* that is either permanently attached to a *building* or that has its own permanent structure and is designed so that *copy* can be changed on a frequent basis;
- (v) **“Painted Wall Identification Sign”** which means a *sign* that:
  - (A) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and
  - (B) is painted directly onto an exterior wall of a *building*; and
- (vi) **“Roof Sign”** which means a *sign* installed on the roof of a *building* or that projects above the *eaveline* of a *building*; 67P2008
- (vii) **“Rotating Sign”** which means a *sign* that rotates or has features that rotate;
- (viii) **“String of Pennants”** which means a *sign* consisting of pieces of fabric or other non-rigid material strung together on string, wire, cable, or are similarly joined;
- (ix) **“Temporary Sign Marker”** which means an area on a *parcel* that has been approved and demarked as a location for **“Temporary Signs”**, which for the purposes of the rules regulating *signs*, is deemed to be a *sign*; and
- (x) any type of *sign* that: 67P2008
  - (A) employs stereo optic, video, motion picture, laser or other projection device; or
  - (B) does not fit within any of the *sign* types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D or Sign – Class F**; and
- (b) is a *use* within the Sign Group in Schedule A to this Bylaw.

### 304 “Sign – Class F”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (i) **“Third Party Advertising Sign”** which means a *sign* that contains *copy* directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located; and
- (b) is a *use* within the Sign Group in Schedule A to this Bylaw.

**305 “Single Detached Dwelling”**

- (a) means a **building** which contains only one **Dwelling Unit** and may include a **Secondary Suite** in those Districts which allow that **use**, but does not include a **Manufactured Home**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**306 “Slaughter House”**

- (a) means a **use**:
  - (i) where live animals are processed into food for human consumption;
  - (ii) that may have an area for supplies required to make the food products as part of the **use**;
  - (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
  - (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
  - (v) that may have the administrative functions associated with the **use**; and
  - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;
- (b) is a **use** within the Direct Control Use 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 stalls 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**.

### 307 “Social Organization”

- (a) means a **use**:
  - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
  - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
  - (iii) where there is a food preparation area and seating area for the consumption of food; and
  - (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure 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**, or a C-N1, C-N2, C-COR1 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) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, 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**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

10P2009

**308 “Special Function Tent – Commercial”**

- (a) means a **use**:
  - (i) where a collapsible shelter is erected on a **parcel**;
  - (ii) where there is always another approved **use** on the **parcel**; and
  - (iii) that must only be approved with the following **uses**:
    - (A) **Auction Market - Other Goods**;
    - (B) **Auction Market - Vehicles and Equipment**;
    - (C) **Drinking Establishment – Large**;
    - (D) **Drinking Establishment – Medium**;
    - (E) **Drinking Establishment – Small**;
    - (F) **Night Club**;
    - (G) **Retail Store**;
    - (H) **Restaurant: Licensed – Large**;
    - (I) **Restaurant: Licensed – Medium**;
    - (J) **Restaurant: Licensed – Small**;
    - (K) **Restaurant: Food Service Only – Large**;
    - (L) **Restaurant: Food Service Only – Medium**;
    - (M) **Restaurant: Food Service Only – Small**; and
    - (N) **Take Out Food Service**.
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be erected on a **parcel** a total of 15 days in any calendar year;

- (d) has a maximum height of 12.0 metres measured from **grade**;
- (e) has no requirement for a **landscaped area**;
- (f) is not subject to the **public area** restrictions for any **use** it is combined with;
- (g) 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**;
- (h) 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**;
- (i) does not require **motor vehicle parking stalls**; and
- (j) does not require **bicycle parking stalls – class 1 or class 2.**”

### 309 “Special Function Tent – Recreational”

- (a) means a **use**:
  - (i) where a temporary collapsible shelter is erected on a **parcel**;
  - (ii) where there is always another approved **use** on the **parcel**; and
  - (iii) that must only be approved with assembly, educational, recreational or social events that are related to an approved **use** on the **parcel**; 10P2009
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be erected on a **parcel** a total of 10 days in any calendar year; 10P2009
- (d) has a maximum height of 12.0 metres measured from **grade**;
- (e) has no requirement for a **landscaped area**;
- (f) 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**;
- (g) 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**;

- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

32P2009

**309.1 “Specialized Industrial”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) **research and development**;
    - (B) the analysis or testing of materials or substances in a **laboratory**; or
    - (C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;
  - (ii) that may include a **Health Services Laboratory – Without Clients**;
  - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
  - (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial 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 stalls 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**.

**310 “Specialty Food Store”**

32P2009

- (a) means a **use**:
  - (i) where food and non-alcoholic beverages for human consumption are made;
  - (ii) where live animals are not involved in the processing of the food;
  - (iii) where the food products associated with the **use** may be sold within the premises;
  - (iv) with a maximum **gross floor area** of 465.0 square metres;
  - (v) that has the functions of packaging, bottling or shipping the products made as part of the **use**;
  - (vi) where the only mechanical systems that are not completely contained within the **building** are those systems and equipment required for air conditioning, heating or ventilation; and
  - (vii) that may include a limited seating area no greater than 25.0 square metres within the total **gross floor area** of the **use**;
- (b) is a **use** within the Industrial Support 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**;
- (d) does not require **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**.

**311 “Spectator Sports Facility”**

- (a) means a **use**:
  - (i) where sporting or other events are held primarily for public entertainment;
  - (ii) that has tiers of seating or viewing areas for spectators; and
  - (iii) that does not include **Motorized Recreation and Race Track**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;

- (c) requires 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, 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**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 312 “Stock Yard”

- (a) means a **use**:
  - (i) where animals are temporarily penned or housed before being sold or transported elsewhere; and
  - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Stock Yard** 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.

### 313 “Storage Yard”

- (a) means a **use**:
  - (i) where goods are stored outside;
  - (ii) where goods being stored are capable of being stacked or piled;
  - (iii) where the goods stored are not motor vehicles, equipment or waste;
  - (iv) where the goods are not stored in a **building**, shipping container, trailer, tent or any enclosed structure with a roof;



- (v) where the piles or stacks of goods may be packaged into smaller quantities for transportation off the **parcel**;
  - (vi) that does not involve the production or sale of goods as part of the **use**; and
  - (vii) that may have a **building** for the administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw.
- (c) may cover piles or stacks of goods, associated with the **use**, with tarps or a structure with a roof but it must be open on the sides;
- (d) requires the following minimum number of **motor vehicle parking stalls**:
- (i) for a **building**, the greater of:
    - (A) 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
    - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
  - (ii) for outdoor storage areas:
    - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
    - (B) 0.1 stalls per 100.0 square metres thereafter; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

### 314 “Supermarket”

- (a) means a **use**:
- (i) where fresh and packaged food is sold;
  - (ii) where daily household necessities may be sold;
  - (iii) that will be contained entirely within a **building**;
  - (iv) that has a minimum **gross floor area** greater than 465.0 square metres; and
  - (v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;

13P2008

- (c) that is located in the C-R1 District may incorporate the following **uses** within a **Supermarket**, provided the requirements referenced in subsection (d) are satisfied:
- (i) **Amusement Arcade;**
  - (ii) **Beauty and Body Service;**
  - (iii) **Computer Games Facility;**
  - (iv) **Counselling Service;**
  - (v) **Financial Institution;**
  - (vi) **Fitness Centre;**
  - (vii) **Health Services Laboratory – with Clients;**
  - (viii) **Household Appliance and Furniture Repair Service;**
  - (ix) **Medical Clinic;**
  - (x) **Office;**
  - (xi) **Personal Apparel Service;**
  - (xii) **Pet Care Service;**
  - (xiii) **Photographic Studio;**
  - (xiv) **Print Centre;**
  - (xv) **Power Generation Facility – Small;**
  - (xvi) **Radio and Television Studio;**
  - (xvii) **Restaurant: Food Service Only – Medium;**
  - (xviii) **Restaurant: Food Service Only – Small;**
  - (xix) **Take Out Food Service;**
  - (xx) **Veterinary Clinic;** and
  - (xxi) **Video Store;**
- (d) must only incorporate the **uses** referenced in subsection (c) when those **uses**:
- (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;

- (iii) are located within a **use area** that contains a **Supermarket**;
- (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located; and
- (v) do not have direct customer access outside of the **Supermarket** within which they are located;
- (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**.



**315 “Take Out Food Service”**

- (a) means a **use**:
  - (i) where prepared food is sold for consumption off the premises;
  - (ii) where customers order and pick-up their food; and
  - (iii) that may have a delivery service;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not provide any dine-in opportunity for customers;
- (d) may provide a customer service waiting area, provided that area is not more than 15.0 square metres and is clearly demised and separate from the **kitchen area**;
- (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 **public area**.

32P2009

**316 “Temporary Residential Sales Centre”**

- (a) means a **use**:
  - (i) where **units** are offered for sale to the public;
  - (ii) that is located in a **residential district**;
  - (iii) that may include sales offices and displays of materials used in the construction of the **units** that are offered for sale; and
  - (iv) that must only occur:
    - (A) in a **unit**, which may be temporarily modified to accommodate the **use**; or
    - (B) in a temporary **building**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not operate for longer than:
  - (i) two (2) years when located in a **low density residential district**; or
  - (ii) four (4) years when located in a **multi-residential district**;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**

67P2008,  
71P2008

**317 “Temporary Shelter”**

- (a) means a **use**:
  - (i) where an existing **building** is used to provide temporary sleeping accommodation for persons in need of short term accommodation;
  - (ii) that has staff providing supervision of the people being accommodated at all times the facility is being operated;
  - (iii) that only provides limited additional services such as shower or laundry facilities; and
  - (iv) that restricts the provision of meals to persons staying at the facility;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**318 “Tire Recycling”**

- (a) means a **use**:
  - (i) where used automotive tires are stored, recycled and processed; and
  - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Tire Recycling** 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.

**319 “Townhouse”**

- (a) means a **building**:
  - (i) comprising three or more **Dwelling Units**;

- (ii) where no more than five (5) vehicles, each with a **gross vehicle weight** equal to or less than 4500 kilograms, are available for sale or lease; 71P2008
- (iii) *deleted* 71P2008
- (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 1.0 **motor vehicle parking stalls** 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**.

### 327 “Vehicle Storage – Large”

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** greater than 4500.0 kilograms are stored when they are not in use; 32P2009
  - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
  - (iii) that does not accommodate the storage of any equipment;
  - (iv) that does not accommodate the storage of any **dilapidated vehicles**;
  - (v) that may have a **building** for administrative functions associated with the **use**; and
  - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **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**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

### 328 “Vehicle Storage – Passenger”

32P2009

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** of 4500.0 kilograms or less are stored when they are not in use;
  - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
  - (iii) that does not accommodate the storage of any equipment;

10P2009

- (iv) that does not accommodate the storage of any **dilapidated vehicles**;
- (v) that may have a **building** for administrative functions associated with the **use**; and
- (vi) that does not involve the production, display or sale of vehicles as part of the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **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**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

### 329 “Vehicle Storage – Recreational”

- (a) means a **use**:
  - (i) where **recreational vehicles** are stored when they are not in use; 32P2009
  - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
  - (iii) that does not accommodate the storage of any equipment;
  - (iv) that does not accommodate the storage of any **dilapidated vehicles**; 10P2009
  - (v) that may have a **building** for administrative functions associated with the **use**; and
  - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **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**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**330 “Veterinary Clinic”**

- (a) means a **use**:
  - (i) where small animals or pets receive medical treatment; and
  - (ii) that may provide for the incidental sale of products related to the **use**;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) must only provide medical treatment to small animals or pets that have been bred and raised to live with, and are dependent on, people for care, food and shelter;
- (d) must not:
  - (i) have outside enclosures, pens, runs or exercise areas; or
  - (ii) store equipment, products or other things associated with the **use** outdoors;
- (e) must not allow animals to stay overnight, except for animals in the care of the **use** where overnight stays are necessary for medical observation or recovery of the animal;
- (f) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**331 “Video Store”**

- (a) means a **use**:
  - (i) where pictures recorded on film videocassette, digital video disk or similar medium are rented or sold;
  - (ii) that may rent or sell video games, computer games or similar electronic entertainment;
  - (iii) that may rent equipment required to view the motion pictures or play the games; and

13P2008

13P2008

- (iv) that may sell confectionary items and non-alcoholic beverages;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

332 *deleted*

32P2009

333 **“Waste Disposal and Treatment Facility”**

- (a) means a **use**:
  - (i) where waste is collected or disposed and treated;
  - (ii) where waste may be stored permanently in piles open to the air or in pits covered with earth;
  - (iii) where waste may be stored temporarily in piles or inside structures before being transported to another location for treatment;
  - (iv) where waste may be treated in **buildings** and structures or areas open to the air; and
  - (v) where there may be a **building** for the administrative functions of the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.



- (3) For a **Secondary Suite – Detached Garden**, the minimum **building setback** from a **side property line** is 1.2 metres.
- (4) For all **buildings** containing a **Secondary Suite**, other than those referenced in subsection (1), the minimum **building setback** from a **side property line** is 1.2 metres.
- (5) A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of the **Secondary Suite – Detached Garage** or the **Secondary Suite – Detached Garden**.

### Secondary Suite – Gross Floor Area

**352** The maximum **gross floor area** for a **Secondary Suite**, not including the area covered by stairways, is 70.0 square metres.

### Secondary Suite – Outdoor Private Amenity Space

- 353** (1) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
  - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
  - (c) is shown on a plan approved by the **Development Authority**.
- (2) For **Secondary Suites**, a **private amenity space** may be provided in the form of a **balcony, deck** or **patio**.

### Secondary Suite – Density

**354** There must not be more than one **Secondary Suite** located on a **parcel**.

### Secondary Suite – Entry and Stairways

**355** A **Secondary Suite** must have a separate and direct access from **grade**.

### Secondary Suite – Building Height

- 356** (1) The maximum **building height** is:
- (a) 5.0 metres for a **Secondary Suite – Detached Garden**; and
  - (b) 7.5 metres for a **Secondary Suite – Detached Garage**.
- (2) The maximum **building height** for portions of a **building** containing a **Secondary Suite** is:
- (a) 5.0 metres for a **Secondary Suite – Attached at Grade**; and
  - (b) equal to the **building height** of the **Single Detached Dwelling** that contains a **Secondary Suite – Attached Above Grade**.

### Parcels Deemed Conforming

**357** Where the area of a *parcel* is less than the required minimum area for a *use* in a **low density residential district**, the minimum required area of that *parcel* for that *use* is the area of the *parcel* at the time of such district designation.

### Dwellings Deemed Conforming

**358** (1) **Decks** greater than 1.5 metres in height, **landings** and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.

(2) When a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum **building height**, minimum **building setback** from a **front property line** and maximum **building depth** determined at the time of the **development** are the requirements until further **development** occurs on the *parcel*.

53P2008

(3) The **building setback** from the **front property line** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:

(a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;

(b) the **building setback** from the **front property line** is:

(i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or

(ii) a minimum of 3.0 metres for any other **residential district**; and

(c) the **main residential building**:

(i) has not been added to after the effective date of this Bylaw; or

(ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a **building setback** from the **front property line**.

53P2008

(4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:

(a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and

(b) all subsequent additions and alterations conformed to the rules of this Bylaw.

67P2008, 46P2009

- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.

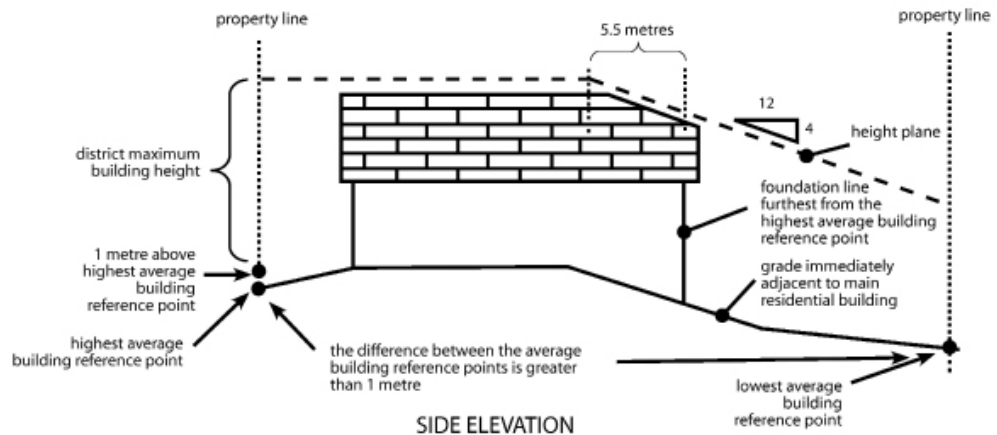
### Personal Sales

- 359 **Personal sales** may be conducted on a **parcel** a total of eight days in any calendar year.

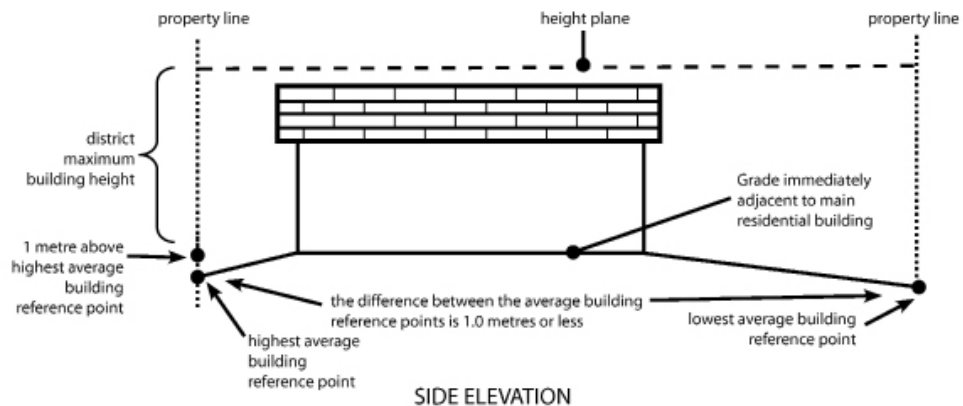
### Building Height in the Developing Area

- 360 (1) For a **parcel** in the **Developing Area**, the **building height** must not exceed a height plane described in this section.
- (2) When the difference between the **average building reference point** at the front corners of the **parcel** and those at the rear of the **parcel** is greater than or equal to 1.0 metres, the **building height** must not be greater than a height plane that:
- (a) begins at the highest **average building reference point**;
  - (b) extends vertically to the maximum **building height** plus 1.0 metre;
  - (c) extends horizontally towards the opposite end of the **parcel** to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest **average building reference point**; and
  - (d) extends downward at a 4:12 slope.
- (3) When the difference between the **average building reference points** at the front corners of the **parcel** and those at the rear of the **parcel** is less than 1.0 metres, the **building height** must not be greater than the height plane that:
- (a) begins at the highest **average building reference point**;
  - (b) extends vertically to the maximum **building height** plus 1.0 metre; and
  - (c) extends horizontally towards the opposite end of the **parcel**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:  
Building Height in the Developing Area  
Subsection 360(2)



Subsection 360(3)



### Building Height on a Corner Parcel in the Developing Area

**361** In addition to the rules of sections 360 (2) and (3), for a **corner parcel** in the **Developing Area**, no portion of a **building** façade facing a **street** may exceed the maximum **building height** for the District when measured at any point from **grade**.

67P2008

### Building Height in the Developed Area

**362 (1)** Unless otherwise referenced in (3), the maximum **building height** for a **parcel** in the **Developed Area** is determined by the following method:

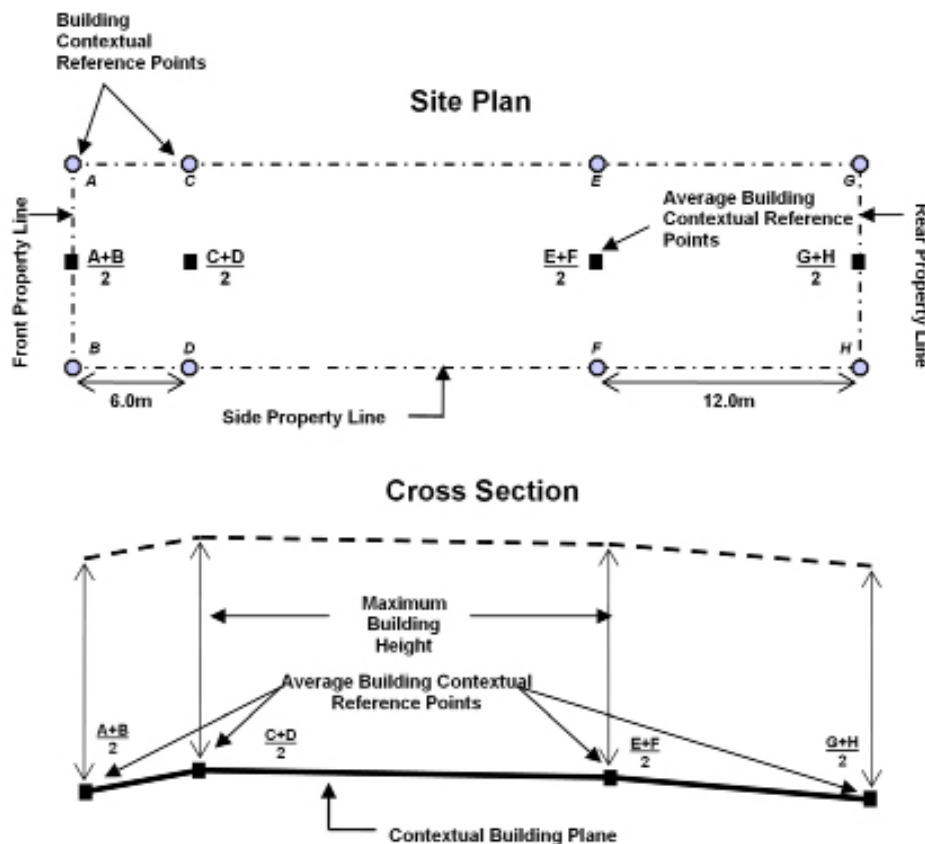
- (a) establish the **building contextual reference points**;



- (b) establish the **average building contextual reference points**;
  - (c) extend the **contextual building plane** between the **average building contextual reference points**;
  - (d) calculate the **average contextual high point**;
  - (e) calculate the **contextual height** by subtracting the greatest **building contextual reference point**, other than those intersecting with the **front property line** or **rear property line**, from the **average contextual high point**; and
  - (f) measure the maximum **building height** allowed in the District upwards from the **contextual building plane**.
- (2) The following diagrams illustrate the rules of subsection (1)

47P2008

Illustration 2:  
Building Height in the Developed Area  
Subsection 362(1)



- (3) The **building height** for additions to a **main residential building** is measured from **grade** where:
- (a) the addition is less than or equal to 7.5 metres from **grade** and the existing **building** has a **walkout basement**; or
  - (b) the addition is less than or equal to 6.0 metres and the existing **building** does not have a **walkout basement**.

67P2008,  
46P2009

### Approved Building Grade Plans

**363** All **building contextual reference points** and **building reference points** must be in accordance with a **building** grade plan.

### Gated Access

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

### Exempt Additions

47P2008, 46P2009

**365** In order for the exemption in section 25(f) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

- (a) the existing **building** must:
  - (i) conform to the rules of this Bylaw; and
  - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
  - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:
    - (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
    - (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
  - (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (c) the addition or exterior alteration may:
  - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres provided the **building** will comply with the minimum **setback** from a **front property line** specified in the district; and
  - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules:
  - (i) of section 347(2) where there is a new window opening being created or where an existing window is being moved or enlarged; and
  - (ii) of section 347(3) and 347(4) where a new **balcony** is being constructed or an existing **balcony** is being altered.

## Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District

### Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.
- (2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite** on the same **parcel** as a **Single Detached Dwelling**.

### Permitted Uses

**367** The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational;** and
- (i) **Utilities.**

### Discretionary Uses

**368** The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (b.1) **Home Based Child Care – Class 2;** 17P2009
- (c) **Home Occupation – Class 2;**

- (d) **Place of Worship – Small;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

#### **Permitted and Discretionary Uses for Parcels Designated R-C1Ls**

**369** *Parcels* designated R-C1Ls have the same *permitted* and *discretionary uses* referenced in sections 367 and 368 with the additional *discretionary use* of:

- (a) **Secondary Suite.**

#### **Rules**

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

#### **Number of Main Residential Buildings on a Parcel**

**371** The maximum number of *main residential buildings* on a *parcel* is one.

#### **Parcel Width**

**372** The minimum *parcel width* is 24.0 metres.

#### **Parcel Depth**

- 373** (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 30.0 metres.

### Parcel Area

**374** The minimum area of a *parcel* is 1100.0 square metres.

### Parcel Coverage

**375** The maximum *parcel coverage* is 40.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not provided in a *private garage*.

### Building Coverage – Contextual Single Detached Dwelling

**376** For a **Contextual Single Detached Dwelling**, the maximum *building coverage*, not including an attached *private garage*, is 35.0 per cent of the area of the *parcel*.

### Building Setback Areas

**377** The minimum depth of all *setback areas* must be equal to the minimum *building setback* required in sections 378, 379 and 380.

### Building Setback from Front Property Line

**378 (1)** For a **Contextual Single Detached Dwelling**, the minimum *building setback* from a *front property line* is the greater of:

- (a) the *contextual front setback* less 0.75 metres; or
- (b) 6.0 metres.

**(2)** *deleted*

46P2009

**(3)** For a **Single Detached Dwelling**, the minimum *building setback* from a *front property line* is the greater of:

- (a) the *contextual front setback* less 1.5 metres; or
- (b) 6.0 metres.

**(4)** For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum *building setback* from a *front property line* is the lesser of:

46P2009

- (a) the *contextual front setback* less 1.5 metres to a minimum of 6.0 metres; or
- (b) the *existing building setback* less 1.5 metres to a minimum of 6.0 metres.

- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 6.0 metres.

#### **Building Setback from Side Property Line**

- 379 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 2.4 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 2.4 metres; or
- (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 3.0 metres.

#### **Building Setback from Rear Property Line**

- 380 The minimum **building setback** from a **rear property line** is 7.5 metres.

#### **Building Height**

- 381 (1) For a **Contextual Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) For a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
- (b) the **contextual height** plus 3.0 metres, to a maximum of 10.0 metres.
- (3) For all other uses, the maximum **building height** is 10.0 metres.

#### **Roof Pitch – Contextual Single Detached Dwelling**

- 382 All portions of a roof within 1.0 metres of the maximum **building height** on a **Contextual Single Detached Dwelling** must have a roof pitch of 4:12 or greater.

#### **Building Depth – Contextual Single Detached Dwelling**

- 383 (1) Unless otherwise referenced in subsection (2), the maximum **building depth** of a **Contextual Single Detached Dwelling** must be equal to or less than the **contextual building depth average**.

- (2) A portion of a **Contextual Single Detached Dwelling** less than 6.0 metres in ***building height*** may extend a maximum of 4.6 metres beyond the ***contextual building depth average***.





### Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s) District

#### Purpose

- 384 (1)** The Residential – Contextual One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**.
- (2)** **Parcels** designated R-C1s are intended to accommodate a **Secondary Suite** on the same **parcel** as a **Single Detached Dwelling**.

#### Permitted Uses

- 385 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One Dwelling District:
- (a) **Accessory Residential Building;**
  - (b) **Contextual Single Detached Dwelling;**
  - (b.1) **Home Based Child Care – Class 1;** 17P2009
  - (c) **Home Occupation – Class 1;**
  - (d) *deleted* 46P2009
  - (e) **Park;**
  - (f) **Protective and Emergency Service;**
  - (g) **Sign – Class A;**
  - (h) **Special Function Tent – Recreational;** and
  - (i) **Utilities.**
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 53P2008
- (a) **Community Recreation Facility;**
  - (b) **School Authority – School;** and
  - (c) **School Authority Purpose – Minor.**

#### Discretionary Uses

- 386 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One Dwelling District:
- (a) **Addiction Treatment;**

17P2009

- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

53P2008

- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
  - (a) **Child Care Service;**
  - (b) **Library;**
  - (c) **Museum;**
  - (d) **School – Private;**
  - (e) **School Authority Purpose – Major; and**
  - (f) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One Dwelling District that has a **building** used or previously used as **School Authority – School**:
  - (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**

- (c) **Indoor Recreation Facility;**
- (d) **Outdoor Recreation Area;**
- (e) **Park Maintenance Facility – Large;** and
- (f) **Park Maintenance Facility – Small.**

### Permitted and Discretionary Uses for Parcels Designated R-C1s

**387** *Parcels* designated R-C1s have the same **permitted** and **discretionary uses** referenced in sections 385 and 386, with the additional **discretionary use** of:

- (a) **Secondary Suite.**

### Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 385(2) and 386(2) and (3).

### Number of Main Residential Buildings on a Parcel

13P2008

**389** The maximum number of **main residential buildings** on a **parcel** is one.

### Parcel Width

- 390** (1) Unless otherwise referenced in subsection (2), the minimum **parcel width** is 12.0 metres.
- (2) The minimum **parcel width** for a **parcel** containing a **Secondary Suite** is 15.0 metres.

### Parcel Depth

- 391** (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.

- (2) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite** is 30.0 metres.

#### Parcel Area

- 392 (1) Unless otherwise referenced in subsection (2), the minimum area of a **parcel** is 330.0 square metres.
- (2) The minimum area of a **parcel** containing a **Secondary Suite** is 400.0 square metres.

#### Parcel Coverage

- 393 The maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

#### Building Coverage – Contextual Single Detached Dwelling

- 394 (1) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** equal to or less than 10.0 metres or an area equal to or less than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is:
- (a) for a **laned parcel**, the lesser of:
    - (i) 145.0 square metres; or
    - (ii) 40.0 per cent of the area of the **parcel**; and
  - (b) for a **laneless parcel**, the lesser of:
    - (i) 165.0 square metres; or
    - (ii) 45.0 per cent of the area of the **parcel**.
- (2) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** greater than 10.0 metres and an area greater than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is the lesser of:
- (a) 245.0 square metres; or
  - (b) 35.0 per cent of the area of the **parcel**.

#### Building Setback Areas

- 395 The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 396, 397 and 398.

**Building Setback from Front Property Line**

- 396 (1)** For a **Contextual Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 0.75 metres; or
  - (b) 3.0 metres.
- (2)** *deleted* 46P2009
- (3)** For a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
  - (b) 3.0 metres.
- (4)** For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of: 46P2009
- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
  - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (5)** For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

**Building Setback from Side Property Line**

- 397 (1)** For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2)** For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
  - (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.

- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb, where there is no public sidewalk.
- (4) The **building setback** required in 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, 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) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) 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** register, 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**

**398** The minimum **building setback** from a **rear property line** is 7.5 metres.

#### **Building Height**

- 399** (1) For a **Contextual Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
  - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) For a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
  - (b) the **contextual height** plus 3.0 metres, to a maximum of 10.0 metres.

## Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

### Purpose

**404** The Residential – Contextual Narrow Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on narrow or small **parcels**.

### Permitted Uses

**405** The following **uses** are **permitted uses** in the Residential – Contextual Narrow Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational;** and
- (i) **Utilities.**

### Discretionary Uses

**406** The following **uses** are **discretionary uses** in the Residential – Contextual Narrow Parcel One Dwelling District:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

- (h) **Residential Care;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

### Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

### Number of Main Residential Buildings on a Parcel

**408** The maximum number of **main residential buildings** on a **parcel** is one.

### Parcel Width

57P2008

**409 (1)** Unless otherwise referenced in subsection (2):

- (a) The minimum **parcel width** is 7.5 metres; and
- (b) the maximum parcel width is 11.6 metres.

53P2008

**(2)** For **corner parcels, parcels** on the bulb of a cul-de-sac or **parcels** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction:

- (a) the minimum **parcel width** is 7.5 metres; and
- (b) the maximum **parcel width** is 14.0 metres.

### Parcel Depth

**410** The minimum **parcel depth** is 22.0 metres.

### Parcel Area

**411** The minimum area of a **parcel** is 233.0 square metres.



### Parcel Coverage

- 412** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** is 50.0 per cent of the area of a **parcel** where:
- (a) the area of a **parcel** is equal to or less than 300.0 square metres; and
  - (b) the **parcel width** is less than 10.0 metres.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

### Building Coverage – Contextual Single Detached Dwelling

- 413** (1) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** equal to or less than 10.0 metres or an area equal to or less than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is:
- (a) for a **laned parcel**, the lesser of:
    - (i) 145.0 square metres; or
    - (ii) 40.0 per cent of the area of the **parcel**; and
  - (b) for a **laneless parcel**, the lesser of:
    - (i) 165.0 square metres; or
    - (ii) 45.0 per cent of the area of the **parcel**.
- (2) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** greater than 10.0 metres and an area greater than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is the lesser of:
- (a) 245.0 square metres; or
  - (b) 35.0 per cent of the area of the **parcel**.

### Building Setback Areas

- 414** The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 415, 416 and 417.

### Building Setback from Front Property Line

- 415** (1) For a **Contextual Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- 46P2009 (a) the **contextual front setback** less 0.75 metres; or  
 (b) 3.0 metres.
- 46P2009 (2) *deleted*
- (3) For a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:  
 (a) the **contextual front setback** less 1.5 metres; or  
 (b) 3.0 metres.
- 46P2009 (4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:  
 (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or  
 (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

#### **Building Setback from Side Property Line**

- 416 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:  
 (a) 1.2 metres; or  
 (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** except for a projection allowed in 337(3), located within 3.0 metres of:  
 (a) the back of the public sidewalk; or  
 (b) the curb where there is no public sidewalk.

- (4) The **building setback** required by subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, 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**.
- (5) For a **parcel** with a **parcel width** equal to or less than 9.0 metres, 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** register, against both titles, a 1.5 metre private maintenance easement that provides for:
    - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
    - (ii) a 0.60 metre 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.
- (6) For a **parcel** with a **parcel width** greater than 9.0 metres, 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** register, 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**

**417** The minimum **building setback** from a **rear property line** is 7.5 metres.

**Building Height**

- 418** (1) For a **Contextual Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
  - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) For a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
  - (b) the **contextual height** plus 3.0 metres, to a maximum of 10.0 metres.
- (3) For all other **uses**, the maximum **building height** is 10.0 metres.

**Roof Pitch – Contextual Single Detached Dwelling**

- 419** All portions of a roof within 1.0 metres of the maximum **building height** on a **Contextual Single Detached Dwelling** must have a roof pitch of 4:12 or greater.

**Building Depth – Contextual Single Detached Dwelling**

- 420** (1) The maximum **building depth** of a **Contextual Single Detached Dwelling** located on a **laned parcel**, must be equal to or less than 65.0 per cent of the **parcel depth** where:
- (a) the **parcel width** is equal to or less than 10.0 metres; or
  - (b) the area of the **parcel** is equal to or less than 400.0 square metres.
- (2) Unless otherwise referenced in subsection (3), the maximum **building depth** of a **Contextual Single Detached Dwelling** must be equal to or less than the **contextual building depth average** where:
- (a) the **parcel width** is greater than 10.0 metres; and
  - (b) the area of the **parcel** is greater than 400.0 square metres.
- (3) A portion of a **Contextual Single Detached Dwelling** less than 6.0 metres in height may extend a maximum of 4.6 metres beyond the **contextual building depth average** where:

## Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

### Purpose

**424** The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Duplex Dwellings, Semi-detached Dwellings,** and **Single Detached Dwellings** in the **Developed Area**.

### Permitted Uses

- 425 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Accessory Residential Building;**
  - (b) **Contextual Single Detached Dwelling;**
  - (b.1) **Home Based Child Care – Class 1;** 17P2009
  - (c) **Home Occupation – Class 1;**
  - (d) *deleted* 46P2009
  - (e) **Park;**
  - (f) **Protective and Emergency Service;**
  - (g) **Sign – Class A;**
  - (h) **Special Function Tent – Recreational;** and
  - (i) **Utilities.**
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 53P2008
- (a) **Community Recreation Facility;**
  - (b) **School Authority – School;** and
  - (c) **School Authority Purpose – Minor.**

### Discretionary Uses

- 426 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Addiction Treatment;**
  - (b) **Bed and Breakfast;**
  - (c) **Community Entrance Feature;**

17P2009

- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Duplex Dwelling;**
- (f) **Home Occupation – Class 2;**
- (g) **Place of Worship – Small;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Single Detached Dwelling;**
- (p) **Temporary Residential Sales Centre; and**
- (q) **Utility Building.**

53P2008

- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
  - (a) **Child Care Service;**
  - (b) **Library;**
  - (c) **Museum;**
  - (d) **School Authority Purpose – Major;**
  - (e) **School – Private; and**
  - (f) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One / Two Dwelling District that has a **building** used or previously used as **School Authority – School**:
  - (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**

- (b) for a **laneless parcel**, the lesser of:
  - (i) 200.0 square metres; or
  - (ii) 45.0 per cent of the area of the **parcel**.
- (2) For a **Contextual Single Detached Dwelling** located on a **parcel** with an area greater than 400.0 square metres and a **parcel width** greater than 10.0 metres, the maximum **building coverage**, not including an attached **private garage**, is the lesser of:
  - (a) 245.0 square metres; or
  - (b) 35.0 per cent of the area of the **parcel**.

### Building Setback Areas

**434** The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 435, 436 and 437.

### Building Setback from Front Property Line

- 435** (1) For a **Contextual Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 0.75 metres; or
  - (b) 3.0 metres.
- (2) For a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
  - (b) 3.0 metres.
- (3) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
  - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (4) *deleted*

46P2009

46P2009

- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

#### **Building Setback from Side Property Line**

- 436** (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
  - (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.
- (4) Unless otherwise referenced in subsection (5), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (5) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** existed prior to the effective date of this Bylaw, the minimum **building setback** from that **side property line** is 1.2 metres.
- (6) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, 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**.



## Division 9: Residential – Low Density Multiple Dwelling (R-2M) District

### Purpose

**489** The Residential – Low Density Multiple Dwelling District (R-2M) is intended to primarily accommodate comprehensively designed low density residential *development* in the form of **Duplex Dwellings, Rowhouses, Semi-detached Dwellings, and Townhouses** in the *Developing Area*.

### Permitted Uses

**490** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District: 13P2008

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) *deleted* 46P2009
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Rowhouse;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

**490.1** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District where there is only one *main residential building* located on a *parcel*: 13P2008

- (a) **Duplex Dwelling; and**
- (b) **Semi-detached Dwelling.**

### Discretionary Uses

**491 (1)** *Uses* listed in Section 490.1 are *discretionary uses* in the Residential – Low Density Multiple Dwelling District where there is more than one *main residential building* on a *parcel*. 13P2008

**(2)** The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**

- 17P2009
- (d.1) **Home Based Child Care – Class 2;**
  - (e) **Home Occupation – Class 2;**
  - (f) **Place of Worship – Small;**
  - (g) **Power Generation Facility – Small;**
  - (h) **Residential Care;**
  - (i) **Secondary Suite;**
  - (j) **Sign – Class B;**
  - (k) **Sign – Class C;**
- 71P2008
- (k.1) **Sign – Class D;**
  - (l) **Sign – Class E;**
  - (m) **Single Detached Dwelling;**
  - (n) **Temporary Residential Sales Centre;**
  - (o) **Townhouse;** and
  - (p) **Utility Building.**

### Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

### Density

**493** The maximum **density** for a **parcel** designated Residential – Low Density Multiple Dwelling District is:

- (a) **50 units** per hectare for **Rowhouses**; and
- (b) **38 units** per hectare where there is a **Townhouse** or more than one **main residential building** on a **parcel**.

### 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.

67P2008

- (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.

#### **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**:

46P2009

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Duplex Dwelling**;
- (c) *deleted*
- (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.

## Division 2: Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd#) District

### Purpose

**576** The Multi-Residential – Contextual Grade-Oriented District:

- (a) is intended to apply to the ***Developed Area***;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings;
- (c) has **Multi-Residential Development** designed to provide some or all **Units** with direct access to ***grade***;
- (d) provides for **Multi-Residential Development** in a variety of forms;
- (e) has **Multi-Residential Development** of low height and low ***density***;
- (f) allows for varied ***building height*** and ***front setback areas*** in a manner that reflects the immediate context;
- (g) is intended to be in close proximity or ***adjacent*** to low density residential development;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the ***development*** and to help screen and buffer elements of the ***development*** that may have impacts on residents or nearby ***parcels***.

### Permitted Uses

**577 (1)** The following ***uses*** are ***permitted uses*** in the Multi-Residential – Contextual Grade-Oriented District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** *17P2009*
- (b) **Home Occupation – Class 1;**
- (c) ***deleted*** *46P2009*
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;**

- (g) **Special Function Tent – Recreational;** and
  - (h) **Utilities.**
- (2) The following **uses** are **permitted uses** on a parcel in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as a **School Authority – School**:
- (a) **School Authority – School;** and
  - (b) **School Authority Purpose – Minor.**

**Discretionary Uses**

**578 (1)** The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Grade-Oriented District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Duplex Dwelling;**
- (f.1) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Multi-Residential Development;**
- (j) **Place of Worship – Medium;**
- (k) **Place of Worship – Small;**
- (l) **Power Generation Facility – Small;**
- (m) **Residential Care;**
- (n) **Secondary Suite;**
- (o) **Semi-detached Dwelling;**
- (p) **Sign – Class B;**
- (q) **Sign – Class C;**
- (r) **Sign – Class D;**

17P2009

## Division 2: Commercial – Neighbourhood 1 (C-N1) District

### Purpose

- 701 (1)** The Commercial – Neighbourhood 1 District is intended to be characterized by:
- (a) small scale commercial developments;
  - (b) **buildings** that are close to each other, the **street** and the public sidewalk;
  - (c) storefront commercial **buildings** oriented towards the **street**;
  - (d) **lanes** for motor vehicle access to parking areas and **buildings**;
  - (e) **buildings** that are in keeping with the scale of nearby residential areas;
  - (f) **development** that has limited **use** sizes and types; and
  - (g) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 1 District.

### Permitted Uses

- 702 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Beauty and Body Service**;

- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – with Clients;**
- 17P2009 (g.1) **Home Based Child Care – Class 1;**
- (h) **Home Occupation – Class 1;**
- (i) **Household Appliance and Furniture Repair Service;**
- 32P2009 (j) **Instructional Facility;**
- (k) **Library;**
- (l) **Medical Clinic;**
- (m) **Office;**
- (n) **Personal Apparel Service;**
- (o) **Pet Care Service;**
- (p) **Photographic Studio;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail Store;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service; and**
- 71P2008 (w) *deleted*
- (x) **Video Store.**

### **Discretionary Uses**

- 703 (1)** **Uses** listed in subsection 702(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 1 District.



### Division 3: Commercial – Neighbourhood 2 (C-N2) District

#### Purpose

- 721 (1)** The Commercial – Neighbourhood 2 District is intended to be characterized by:
- (a) small scale commercial developments;
  - (b) motor vehicle access to commercial uses;
  - (c) pedestrian connection from the public sidewalk to **buildings**;
  - (d) development that has limited **use** sizes and types;
  - (e) limited automotive uses;
  - (f) setbacks and landscaping that buffer **residential districts** from commercial developments;
  - (g) **buildings** that are in keeping with the scale of nearby residential areas; and
  - (h) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 2 District.

#### Permitted Uses

- 722 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Beauty and Body Service**;

- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – With Clients;**
- 17P2009 (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- 32P2009 (l) **Instructional Facility;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Personal Apparel Service;**
- (q) **Pet Care Service;**
- (r) **Photographic Studio;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Restaurant: Food Service Only – Small;**
- (v) **Retail Store;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service;**
- 71P2008 (y) *deleted*
- (z) **Veterinary Clinic; and**
- (aa) **Video Store.**

## Division 4: Commercial – Community 1 (C-C1) District

### Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
  - (b) developments located within a community or along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) motor vehicle access to sites;
  - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
  - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

### Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Beauty and Body Service**;

- (c) **Catering Service - Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – with Clients;**
- 17P2009 (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- 32P2009 (l) **Instructional Facility;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Personal Apparel Service;**
- (r) **Pet Care Service;**
- (s) **Photographic Studio;**
- (t) **Print Centre;**
- (u) **Protective and Emergency Service;**
- (v) **Radio and Television Studio;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Retail Store;**
- (z) **Specialty Food Store;**
- (aa) **Supermarket;**
- (bb) **Take Out Food Service;**

**Division 5: Commercial – Community 2 f##h#  
(C-C2f##h#) District**

**Purpose**

- 757 (1)** The Commercial – Community 2 District is intended to be characterized by:
- (a) large commercial developments;
  - (b) developments that are on the boundary of several communities;
  - (c) developments that are comprehensively designed with several **buildings**;
  - (d) **development** that has a wide range of **use** sizes and types;
  - (e) **buildings** that are slightly higher than nearby low density residential areas;
  - (f) opportunities for commercial **uses** to be combined with office and residential **uses** in the same development;
  - (g) **building** locations, **setback areas** and landscaping that buffer **residential districts** from commercial developments;
  - (h) motor vehicle access to sites;
  - (i) pedestrian connections from public sidewalks, to and between **buildings**;
  - (j) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
  - (k) varying **building height** established through maximum **building height** for individual **parcels**.
- (2)** Areas of land greater than 12 hectares and less than 3.2 hectares should not be designated Commercial – Community 2 District.

**Permitted Uses**

- 758 (1)** The following **uses** are **permitted uses** in the Commercial – Community 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;

(d) **Sign – Class D;** and

(e) **Utilities.**

(2) The following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings**:

(a) **Accessory Food Service;**

(b) **Amusement Arcade;**

(c) **Beauty and Body Service;**

(d) **Catering Service – Minor;**

(e) **Computer Games Facility;**

(f) **Convenience Food Store;**

(g) **Counselling Service;**

(h) **Financial Institution;**

(i) **Fitness Centre;**

(j) **Health Services Laboratory – with Clients;**

17P2009

(j.1) **Home Based Child Care – Class 1;**

(k) **Home Occupation – Class 1;**

(l) **Household Appliance and Furniture Repair Service;**

(m) **Information and Service Provider;**

32P2009

(n) **Instructional Facility;**

(o) **Library;**

(p) **Medical Clinic;**

(q) **Museum;**

(r) **Office;**

(s) **Pawn Shop;**

(t) **Personal Apparel Service;**

(u) **Pet Care Service;**

(v) **Photographic Studio;**

- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) *deleted*
- (cc) **Veterinary Clinic;** and
- (dd) **Video Store.**

71P2008

### Discretionary Uses

- 778 (1)** **Uses** listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** **Uses** listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) **Accessory Liquor Service;**
  - (b) **Addiction Treatment;**
  - (c) **Artist’s Studio;**
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;**
  - (g.1) **Conference and Event Facility;**
  - (h) **Custodial Care;**
  - (i) **Drinking Establishment – Medium;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Dwelling Unit;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Hotel;**
  - (n) **Indoor Recreation Facility;**

67P2008

32P2009

- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Sign C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- (gg) **Special Function Tent – Commercial;**
- (gg.1) **Special Function Tent – Recreational;**
- (hh) **Supermarket; and**
- (ii) **Utility Building.**

10P2009

### **Rules**

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

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and



- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**780** The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 1 District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

**781** The maximum **building height** for **parcels** designated Commercial – Corridor 1 District is the number following the letter “h” and a number indicated on the Land Use District Maps, expressed in metres.

### Building Orientation

- 782** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) The maximum **building setback** from a **property line** shared with a commercial **street** is 3.0 metres.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a commercial **street**.

### Building Façade

- 783** (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** referenced in sections 788 and 789 will not be included as part of the length of the **property line**.

### Vehicle Access

- 784** (1) Unless otherwise referenced in subsections (2) and (3), where the **parcel** shares a **rear** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **corner parcel** shares a **property line** with a **lane**, those **parcels** may have vehicle access from either the **lane** or the **street**.
- (3) Where a parcel shares a **rear** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, all vehicle access must be from a **street**.

**Use Area**

- 785 (1)** Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** in the Commercial – Corridor 1 District is 465.0 square metres.
- (2)** Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors in the Commercial – Corridor 1 District.
- (3)** The maximum **use area** of a:
- (a) Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
  - (c) Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (4)** The following **uses** do not have a **use area** restriction:
- (a) Addiction Treatment;**
  - (b) Custodial Care;**
  - (c) Hotel; and**
  - (d) Residential Care.**

**Location of Uses within Buildings**

- 786 (1)** The following **uses** must not be located on the ground floor of **buildings**:
- (a) Catering Service - Minor;**
  - (b) Child Care Service;**
  - (c) Counselling Service;**
  - (d) Dwelling Unit;**
  - (e) Health Services Laboratory- with Clients;**
  - (f) Instructional Facility;**
  - (g) Live Work Unit;**
  - (h) Medical Clinic;**
  - (i) Office;**

32P2009

- (2) Unless otherwise referenced in sub-section (3), for **development** on **parcels** greater than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 **stalls** per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls**;
  - (b) for each **Live Work Unit** is:
    - (i) 1.0 **stalls** per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls**;
  - (c) for an **Office**, when located on floors above the ground floor is:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (d) for a **Retail Store** is:
    - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
    - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
    - (iii) where **Retail Store uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 3.0 stalls; and
  - (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, Seasonal Sales Area, Special Function Tent – Commercial and Special Function Tent – Recreational** is the minimum requirement referenced in Part 4;
  - (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
  - (g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

38P2009

- (3) Where a **building** contains a **Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, and Retail Store** on the ground floor, the minimum number of **motor vehicle parking stalls** is:
- (a) In Area A as illustrated on Map 7.1:
- (i) 1.0 motor vehicle parking stalls per 100.0 square metres of **gross usable floor area**; or
  - (ii) 0.0 motor vehicle parking stalls where the **building**:
    - (A) contains a **Dwelling Unit, Hotel, Multi-Residential Development, or Office** above the ground floor; or
    - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; or
- (b) In Area B as illustrated on Map 7.1:
- (i) the minimum requirement referenced in subsections (1) or (2);
  - (ii) 0.0 **motor vehicle parking stalls** where a **building** contains a **Dwelling Unit** or **Multi-Residential Development** above the ground floor;
  - (iii) 0.0 **motor vehicle parking stalls** for a single **storey building** or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 465 square metres or less; or
  - (iv) 1.0 **motor vehicle parking stalls** for a single storey building or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 466 square metres or greater.

### Excess Motor Vehicle Parking Stalls

- 792** Where the number of **motor vehicle parking stalls** provided for **uses**, not including **Dwelling Units** or **Live Work Units**, is in excess of 6.0 stalls per 100.0 square metres of **gross usable floor area**, those excess stalls must be located in either underground or structured parking.

### Exclusive Use of Motor Vehicle Parking Stalls

- 793** **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 791(2)(f), must not be signed or in any way identified as being other than for the use of all users on the **parcel**.

**Required Bicycle Parking Stalls**

- 794 (1)** The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of *units* is less than 20; and
    - (ii) 0.5 stalls per *unit* when the total number of *units* equals or exceeds 20; and
  - (b) all other *uses* is the minimum requirement referenced in Part 4.
- (2)** The minimum number of *bicycle parking stalls – class 2* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for *developments* of 20 *units* or less; and
    - (ii) 0.1 stalls per *unit* for *developments* of more than 20 *units*; and
  - (b) all other *uses* is 5.0 per cent of the minimum number of *motor vehicle parking stalls*.

38P2009

**Exclusive Use of Bicycle Parking Stalls**

**795** *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

Map 7.1: Commercial Parking Reduction Map







- (cc) **Specialty Food Store;**
- (dd) **Take Out Food Service;**
- (ee) *deleted*
- (ff) **Veterinary Clinic;** and
- (gg) **Video Store.**

71P2008

### Discretionary Uses

- 798 (1)** **Uses** listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** **Uses** listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (d) **Auto Service – Major;**
  - (e) **Auto Service – Minor;**
  - (f) **Billiard Parlour;**
  - (g) **Car Wash – Multi-Vehicle;**
  - (h) **Car Wash – Single Vehicle;**
  - (i) **Child Care Service;**
  - (j) **Cinema;**
  - (k) **Computer Games Facility;**
  - (k.1) **Conference and Event Facility;**
  - (l) **Custodial Care;**
  - (m) **Dinner Theatre;**
  - (n) **Drinking Establishment – Medium;**

67P2008

32P2009

- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Dwelling Unit;**
- (r) **Funeral Home;**
- (s) **Gas Bar;**
- (t) **Health Services Laboratory – without Clients;**
- (u) **Home Occupation – Class 2;**
- (v) **Hotel;**
- (w) **Indoor Recreation Facility;**
- (x) **Instructional Facility;**
- (y) **Liquor Store;**
- (z) **Live Work Unit;**
- (aa) **Outdoor Café;**
- (bb) **Parking Lot – Grade;**
- (cc) **Parking Lot – Structure;**
- (dd) **Pawn Shop;**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Residential Care;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**



**Division 8: Commercial – Corridor 3 f#h#  
(C-COR3 f#h#) District**

**Purpose**

**813** The Commercial – Corridor 3 District is intended to be characterized by:

- (a) sites of various sizes;
- (b) locations along major roads;
- (c) locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses;
- (d) motor vehicles having direct access from the road to the development;
- (e) perimeter *landscaping* that separates commercial activities from the road and surrounding development;
- (f) *uses* of various sizes;
- (g) limited large retail *uses* and no residential *uses*;
- (h) varying *building* density established through maximum *floor area ratio* for individual *parcels*; and
- (i) varying *building heights* established through maximum *building height* for individual *parcels*.

**Permitted Uses**

**814 (1)** The following *uses* are *permitted uses* in the Commercial – Corridor 3 District:

- (a) **Park;**
- (b) **Sign – Class A;**
- (c) **Sign – Class B;**
- (d) **Sign – Class D;** and
- (e) **Utilities.**

**(2)** The following *uses* are *permitted uses* in the Commercial Corridor – 3 District if they are located within existing approved *buildings*:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**

32P2009

- (c) **Auction Market – Other Goods;**
- (d) **Beauty and Body Service;**
- (e) **Catering Service – Minor;**
- (f) **Convenience Food Store;**
- (g) **Counselling Service;**
- (h) **Financial Institution;**
- (i) **Fitness Centre;**
- (j) **Health Services Laboratory – with Clients;**
- (k) **Health Services Laboratory – without Clients;**
- (l) **Household Appliance and Furniture Repair Service;**
- (m) **Information and Service Provider;**
- (n) **Instructional Facility;**
- (o) **Library;**
- (p) **Medical Clinic;**
- (q) **Museum;**
- (r) **Office;**
- (s) **Personal Apparel Service;**
- (t) **Pet Care Service;**
- (u) **Photographic Studio;**
- (v) **Power Generation Facility – Small;**
- (w) **Print Centre;**
- (x) **Protective and Emergency Service;**
- (y) **Radio and Television Studio;**
- (z) **Restaurant: Food Service Only – Medium;**
- (aa) **Restaurant: Food Service Only – Small;**
- (bb) **Restaurant: Licensed – Medium;**

## Division 9: Commercial – Office f#h# (C-O f#h#) District

### Purpose

**828** The Commercial – Office District is intended to be characterized by:

- (a) **buildings** containing select **uses** that contribute to locations of high employment;
- (b) a limited number of other **uses** that support **Offices**;
- (c) locations along or near major roads and transit facilities;
- (d) pedestrian connections;
- (e) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (f) varying **building height** established through maximum **building height** for individual **parcels**.

### Permitted Uses

**829 (1)** The following **uses** are **permitted uses** in the Commercial – Office District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (e) **Utilities**.

**(2)** The following **uses** are **permitted uses** in the Commercial – Office District if they are located within existing approved **buildings**:

- (a) **Counselling Service**;
- (b) **Information and Service Provider**;
- (c) **Instructional Facility**;
- (d) **Medical Clinic**;
- (e) **Office**; and
- (f) **Post-secondary Learning Institution**.

32P2009

- (3) The following **uses** are **permitted uses** in existing approved **buildings** in the Commercial – Office District if:
- (a) a minimum of 90.0 per cent of the **building's gross floor area** contains those **uses** listed in subsection (2) (a) through (f) inclusive; and
  - (b) they are located on or below the ground floor of the **building**:
    - (i) **Accessory Food Service**;
    - (ii) **Beauty and Body Service**;
    - (iii) **Computer Games Facility**;
    - (iv) **Convenience Food Store**;
    - (v) **Financial Institution**;
    - (vi) **Fitness Centre**;
    - (vii) **Health Services Laboratory – with Clients**;
    - (viii) **Household Appliance and Furniture Repair Service**;
    - (ix) **Indoor Recreation Facility**;
    - (x) **Library**;
    - (xi) **Personal Apparel Service**;
    - (xii) **Pet Care Service**;
    - (xiii) **Photographic Studio**;
    - (xiv) **Power Generation Facility – Small**;
    - (xv) **Print Centre**;
    - (xvi) **Protective and Emergency Service**;
    - (xvii) **Radio and Television Studio**;
    - (xviii) **Restaurant: Food Service Only – Small**;
    - (xix) **Restaurant: Licensed – Small**;
    - (xx) **Retail Store**; and
    - (xxi) **Take Out Food Service**.

## Division 11: Commercial – Regional 2 f# (C-R2 f#) District

### Purpose

- 861 (1)** The Commercial – Regional 2 District is intended to be characterized by:
- (a) enclosed malls;
  - (b) multiple **buildings** comprehensively designed on a **parcel**;
  - (c) **parcels** that are located along major roads and transit facilities;
  - (d) access by motor vehicles and public transit;
  - (e) pedestrian connections from public transit to and between **buildings** and from parking areas to **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that buffer the effect of commercial **uses** on nearby residential districts; and
  - (g) varying **building density** established through maximum **floor area ratios** for individual **parcels**.
- (2)** Areas of land less than 4.0 hectares should not be designated Commercial – Regional 2 District.

### Permitted Uses

- 862 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Regional 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Accessory Liquor Service**;

- (c) **Amusement Arcade;**
- (d) **Beauty and Body Service;**
- (e) **Billiard Parlour;**
- (f) **Catering Service – Minor;**
- (g) **Cinema;**
- (h) **Computer Games Facility;**
- (i) **Convenience Food Store;**
- (j) **Counselling Service;**
- (k) **Dinner Theatre;**
- (l) **Financial Institution;**
- (m) **Fitness Centre;**
- (n) **Funeral Home;**
- (o) **Health Services Laboratory – with Clients;**
- 17P2009 (o.1) **Home Based Child Care – Class 1;**
- (p) **Home Occupation – Class 1;**
- (q) **Household Appliance and Furniture Repair Service;**
- (r) **Indoor Recreation Facility;**
- (s) **Information and Service Provider;**
- 32P2009 (t) **Instructional Facility;**
- (u) **Library;**
- (v) **Medical Clinic;**
- (w) **Museum;**
- (x) **Office;**
- (y) **Pawn Shop;**
- (z) **Performing Arts Centre;**
- (aa) **Personal Apparel Service;**
- (bb) **Pet Care Service;**

## Division 12: Commercial – Regional 3 f#h# (C-R3 f#h#) District

### Purpose

- 880 (1)** The Commercial – Regional 3 District is intended to be characterized by:
- (a) comprehensively planned and designed subdivision and **development** with multiple **buildings** on multiple **parcels**;
  - (b) orderly phased subdivision and **development** of large tracts of land over time;
  - (c) opportunities for a variety of **building** sizes and **use areas**;
  - (d) **parcels** that are created and designed to support efficient access to the **uses** intended for those and nearby **parcels**;
  - (e) **buildings, uses**, vehicle access and pedestrian features on a site that link with each other and **adjacent parcels**;
  - (f) pedestrian access from public transit, to and between **buildings** and pedestrian amenities;
  - (g) flexibility regarding a **building's** density, established through individual **floor area ratios** for individual **parcels**; and
  - (h) varying **building height** established through maximum **building heights** for individual **parcels**.
- (2)** Areas of land less than 6.0 hectares should not be designated Commercial – Regional 3 District.

### Permitted Uses

- 881 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 3 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial Regional – 3 District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Amusement Arcade;**
- (d) **Beauty and Body Service;**
- (e) **Catering Service – Minor;**
- (f) **Computer Games Facility;**
- (g) **Convenience Food Store;**
- (h) **Counselling Service;**
- (i) **Dinner Theatre;**
- (j) **Financial Institution;**
- (k) **Fitness Centre;**
- (l) **Funeral Home;**
- (m) **Health Services Laboratory – with Clients;**
- (n) **Household Appliance and Furniture Repair Service;**
- (o) **Indoor Recreation Facility;**
- (p) **Information and Service Provider;**
- (q) **Instructional Facility;**
- (r) **Library;**
- (s) **Medical Clinic;**
- (t) **Museum;**
- (u) **Office;**
- (v) **Pawn Shop;**
- (w) **Performing Arts Centre;**
- (x) **Personal Apparel Service;**
- (y) **Pet Care Service;**
- (z) **Photographic Studio;**

32P2009



**Garbage**

- 903 (1)** Unless otherwise referenced in a District, 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**.
- (2)** Garbage container enclosures must not be located in any **setback area**.

**Fences**

- 904 (1)** When a **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, an **LRT corridor**, or a **commercial, residential or special purpose districts**, a **fence** with a minimum height of 2.0 metres must be provided for **screening** along the **property line**.
- (2)** There is no restriction to the height of a **fence** at any point along a **property line** shared with another **industrial district**.

**Solar Collectors**

68P2008

- 904.1 (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 may project a maximum of 2.0 metres from the surface of the roof.
- (3)** A **solar collector** mounted on a roof with a pitch of 4:12 or greater pitch:
- (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.

**Display and Sales Area**

32P2009

- 904.2 (1)** Unless otherwise referenced in subsection (3), a **use** that is not defined in Part 4 as having a sales or rental function may accommodate a display and sales area provided the products displayed or sold are associated with the **use**.

- 
- (2) The maximum floor area of a display and sales area located in a **building** is the greater of:
- (i) 38.0 square metres; or
  - (ii) 20.0 per cent of the **gross floor area** of the **use** to a maximum of 465.0 square metres
- (3) A display and sales area must not be permitted if doing so would result in the **use** operating exclusively as a **Retail Store**.

32P2009

### **Outdoor Product Display Area**

**904.3** A **use** may accommodate an outdoor product display area provided:

- (a) the products displayed are associated with the **use**;
- (b) it is not located within a required **setback area**;
- (c) it is separate and distinct from areas of the **parcel** used for the storage of materials, goods or equipment; and
- (d) it is shown on a plan approved as part of a **development permit**.

### **Parcel Access**

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

## Division 2: Industrial – General (I-G) District

### Purpose

32P2009

- 906** The Industrial – General District is intended to be characterized by:
- (a) a wide variety of light and medium general industrial **uses** and a limited number of support commercial **uses**;
  - (b) **parcels** typically located in internal locations;
  - (c) the application of discretion for **parcels** that share a **property line** with a **major street** or **expressway** to ensure an appropriate interface and compliance with **City** plans and policies;
  - (d) a limited number of non-industrial **uses** that may be appropriate due to **building** or **parcel** requirements generally found in industrial areas;
  - (e) **uses** and **buildings** that may have little or no relationship to **adjacent parcels**;
  - (f) appropriate controls to ensure **screening** of any outdoor activities; and
  - (g) limits on sales and office activities in order to preserve a diverse industrial land base.

### Permitted Uses

32P2009

- 907** (1) The following **uses** are **permitted uses** in the Industrial – General District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2) Unless otherwise referenced in subsection 908(1), the following **uses** are **permitted uses** in the Industrial – General District:
- (a) **Auto Body and Paint Shop**;
  - (b) **Auto Service – Major**;
  - (c) **Auto Service – Minor**;
  - (d) **Beverage Container Drop-Off Depot**;
  - (e) **Car Wash – Multi-Vehicle**;
  - (f) **Car Wash – Single Vehicle**;

- (g) **Catering Service – Major;**
- (h) **Catering Service – Minor;**
- (i) **Crematorium;**
- (j) **Distribution Centre;**
- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **Fleet Service;**
- (m) **Freight Yard;**
- (n) **General Industrial – Light;**
- (o) **General Industrial – Medium;**
- (p) **Large Vehicle Service;**
- (q) **Large Vehicle Wash;**
- (r) **Motion Picture Production Facility;**
- (s) **Municipal Works Depot;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- (v) **Power Generation Facility – Medium;**
- (w) **Power Generation Facility – Small;**
- (x) **Protective and Emergency Service;**
- (y) **Recreational Vehicle Service;**
- (z) **Specialty Food Store;**
- (aa) **Utility Building;**
- (bb) **Vehicle Storage – Large;**
- (cc) **Vehicle Storage – Passenger; and**
- (dd) **Vehicle Storage – Recreational.**

**Discretionary Uses**

32P2009

- 908 (1)** *Uses* listed in subsection 907(2) are **discretionary uses** if they are located:
- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
  - (b) on a **parcel** that does not have both sewer and water systems provided by the **City**.
- (2)** The following **uses** are **discretionary uses** in the Industrial – General District:
- (a) **Auction Market – Other Goods;**
  - (b) **Auction Market – Vehicles and Equipment;**
  - (c) **Building Supply Centre;**
  - (d) **Bulk Fuel Sales Depot;**
  - (e) **Child Care Service;**
  - (f) **Convenience Food Store;**
  - (g) **Custodial Quarters;**
  - (h) **Drive Through;**
  - (i) **Equipment Yard;**
  - (j) **Gas Bar;**
  - (k) **Instructional Facility;**
  - (l) **Kennel;**
  - (m) **Large Vehicle Sales;**
  - (n) **Office;**
  - (o) **Outdoor Café;**
  - (p) **Pet Care Service;**
  - (q) **Print Centre;**
  - (r) **Restaurant: Food Service Only – Medium;**
  - (s) **Restaurant: Food Service Only – Small;**
  - (t) **Restaurant: Licensed – Medium;**
  - (u) **Restaurant: Licensed – Small;**
  - (v) **Restored Building Product Sales Yard;**
  - (w) **Salvage Yard;**
  - (x) **Self Storage Facility;**

- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**
- (bb) **Special Function Tent – Commercial;**
- (cc) **Special Function Tent – Recreational;**
- (dd) **Take Out Food Service;**
- (ee) **Vehicle Sales – Minor;** and
- (ff) **Veterinary Clinic.**

### **Rules**

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Building Size**

**910** The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer, is 1600.0 square metres.

### **Floor Area Ratio**

**911** The maximum **floor area ratio** for **buildings** on a **parcel** that is serviced by **City** water and sewer is 1.0.

### **Building Height**

**912** The maximum **building height** is 16.0 metres.

### **Building Setback**

**913** The minimum **building setback** from a **property line** shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

### **Storage of Goods, Materials and Supplies**

- 913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
  - (b) not located between a **building** and a **major street** or **expressway**; and
  - (c) shown on a plan approved as part of a **development permit**.

32P2009

- (2) Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

### Screening

32P2009

- 914** Loading docks, outdoor activities and equipment located outside of a **building** must be **screened** from view of:
- (a) an **adjacent expressway, major street, LRT corridor** or regional pathway; and
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

### Gross Floor Area for Offices and Administration Areas

67P2008, 10P2009,  
32P2009

- 914.1 (1)** Unless otherwise referenced in subsection (2), the cumulative **gross floor area** of **Office uses** in a **building** must not exceed 50.0 per cent of the **gross floor area** of the **building**.
- (2) Areas in a **building** used for administration or to provide work space to employees of a **use** will not be included when determining compliance with subsection (1) provided:
- (a) the administration or work space area is located in the same **use area** as the **use** that it serves; and
  - (b) the principal **use** is not an **Office**.
- (3) The **Development Authority** may consider a relaxation of subsection (1) where an **Office** is proposed in a **building**:
- (a) that was legally existing or approved prior to the effective date of this Bylaw; and
  - (b) where the floor area proposed for the **Office** has already been constructed to accommodate an administrative or office function.

### Front Setback Area

- 915** Where the **parcel** shares a **front property line** with:
- (a) an **expressway** or **major street**, the **front setback area** must have a minimum depth of 6.0 metres; and
  - (b) any **street**, other than an **expressway** or **major street**, the **front setback area** must have a minimum depth of 4.0 metres.

### Rear Setback Area

- 916 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**:
    - (i) the **rear setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
    - (iii) in the case where the *parcel* is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2)** Where the *parcel* shares a *rear property line* with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres;
  - (c) a **lane**, there is no requirement for a **rear setback area**; and
  - (d) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 4.0 metres.

### Side Setback Area

- 917 (1)** Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**:
    - (i) the **side setback area** must have a minimum depth of 1.2 metres; or



- (ii) in the case where walls facing the **side property line** are constructed of materials that do not require maintenance, there is no requirement for a **side setback area**; or
  - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **side setback area**;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **expressway** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the **side setback area** must have a minimum depth of 7.5 metres;
  - (c) a **lane**, there is no requirement for a **side setback area**; and
  - (d) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **side setback area** must have a minimum depth of 4.0 metres.

### Landscaping In Setback Areas

- 918 (1) Where a **setback area** shares a **property line** with a **street**, **expressway** or **major street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **lane**, there is no requirement for a **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or

- (ii) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor**, or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
  - (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk in the **setback area** along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with the Headworks Canal operated by the Western Irrigation District, the **setback area** must:
  - (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.

#### **Additional Landscaping Requirements**

- 919 (1)** Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2)** Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

- (3) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (4) Every sidewalk located along the front of a **building** and every sidewalk located within a **setback area** must be:
  - (a) a **hard surfaced landscaped area**;
  - (b) a minimum width of 2.0 metres; and
  - (c) raised above the surface of an adjacent parking area.
- (5) Every sidewalk located within a parking area must be:
  - (a) an asphalt surface;
  - (b) indicated by painted lines;
  - (c) a minimum width of 2.0 metres; and
  - (d) at the same surface level as the parking area.

#### **Employee Area**

**920** All **developments** must have an outdoor area, for use of the employees, that is a minimum of 10.0 square metres.

#### **Outside Product Display Areas**

32P2009

**921** *deleted*

---

### Division 3: Industrial – Business f#h# (I-B f#h#) District

#### Purpose

**922** The Industrial – Business District is intended to be characterized by:

- (a) prestige, high quality, manufacturing, research and office **developments**;
- (b) **parcels** in desirable locations that contribute to employment centres or locations that are visible from **expressways** and **major streets**;
- (c) activities contained within **buildings**;
- (d) a limited range of small **uses** that provide services to the office and industrial **uses** within the immediate area;
- (e) pedestrian pathway connections to and between **buildings** and to transit;
- (f) flexibility in **building** density established through **floor area ratios** for individual **parcels**; and
- (g) varying **building heights** established through maximum **building height** for individual **parcels**.

32P2009

#### Permitted Uses

**923 (1)** The following **uses** are **permitted uses** in the Industrial – Business District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (e) **Utilities**.

**(2)** The following **uses** are **permitted uses** in the Industrial – Business District if they are located within existing approved **buildings**:

32P2009

- (a) **Catering Service – Minor**;
- (b) **Computer Games Facility**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;

- (e) **Financial Institution;**
- (f) **Household Appliance and Furniture Repair Service;**
- (g) **Information and Service Provider;**
- (h) **Library;**
- (i) **Instructional Facility;**
- (j) **Office;**
- (k) **Photographic Studio;**
- (l) **Power Generation Facility – Small;**
- (m) **Print Centre;**
- (n) **Protective and Emergency Service;**
- (o) **Radio and Television Studio; and**
- (p) **Specialized Industrial.**

#### **Discretionary Uses**

**924 (1)** **Uses** listed in subsection 923(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Business District.

32P2009

**(2)** The following **uses** are **discretionary uses** in the Industrial – Business District:

- (a) **Beauty and Body Service;**
- (b) **Child Care Service;**
- (c) **Conference and Event Facility;**
- (d) **Drinking Establishment – Small;**
- (e) **Drive Through;**
- (f) **Fitness Centre;**
- (g) **Gas Bar;**
- (h) **Health Services Laboratory – With Clients;**
- (i) **Hotel;**
- (j) **Indoor Recreation Facility;**
- (k) **Medical Clinic;**

- (l) **Motion Picture Production Facility;**
  - (m) **Outdoor Café;**
  - (n) **Parking Lot – Grade;**
  - (o) **Parking Lot – Structure;**
  - (p) **Personal Apparel Service;**
  - (q) **Post-secondary Learning Institution;**
  - (r) **Power Generation Facility – Medium;**
  - (s) **Printing, Publishing and Distributing;**
  - (t) **Restaurant: Food Service Only – Small;**
  - (u) **Restaurant: Licensed – Small;**
  - (v) **Retail Store;**
  - (w) **Self Storage Facility;**
  - (x) **Sign – Class C;**
  - (y) **Sign – Class E;**
  - (z) **Sign – Class F;**
  - (aa) **Special Function Tent – Commercial;**
  - (bb) **Special Function Tent – Recreational;**
  - (cc) **Specialty Food Store;**
  - (dd) **Take Out Food Service;**
  - (ee) **Utility Building;** and
  - (ff) **Vehicle Rental – Minor.**
- (3) The following *uses* are **discretionary uses** in the Industrial – Business District if they are located within a **building** containing at least one *use* listed in subsection 923(2):
- (a) **Drinking Establishment – Medium;**
  - (b) **Restaurant: Food Service Only – Medium;** and
  - (c) **Restaurant: Licensed – Medium.**

32P2009

## Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**926** The maximum **floor area ratio** for **parcels** designated Industrial – Business District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

57P2008

**927** The maximum **building height** for **parcels** designated Industrial – Business District is:

- (a) 12.0 metres; or
- (b) the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

### Use Area

**928 (1)** Unless otherwise referenced in subsection (2), there is no **use area** requirement for **uses** in the Industrial – Business District.

32P2009

**(2)** The maximum **use area** for the following **uses** and any **use** combined with them is 465.0 square metres:

- (a) **Beauty and Body Service;**
- (b) **Household Appliance and Furniture Repair Service;**
- (c) **Personal Apparel Service;**
- (d) **Photographic Studio; and**
- (e) **Retail Store.**

32P2009

### Storage of Goods, Materials and Supplies

**928.1** All goods, materials and supplies associated with a **use** must be contained within a **building**.

### Front Setback Area

**929** The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

**930 (1)** Where the **parcel** shares a **rear property line** with a **parcel** designated as:

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;



## Division 4: Industrial – Edge (I-E) District

### Purpose

**937** The Industrial – Edge District is intended to be characterized by:

- (a) locations on the perimeter of industrial areas where the industrial *parcel* shares a *property line* with a *residential district*, local *street* or *lane* abutting a *residential district*;
- (b) a limited range and size of *uses*; and
- (c) limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of *uses* on nearby non – industrial *parcels*.

### Permitted Uses

**938 (1)** The following *uses* are *permitted uses* in the Industrial – Edge District:

- (a) **Park;**
- (b) **Sign – Class A;**
- (c) **Sign – Class B;**
- (d) **Sign – Class D;** and
- (e) **Utilities.**

**(2)** The following *uses* are *permitted uses* in the Industrial – Edge District if they are located within existing approved *buildings*:

32P2009

- (a) **Beauty and Body Service;**
- (b) **Catering Service – Minor;**
- (c) **Computer Games Facility;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Information and Service Provider;**
- (h) **Instructional Facility;**
- (i) **Office;**

- (j) **Pawn Shop;**
- (k) **Personal Apparel Service;**
- (l) **Pet Care Service;**
- (m) **Photographic Studio;**
- (n) **Power Generation Facility – Small;**
- (o) **Print Centre;**
- (p) **Protective and Emergency Service;**
- (q) **Radio and Television Studio;**
- (r) **Restaurant: Food Service Only – Small; and**
- (s) **Veterinary Clinic.**

#### **Discretionary Uses**

**939 (1)** **Uses** listed in subsection 938(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Edge District.

32P2009

**(2)** The following **uses** are **discretionary uses** in the Industrial – Edge District:

- (a) **Artist’s Studio;**
- (b) **Child Care Service;**
- (c) **Custodial Quarters;**
- (d) **Drinking Establishment – Small;**
- (e) **Fitness Centre;**
- (f) **General Industrial – Light;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Indoor Recreation Facility;**
- (i) **Liquor Store;**
- (j) **Medical Clinic;**

- (k) **Outdoor Café;**
- (l) **Power Generation Facility – Medium;**
- (m) **Restaurant: Licensed – Small;**
- (n) **Retail Store;**
- (o) **Self Storage Facility;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Sign – Class F;**
- (s) **Special Function Tent – Commercial;**
- (t) **Special Function Tent – Recreational;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service;** and
- (w) **Utility Building.**

### Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

**941** The maximum **floor area ratio** for **buildings** is 1.0.

### Building Height

**942** The maximum **building height** is 12.0 metres.

### Activities and Objects Prohibited

- 943 (1)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, the area between any *buildings* on that *parcel* and that *street* or *lane* must not contain:
- (a) entrances to the *parcel*;
  - (b) garbage enclosures;
  - (c) loading areas; or
  - (d) outside activities.
- (2)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, there must not be any vehicle entrance or overhead doors on the façade of the *building* facing those Districts, *lanes* or *streets*.

### Use Area

- 944 (1)** Unless otherwise referenced in subsection (2), the maximum *use area* is 300.0 square metres.
- (2)** The following *uses* do not have a *use area* restriction:
- (a) **Convenience Food Store**;
  - (b) **General Industrial – Light**;
  - (c) **Self Storage Facility**; and
  - (d) **Specialty Food Store**;

32P2009

### Storage of Goods, Materials and Supplies

- 945** All goods, materials and supplies associated with a *use* must be contained within a *building*.

32P2009

### Front Setback Area

- 946** The *front setback area* must have a minimum depth of 3.0 metres.

### Rear Setback Area

- 947 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and

- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 1.2 metres; and
  - (c) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 3.0 metres.

### Side Setback Area

- 948 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (b) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 1.2 metres; and
  - (c) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 949 (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and

- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **lane** that does not separate the **parcel** from a **parcel** designated as a **residential district**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
  - (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
  - (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk in the **setback area** along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

#### **Additional Landscaping Requirements**

- 950 (1)** Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor

vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
  - (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (2); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (4) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (5) Every sidewalk provided must:
  - (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking area; and
  - (d) be raised above the surface of the parking area when located in a parking area.

### Employee Area

**951** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### Screening

- 952** Where activities or a truck and trailer parking area associated with a **use** are located outside of a **building**, they must be **screened** and not visible from a:
- (a) **residential district**;
  - (b) **special purpose district**; and
  - (c) **street**.





## Division 5: Industrial – Commercial (I-C) District

### Purpose

32P2009

- 953** The Industrial – Commercial District is intended to be characterized by:
- (a) locations on the perimeter of industrial areas, along **major streets** and **expressways**;
  - (b) light industrial **uses** that are unlimited in size;
  - (c) small scale commercial **uses** that are compatible with and complement light industrial **uses**;
  - (d) controls to ensure that **developments** provide a transition between other land use districts and the Industrial – General District or between highly visible industrial **parcels** and the Industrial – General District;
  - (e) setbacks, **screening**, landscaping and **building** design that addresses aesthetic concerns associated with highly visible locations; and
  - (f) **parcels** located within 200.0 metres of a **major street** or **expressway**.

### Permitted Uses

- 954 (1)** The following **uses** are **permitted uses** in the Industrial – Commercial District:

- (a) **Park**;
- (b) **Power Generation Facility – Small**;
- (c) **Sign – Class A**;
- (d) **Sign – Class B**;
- (e) **Sign – Class D**; and
- (f) **Utilities**.

- (2)** The following **uses** are **permitted uses** in the Industrial – Commercial District if they are located within existing approved **buildings**:

32P2009

- (a) **Artist’s Studio**;
- (b) **Beauty and Body Service**;
- (c) **Beverage Container Drop-Off Depot**;
- (d) **Building Supply Centre**;
- (e) **Counselling Service**;
- (f) **Dry-cleaning and Fabric Care Plant**;

- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **General Industrial – Light;**
- (j) **Health Services Laboratory – With Clients;**
- (k) **Indoor Recreation Facility;**
- (l) **Information and Service Provider;**
- (m) **Instructional Facility;**
- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Pawn Shop;**
- (q) **Personal Apparel Service;**
- (r) **Pet Care Service;**
- (s) **Photographic Studio;**
- (t) **Print Centre;**
- (u) **Radio and Television Studio;**
- (v) **Restaurant: Food Service Only – Medium;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Retail Store;**
- (y) **Service Organization;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Vehicle Rental – Minor;**
- (cc) **Vehicle Sales – Minor;**
- (dd) **Veterinary Clinic; and**
- (ee) **Video Store.**

## Discretionary Uses

**955 (1)** *Uses* listed in subsection 954(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Industrial – Commercial District.

**(2)** The following *uses* are **discretionary uses** in the Industrial – Commercial District:

32P2009

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Auto Body and Paint Shop;**
- (d) **Auto Service – Major;**
- (e) **Auto Service – Minor;**
- (f) **Car Wash – Multi-Vehicle;**
- (g) **Car Wash – Single Vehicle;**
- (h) **Child Care Service;**
- (i) **Convenience Food Store;**
- (j) **Custodial Quarters;**
- (k) **Drinking Establishment – Small;**
- (l) **Drive Through;**
- (m) **Gas Bar;**
- (n) **Large Vehicle Sales;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Liquor Store;**
- (r) **Outdoor Café;**
- (s) **Power Generation Facility – Medium;**
- (t) **Recreational Vehicle Sales;**
- (u) **Restaurant: Licensed – Medium;**
- (v) **Restaurant: Licensed – Small;**
- (w) **Restored Building Product Sales Yard;**
- (x) **Self Storage Facility;**
- (y) **Sign – Class C;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**

- (bb) **Special Function Tent – Commercial;**
- (cc) **Special Function Tent – Recreational;**
- (dd) **Utility Building;**
- (ee) **Vehicle Rental – Major;** and
- (ff) **Vehicle Sales – Major.**

### Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Location

32P2009

**957** *deleted*

### Floor Area Ratio

**958** The maximum **floor area ratio** for **buildings** is 1.0.

### Building Height

**959** The maximum **building height** is 12.0 metres.

### Use Area

**960 (1)** Unless otherwise provided in subsection (2), there is no **use area** requirement in the Industrial – Commercial District.

32P2009

**(2)** The maximum **use area** for the following **uses** and any **use** combined with them must not exceed 930.0 square metres:

32P2009

- (a) **Beauty and Body Service;**
- (b) *deleted;*
- (c) **Personal Apparel Service;**
- (d) **Photographic Studio;** and
- (e) **Retail Store.**

### Front Setback Area

**961** The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

- 962** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 1.2 metres; and
  - (c) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres.

### Side Setback Area

- 963** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:

- (a) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
- (b) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 1.2 metres; and
- (c) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 6.0 metres.

### Landscaping In Setback Areas

- 964 (1)** Where a **setback area** shares a property line with a **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2)** Where a **setback area** shares a **property line** with a **lane** that does not separate the **parcel** from a **parcel** designated as a **residential district**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (3)** Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4)** Where a **setback area** shares a **property line** with an LRT corridor or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;

32P2009

- (b) may have a sidewalk in the **setback area** along the length of the **building**; and
- (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Additional Landscaping Requirements

- 965 (1)** Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2)** Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3)** Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (2); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (4)** A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (5)** Every sidewalk required must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking area; and
  - (d) be raised above the surface of the parking area, when located in a parking area.

### Storage of Goods, Materials and Supplies

32P2009

- 965.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
  - (b) not located between a **building** and a **street**;
  - (c) within a **screened** enclosure or **screened** from view of a **street**; and

- 
- (d) shown on a plan approved as part of a **development permit**.
- (2) Goods, materials and supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) Goods, materials and supplies stored outside of a **building** more than 5.0 metres from a **property line** may have a maximum height of 12.0 metres.
- (4) The height of goods, materials and supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

### **Employee Area**

- 966** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.



## Division 6: Industrial – Redevelopment (I-R) District

### Purpose

**967** The Industrial – Redevelopment District is intended to be characterized by:

- (a) small blocks of **parcels** originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;
- (b) fragmented land ownership creating **parcels** that are small and narrow in width;
- (c) small, narrow **parcels** where it may be difficult to provide landscaping along the front and corner **side property lines** and where it may be difficult to provide the required **motor vehicle parking stalls**;
- (d) reduction in landscaping standards in order to facilitate redevelopment of the smaller **parcel** and achieve parking on the **parcel**;
- (e) **parcels** that are not located along a **major street** or share a **property line** with a **residential district**; and
- (f) a wide range of industrial **uses** that would allow for reuse and redevelopment of existing **parcels**.

13P2008

### Permitted Uses

**968** The following **uses** are **permitted uses** in the Industrial – Redevelopment District:

32P2009

- (a) **Artist’s Studio**;
- (b) **Auto Body and Paint Shop**;
- (c) **Auto Service – Major**;
- (d) **Auto Service – Minor**;
- (e) **Beverage Container Drop-Off Depot**;
- (f) **Car Wash – Multi-Vehicle**;
- (g) **Car Wash – Single Vehicle**;
- (h) **Catering Service – Major**;
- (i) **Catering Service – Minor**;
- (j) **Crematorium**;

- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **General Industrial – Light;**
- (m) **General Industrial – Medium;**
- (n) **Indoor Recreation Facility;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Motion Picture Production Facility;**
- (r) **Park;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Power Generation Facility – Medium;**
- (v) **Power Generation Facility – Small;**
- (w) **Protective and Emergency Service;**
- (x) **Recreational Vehicle Service;**
- (y) **Sign – Class A;**
- (z) **Sign – Class B;**
- (aa) **Sign – Class D;**
- (bb) **Utilities;**
- (cc) **Utility Building;**
- (dd) **Vehicle Storage – Large;**
- (ee) **Vehicle Storage – Passenger; and**
- (ff) **Vehicle Storage – Recreational.**

32P2009

### **Discretionary Uses**

**969** The following *uses* are *discretionary uses* in the Industrial – Redevelopment District:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Counselling Service;**
- (g) **Custodial Quarters;**

- (h) **Drive Through;**
- (i) **Equipment Yard;**
- (j) **Fleet Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Kennel;**
- (n) **Large Vehicle Sales;**
- (o) **Office;**
- (p) **Outdoor Café;**
- (q) **Pet Care Service;**
- (r) **Print Centre;**
- (s) **Recreational Vehicle Sales;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Product Sales Yard;**
- (w) **Salvage Yard;**
- (x) **Self Storage Facility;**
- (y) **Service Organization;**
- (z) **Storage Yard;**
- (aa) **Sign – Class C;**
- (bb) **Sign – Class E;**
- (cc) **Sign – Class F;**
- (dd) **Special Function Tent – Commercial;**
- (ee) **Special Function Tent – Recreational;**
- (ff) **Take Out Food Service;**
- (gg) **Vehicle Sales Minor; and**
- (hh) **Veterinary Clinic.**

## Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Building Size**

- 971** The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer is 1600.0 square metres.

### **Floor Area Ratio**

- 972** The maximum **floor area ratio** for **buildings** on a **parcel** that is serviced by **City** water and sewer is 1.0.

### **Building Height**

- 973** The maximum **building height** is 16.0 metres.

32P2009

### **Screening**

- 974** (1) Loading docks and mechanical equipment that are part of a **building** must be **screened** from view of an **adjacent expressway** or **major street**.
- (2) Where a **use** has outdoor activities or equipment located outside of a **building**, those activities or equipment must be **screened** from view of:
- (a) an **adjacent expressway**, **major street**, **LRT corridor** or regional pathway; or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

32P2009

### **Building Setback**

- 974.1** The minimum **building setback** from a **property line** shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

### **Front Setback Area**

- 975** Where the **parcel** shares a **front property line** with a **street** and the length of that **front property line** is:
- (a) less than 45.0 metres, there is no requirement for a **front setback area**;
  - (b) 45.0 metres or more but less than 60.0 metres, the **front setback area** must have a minimum depth of 1.0 metre;
  - (c) 60.0 metres or more but less than 90.0 metres, the **front setback area** must have a minimum depth of 2.0 metres; and
  - (d) 90.0 metres or more, the **front setback area** must have a minimum depth of 4.0 metres.

### Rear Setback Area

- 976 (1) Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district** or a **lane**:
    - (i) the **rear setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
    - (iii) in the case where the *parcel* is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the *parcel* shares a *rear property line* with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 4.0 metres;
  - (c) with the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres; and
  - (d) a **lane**, there is no requirement for a **rear setback area**.

### Side Setback Area

- 977 (1) Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district** or a **lane**:
    - (i) the **side setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **side property line** are constructed of materials that do not require

13P2008

- maintenance, there is no requirement for a **side setback area**; or
- (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **side setback area**;
- (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **expressway**, **LRT corridor** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres;
- (b) with the Headworks Canal operated by the Western Irrigation District, the **side setback area** must have a minimum depth of 7.5 metres;
- (c) a **lane**, there is no requirement for a **side setback area**; and
- (d) with a **street**, other than an **expressway** or **major street**, and the length of that **side property line** is:
- (i) less than 45.0 metres, there is no requirement for a **side setback area**;
- (ii) 45.0 metres or more but less than 60.0 metres, the **side setback area** must have a minimum depth of 1.0 metre;
- (iii) 60.0 metres or more but less than 90.0 metres, the **side setback area** must have a minimum depth of 2.0 metres; and
- (iv) 90.0 metres or more, the **side setback area** must have a minimum depth of 4.0 metres.

### Landscaping In Setback Areas

- 978 (1) Where a **setback area** shares a **property line** with an **expressway**, Headworks Canal operated by the Western Irrigation District, **major street**, or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
- (b) have a minimum of 1.0 trees and 2.0 shrubs:

- (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where that **setback area** is irrigated with a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **lane**, there is no requirement for either a **soft surfaced landscaped area** or a **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
  - (a) be a **soft surfaced landscaped area**;
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 50.0 square metres, where that **setback area** is irrigated with a **low water irrigation system**.
  - (c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
  - (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk in the **setback area** along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres if that **setback area** when irrigation is provided by a **low water irrigation system**.

13P2008

### Additional Landscaping Requirements

- 979 (1) Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

- (3) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (4) Every sidewalk required must:
  - (a) be a **hard surfaced landscaped area**;
  - (b) have different surfacing than the surfacing of the parking area;
  - (c) be a minimum width of 2.0 metres; and
  - (d) be raised above the surface of the parking area, when located in a parking area.

32P2009

### Storage of Goods, Materials and Supplies

- 979.1 (1) A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
  - (a) not located in a **setback area**;
  - (b) not located between a **building** and a **major street** or **expressway**; and
  - (c) shown on a plan approved as part of a **development permit**.
- (2) Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

### Employee Area

- 980 All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### Outside Product Display Areas

- 981 *deleted*

32P2009



## Division 7: Industrial - Outdoor (I-O) District

### Purpose

**982** The Industrial – Outdoor District is intended to be characterized by:

- (a) **uses** where materials are stored outdoors;
- (b) a very limited range of **uses** that are compatible with storage **uses**;
- (c) large **parcels**;
- (d) storm water runoff being contained within the **parcel**;
- (e) few **buildings** that are small in comparison with the size of the **parcel**;
- (f) **parcels** that might have minimal or no **City** servicing; and
- (g) limiting the visibility of **uses** where visibility and aesthetics are identified as planning concerns through berming, **screening**, or landscaped **setback areas**.

### Permitted Uses

**983** The following **uses** are **permitted uses** in the Industrial – Outdoor District:

- (a) **Equipment Yard**;
- (b) **Park**;
- (c) **Power Generation Facility – Small**;
- (d) **Sign – Class A**;
- (e) **Sign – Class B**;
- (f) **Sign – Class C**;
- (g) **Sign – Class D**;
- (h) **Storage Yard**;
- (i) **Utilities**;
- (j) **Vehicle Storage – Large**;
- (k) **Vehicle Storage – Passenger**; and
- (l) **Vehicle Storage – Recreational**.

### Discretionary Uses

32P2009

**984** The following *uses* are **discretionary uses** in the Industrial – Outdoor District:

- (a) **Custodial Quarters;**
- (b) **Power Generation Facility – Medium;**
- (c) **Salvage Yard;**
- (d) **Sign – Class E;**
- (e) **Sign – Class F;**
- (f) **Special Function Tent – Recreational; and**
- (g) **Utility Building.**

### Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

**986** The minimum area of a *parcel* is 1.6 hectares.

### Building Size

**987** The maximum **gross floor area** of all *buildings* on a *parcel* in the Industrial – Outdoor District is 1,600.0 square metres.

### Building Height

**988** The maximum **building height** is 10.0 metres.

32P2009

### Storage of Goods, Materials and Supplies

- 989** (1) Goods, materials or supplies stored outside of a *building* within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (2) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

### Front Setback Area

**990** The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

**991 (1)** Where the **parcel** shares a **rear property line** with a **parcel** designated as:

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (b) an **industrial district**, there is no requirement for **rear setback area**;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres;
- (d) Special Purpose – Transportation and Utility Corridor District, the **rear setback area** must have a minimum depth of 50.0 metres; and
- (e) any other **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

**(2)** Where the **parcel** shares a **rear property line** with:

- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;
- (b) the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres; and
- (c) a **lane**, there is no requirement for a **rear setback area**.

47P2008

### Side Setback Area

**992 (1)** Where the **parcel** shares a **side property line** with a **parcel** designated as:

- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
- (b) an **industrial district**, there is no requirement for a **side setback area**;
- (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres;
- (d) Special Purpose – Transportation and Utility Corridor District, the **side setback area** must have a minimum depth of 50.0 metres; and

- (e) any other **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
  - (a) an **expressway**, **LRT corridor** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the **side setback area** must have a minimum depth of 7.5 metres; and
  - (c) a **lane**, there is no requirement for a **side setback area**.

### Landscaping In Setback Areas

- 993** (1) Where a **setback area** shares a **property line** with a Headworks Canal operated by the Western Irrigation District, **LRT corridor**, **street**, or **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **lane**, there is no requirement for either a **soft surfaced landscaped area** or a **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

## Division 8: Industrial – Heavy (I-H) District

### Purpose

32P2009

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
  - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
  - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
  - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
  - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
  - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
  - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
  - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.

### Permitted Uses

**1000** The following **uses** are **permitted uses** in the Industrial – Heavy District:

- (a) **Power Generation Facility – Small**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class C**;
- (e) **Sign – Class D**; and
- (f) **Utilities**.

32P2009

**Discretionary Uses**

- 1001 (1)** The following *uses* are **discretionary uses** in the Industrial – Heavy District:
- (a) **Asphalt, Aggregate and Concrete Plant;**
  - (b) **Bulk Fuel Sales Depot;**
  - (c) **General Industrial – Heavy;**
  - (d) **Freight Yard;**
  - (e) **Power Generation Facility – Medium;**
  - (f) **Sign – Class E;**
  - (g) **Sign – Class F;**
  - (h) **Special Function Tent – Recreational;** and
  - (i) **Utility Building.**
- (2)** The following *uses* are **discretionary uses** in the Industrial – Heavy District if they are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw:
- (a) **General Industrial – Light;** and
  - (b) **General Industrial – Medium.**

**Rules**

- 1002** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

**Front Setback Area**

- 1003** The **front setback area** must have a minimum depth of 6.0 metres.

**Rear Setback Area**

- 1004 (1)** Where the *parcel* shares a **rear property line** with a *parcel* designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) an **industrial district**:

- (i) the **rear setback area** must have a minimum depth of 6.0 metres; or
  - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
  - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 15.0 metres;
  - (d) Special Purpose – Transportation and Utility Corridor District, the **rear setback area** must have a minimum depth of 50.0 metres; and
  - (e) any other **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres;
  - (c) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **lane**, there is no requirement for a **rear setback area**.

### Side Setback Area

- 1005 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) an **industrial district**;
    - (i) the **side setback area** must have a minimum depth of 6.0 metres; or
    - (ii) in the case where walls facing the **side property line** are constructed of materials that do not require

maintenance, there is no requirement for a **side setback area**; or

- (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **side setback area**;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 15.0 metres;
  - (d) Special Purpose – Transportation and Utility Corridor District, the **side setback area** must have a minimum depth of 50.0 metres; and
  - (e) any other **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **expressway** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) with the Headworks Canal operated by the Western Irrigation District, the **side setback area** must have a minimum depth of 7.5 metres;
  - (c) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **lane**, there is no requirement for a **side setback area**.

### Landscaping In Setback Areas

- 1006 (1) Where a **setback area** shares a **property line** with an **expressway**, Headworks Canal operated by the Western Irrigation District, **LRT corridor**, **major street**, **street**, or **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **lane**, there is no requirement for either a **soft surfaced landscaped area** or a **hard surfaced landscaped area**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and



## 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;**
- 32P2009 (i) **Instructional Facility;**
- (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;**
- (w) **Sign – Class E;**
- 71P2008 (x) *deleted*
- (y) **Social Organization;**
- 71P2008 (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;**
  - (g) *deleted*
  - (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.**
- (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 8: Special Purpose – University Research Park (S-URP) District

### Purpose

**1074** The Special Purpose – University Research Park District is intended to:

- (a) accommodate a limited range of **uses** engaged in scientific research, research and development, and technology commercialization in association with the University of Calgary, the Province of Alberta or the Government of Canada; and
- (b) accommodate a limited range of complementary support **uses**.

### Permitted Uses

**1075 (1)** The following **uses** are **permitted uses** in the Special Purpose – University Research Park District:

- (a) **Natural Area;**
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Sign – Class A;**
- (e) **Special Function Tent – Recreational;** and
- (f) **Utilities.**

**(2)** The following **uses** are **permitted uses** in the Special Purpose – University Research Park District if they are located within existing **buildings**:

- (a) **Counselling Service;** and
- (b) **Office.**

### Discretionary Uses

**1076 (1)** **Uses** listed in section 1075(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Special Purpose – University Research Park District.

**(2)** The following **uses** are always **discretionary uses** in the Special Purpose – University Research Park District:

- (a) **Beverage Container Drop-Off Depot;**
- (b) **Child Care Service;**

- 32P2009 (c) **Convenience Food Store;**
- (d) **Fitness Centre;**
- 32P2009 (e) *deleted*
- (f) **Indoor Recreation Facility;**
- 32P2009 (g) *deleted*
- (h) **Information and Service Provider;**
- 32P2009 (i) **Instructional Facility;**
- (j) **Outdoor Café;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class D;**
- 32P2009 (r) **Sign – Class E;**
- 32P2009 (r.1) **Specialized Industrial; and**
- (s) **Utility Building.**

### Rules

**1077** 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.

### Building Height

**1078** The maximum *building height* is 25.0 metres.

### Front Setback Area

**1079** The *front setback area* must have a minimum depth of 15.0 metres.

Table 6: Low Water Shrubs

Low Water Shrubs	
Botanical Name	Common Name
Ribes alpinum	Alpine currant
Ribes aureum	Golden currant
Ribes oxycanthoides	Wild gooseberry
Sambucus racemosa (excluding var. pubens)	European red elder
Shepherdia argentea	Silver buffaloberry
Sorbaria sorbifolia	Ural false spirea
Spiraea trilobata	Three lobed spirea
Symphoricarpo occidentalis	Western snowberry
Syringa spp.	Lilac
Viburnum lantana	Wayfaring tree
Viburnum lentango	Nannyberry

10P2009

### Amenity Space

- 1106 (1)** A **patio** may be located in a **setback area** between a multi-residential **building** and a **property line** shared with a **street**.
- (2)** **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3)** The required minimum **amenity space** is 5.0 square metres per **unit**.
- (4)** When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (5)** When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (6)** Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (7)** **Private amenity space** must:
- be in the form of a **balcony**, **deck** or **patio**; and
  - have no minimum dimensions of less than 2.0 metres.

- (8) **Common amenity space:**
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres;
  - (d) must not be located in a required **setback area**; and
  - (e) may be located at or above **grade**.
- (9) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (10) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

### Motor Vehicle Parking Stall Requirements

- 1107 (1) Where a **building** contains three or more **units** with shared entrance facilities in a **Multi-Residential Development**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (2) Where a **building** contains three or more **units** with no shared entrance facilities in a **Multi-Residential Development**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 1.0 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.15 **visitor parking stalls** per **unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (3) Where a **building** is a **Single Detached Dwelling**, a **Semi-detached Dwelling** or a **Duplex Dwelling** in a **Multi-Residential Development**, the minimum **motor vehicle parking stall** requirement:



- (a) for each **Dwelling Unit** or **Live Work Unit** is 1.0 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.15 **visitor parking stalls** per **unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (4) The minimum **motor vehicle parking stall** requirement for an **Office**, when located on floors above the ground floor is:
- (a) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
  - (b) the cumulative number of stalls referenced in subsection (a) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls.
- (5) Unless otherwise referenced in subsection (6.1), the minimum **motor vehicle parking stall** requirement for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed – Small** is 1.7 stalls per 10.0 square metres of **public area**. 38P2009
- (6) Unless otherwise referenced in subsection (6.1), the minimum **motor vehicle parking stall** requirement for a **Retail Store** is: 38P2009
- (a) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (b) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
  - (c) where **Retail Store** uses are located on or below the ground floor, the cumulative number of stalls referenced in (b) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls.
- (6.1) Where a **building** contains a **Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, and Retail Store** on the ground floor, the minimum number of **motor vehicle parking stalls** is: 38P2009
- (a) In Area A as illustrated on Map 7.1:
    - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
    - (ii) 0.0 **motor vehicle parking stalls** where the **building**:
      - (A) contains a **Dwelling Unit, Hotel, Multi-Residential Development**, or **Office** above the ground floor; or
      - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; or

- (b) In Area B as illustrated on Map 7.1:
  - (i) the minimum requirement referenced in Part 11;
  - (ii) 0.0 **motor vehicle parking stalls** where a **building** contains a **Dwelling Unit** or **Multi-Residential Development** above the ground floor;
  - (iii) 0.0 **motor vehicle parking stalls** for a single **storey building** or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 465 square metres or less; or
  - (iv) 1.0 **motor vehicle parking stalls** for a single **storey building** or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 466 square metres or greater.
- (7) The minimum **motor vehicle parking stall** requirement for all other **uses** is the requirement referenced in Part 4.

### Bicycle Parking Stall Requirement

- 1108 (1)** The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 **stalls** per **unit** where the total number of **units** equals or exceeds 20; and
  - (b) all other uses is the minimum requirement referenced in Part 4.
- (2)** The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for **developments** of 20 **units** or less; and
    - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
  - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

### Exclusive Use of Bicycle Parking Stalls

- 1109** **Bicycle parking stalls – class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

### Accessory Residential Buildings

- 1110 (1)** An **Accessory Residential Building**:
- (a) may have an **amenity space** in the form of a **deck** or a **patio**;
  - (b) must not be located in a required **setback area**; and

- (c) must not be located between a **building** containing **Dwelling Units** and a **street**.
- (2) The maximum **gross floor area** of an **Accessory Residential Building** is:
  - (a) 74.0 square metres when approved as 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 5.0 metres measured from **grade**.

### Objects Prohibited or Restricted

- 1111 (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 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**; and
  - (b) 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**.

### Driveway Length and Parking Areas

- 1112 (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 parking stall that is surfaced with asphalt, concrete, or similar hard surface.

### Vehicle Access

- 1113 (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a **rear** or **side property line** with a **lane** but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, all vehicle access must be from a **street**.

### Uses At Grade

- 1114 (1) An exterior access facing a **street** must be provided for each individual **use** or **unit** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by an individual walkway.
- (2) For **laned parcels**, the area between a **building** and a **street** must:
- (a) be a **landscaped area**;
  - (b) not provide motor vehicle access, parkade access, garbage or loading access; and
  - (c) not contain **motor vehicle parking stalls, loading stalls, garbage facilities** or parkade and building venting.

### Garbage

- 1115 Garbage containers and waste material must be stored inside the **main residential building**.

### Recycling Facilities

- 1116 Recycling facilities must be provided for every **Multi-Residential Development**.

### **Mechanical Screening**

**1117** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

### **Visibility Setback**

**1118** 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**.

### **Retaining Walls**

- 1119** (1) A **retaining wall** must not exceed 1.0 metres in height measured from lowest **grade** at any point next to the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**.

### **Fences**

- 1120** 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 more than 2.5 metres in length.

### **Parcel Access**

**1121** All **developments** must comply with the Controlled Streets Bylaw.



(f) **Park Maintenance Facility – Small.****Rules**

**1125** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

**Floor Area Ratio**

- 1126** (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

**Setback Area**

**1127** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1128.

**Building Setbacks**

- 1128** (1) The **building setback** from a **property line** shared with a **street** is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** or another **parcel** is zero metres.

**Floor Plate Restrictions**

- 1129** Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has a maximum:
- (a) **floor plate area** of 650.0 square metres; and
  - (b) horizontal dimension of 37.0 metres.

**Building Height**

**1130** There is no maximum **building height**.

**Landscaping**

**1131** A minimum of 35 per cent of the area of a **parcel** must be a **landscaped area**.

38P2009

## **Parking**

**1131.1** 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 the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.



### Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

#### Purpose

**1132** The Centre City Multi-Residential High Rise Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** on sites within the Centre City area of the city;
- (b) has **Multi-Residential Development** that will provide intense **development**;
- (c) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (d) provides a **building** form that is street oriented at grade;
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve public benefit and amenities within the same community; and
- (f) is primarily residential with a limited range of **uses** in the Care and Health Group, the Culture and Leisure Group and a limited range of support commercial **uses**, restricted in size and location within the **building**.

#### Permitted Uses

**1133 (1)** The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;**
- (f.1) **Special Function Tent – Recreational; and**
- (g) **Utilities.**

17P2009

10P2009

**(2)** The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are within existing approved buildings:

- (a) **Artist's Studio;**
- (b) **Beauty and Body Service;**
- (c) **Convenience Food Store;**

32P2009

- (d) **Counselling Service;**
  - (e) **Fitness Centre;**
  - (f) **Instructional Facility;**
  - (g) **Library;**
  - (h) **Medical Clinic;**
  - (i) **Office;**
  - (j) **Personal Apparel Service;**
  - (k) **Photographic Studio;**
  - (l) **Power Generation Facility – Small;**
  - (m) **Print Centre;**
  - (n) **Retail Store;**
  - (o) **Service Organization;**
  - (p) **Specialty Food Store;**
  - (q) **Take Out Food Service;** and
  - (r) **Video Store.**
- (3) The following **uses** are **permitted uses** on a **parcel** in the Centre City Multi-Residential High Rise Support Commercial District that has a **building** used or previously used as a **School Authority – School**:
- (a) **School Authority – School;** and
  - (b) **School Authority Purpose – Minor.**

### Discretionary Uses

- 1134 (1) **Uses** listed in subsection 1133(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to **buildings** in the Centre City Multi-Residential High Rise Support Commercial District.
- (2) **Uses** listed in subsection 1133(2) are **discretionary uses** if they are proposed in a **building** which, at the time the application is made, had a **use** not listed in this District.
- (3) The following **uses** are **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Child Care Service;**
  - (d) **Community Entrance Feature;**

## Building Height

**1140** There is no maximum *building height*.

## Landscaping

**1141** A minimum of 30 per cent of the area of the *parcel* must be a *landscaped area*.

## Use Area

- 1142** (1) Unless otherwise referenced in subsection (3) and (4), the maximum *use area* for *uses* on the ground floor of *buildings* in the Centre City Multi-Residential High Rise Support Commercial District is 300.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum *use area* requirement for *uses* located on upper floors in the Centre City Multi-Residential High Rise Support Commercial District.
- (3) The total of all *use areas* for **Medical Clinic** and **Counselling Service** within a *building* must not exceed 600.0 square metres.
- (4) The following *uses* do not have a ground floor *use area* restriction:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Custodial Care;**
  - (d) **Hotel;**
  - (e) **Place of Worship – Medium;**
  - (f) **Place of Worship – Small;**
  - (g) **Protective and Emergency Service;**
  - (h) **Residential Care;** and
  - (i) **Utility Building.**

## Location of Uses Within Buildings

- 1143** (1) **Counselling Service, Instructional Facility – Inside, Medical Clinic, Office, and Service Organization uses** must not be located on the ground floor of *buildings*.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) must be located on the first 2 floors only, with the exception of **Hotel uses**;
  - (b) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;

- (c) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;
  - (d) must have a separate exterior entrance from that of the **Dwelling Units**; and
  - (e) must not be located above any **Dwelling Unit**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **permitted** and **discretionary uses** in section 1133 and 1134, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building uses**.
- (4) A minimum of 80 per cent of the **gross floor area** of **buildings** in the Centre City Multi-Residential High Rise Support Commercial District must contain **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel, Live Work Units, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care or Utility Building uses**.
- (5) **Outdoor Café uses** must:
- (a) only be located between a **street** and the **use** to which it is subordinate; and
  - (b) not be located on the same block face where **Dwelling Units** or **Live Work Units** are located at **grade**.

### Hotel Uses

#### 1144 Hotel uses must:

- (a) consist of guest rooms and the ancillary reception functions and restaurant **uses** only;
- (b) not provide convention, banquet and meeting room facilities;
- (c) provide only the reception and other ancillary functions and restaurant **uses** on the ground floor; and
- (d) locate guest rooms above the ground floor.

### Parking

1144.1 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 required specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

### Use of Parking Areas

- 1145 (1)** Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with residential **uses**.
- (2)** All **uses** may share an entrance to areas of a parking structure.



- (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
  - (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (3); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (6) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (7) Every sidewalk provided must:
  - (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and
  - (d) be raised above the surface of the parking area when located in a parking area.

### Residential Amenity Space

- 1151 (1) A **patio** may be located in a **setback area** between a **multi-residential building** and a **property line** shared with a **street**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (4) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (5) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (6) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (7) **Private amenity space** must:
  - (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.

- (8) **Common amenity space:**
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres;
  - (d) must not be located in a required **setback area**; and
  - (e) may be located at or above **grade**.
- (9) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (10) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area** when located below 25 metres above **grade**.

#### Visibility Setback

**1152** **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

#### Mechanical Screening

**1153** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

#### Garbage

**1154** Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

#### Recycling Facilities

**1155** Recycling facilities must be provided for every building containing **Dwelling Units** or **Office uses**.

#### Screening

**1156** When a **parcel** shares a **property line** with a **lane**, or a **parcel** designated as a **residential district**, a **fence** with a maximum height of 2.0 metres must be provided for **screening** along the **property line**.



## Motor Vehicle Parking Stall Requirements

- 1157 (1)** For **developments** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (2)** Unless otherwise referenced in sub-section (4), for **development** on parcels 0.4 hectares or less, the minimum **motor vehicle parking stall** requirement:
- (a) for a **Beauty and Body Service, Information and Service Provider, Personal Apparel Service, Pet Care Service, Photographic Studio, and Print Centre** is:
    - (i) 2.0 stalls per 100.0 square metres of **gross usable floor area** when those **uses** are located in an existing approved **building** prior to the effective date of this Bylaw; or
    - (ii) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a **building** approved after the effective date of this Bylaw.
  - (b) for an **Office**, when located on floors above the ground floor is:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (c) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**;
  - (d) for a **Retail Store** is:
    - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
    - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
    - (iii) where **Retail Store** uses are located on or below the ground floor, the cumulative number of stalls referenced in (ii) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and

38P2009

38P2009

- (e) for all other **uses** is the requirement referenced in Part 4.

**(3)** Unless otherwise referenced in sub-section (4), for **development** on **parcels** greater than 0.4 hectares, the minimum **motor vehicle parking stall** requirement:

- (a) for an **Office**, when located on floors above the ground floor, is:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
  - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (b) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**;
- (c) for a **Retail Store** is:
  - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
  - (iii) where **Retail Store** uses are located on or below the ground floor, the cumulative number of stalls referenced in (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

38P2009

**(4)** Where a **building** contains a **Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small,** and **Retail Store** on the ground, the minimum number of **motor vehicle parking stalls** is:

- (a) In Area A as illustrated on Map 7.1:
  - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
  - (ii) 0.0 **motor vehicle parking stalls** where the **building**

- (A) contains a **Dwelling Unit, Hotel, Multi-Residential Development**, or **Office** above the ground floor; or
  - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; or
- (b) In Area B as illustrated on Map 7.1:
- (i) the minimum requirement referenced in Part 11;
  - (ii) 0.0 **motor vehicle parking stalls** where a **building** contains a **Dwelling Unit** or **Multi-Residential Development** above the ground floor;
  - (iii) 0.0 **motor vehicle parking stalls** for a single **storey building** or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 465 square metres or less; or
  - (iv) 1.0 **motor vehicle parking stalls** for a single **storey building** or a **building** existing or approved as of November 1, 2009, where the **use area** of a **use** on the ground floor is 466 square metres or greater.

### Exclusive Use of Motor Vehicle Parking Stalls

75P2008

**1158** **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 1157(2)(d) must not be signed or in any way identified as being other than for the use of all users of the **parcel**.

### Required Bicycle Parking Stalls

- 1159** (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** where the total number of **units** equals or exceeds 20; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for **developments** of 20 **units** or less; and
    - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
  - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

**Exclusive Use of Bicycle Parking Stalls**

**1160** *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

**Parcel Access**

**1161** All *developments* must comply with the access requirements of the *Controlled Streets Bylaw*.

## Division 5: Centre City Mixed Use District (CC-X)

### Purpose

**1162** The Centre City Mixed Use District:

- (a) is intended to provide for a mix of commercial, residential and a limited range of light industrial **uses** on sites within the Centre City area;
- (b) is intended for mixed **uses** that are sensitive to adjacent districts that allow residential **uses**;
- (c) provides intense **development** where intensity is measured by **floor area ratio**;
- (d) provides a **building** form that is street oriented at **grade**; and
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

75P2008

### Permitted Uses

**1163 (1)** The following **uses** are **permitted uses** in the Centre City Mixed Use District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**;
- (d.1) **Special Function Tent – Recreational**; and
- (e) **Utilities**.

10P2009

**(2)** The following **uses** are **permitted uses** in the Centre City Mixed Use District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Beauty and Body Service**;
- (c) **Catering Service – Minor**;
- (d) **Convenience Food Store**;
- (e) **Counseling Service**;
- (f) **Fitness Centre**;
- (g) **Health Services Laboratory – With Clients**;
- (g.1) **Home Based Child Care – Class 1**;
- (h) **Home Occupation – Class 1**;

17P2009

- 32P2009
- (i) *deleted*
  - (j) **Information and Service Provider;**
  - (k) **Library;**
  - (l) **Medical clinic;**
  - (m) **Office;**
  - (n) **Personal Apparel Service;**
  - (o) **Pet Care Service;**
  - (p) **Photographic Studio;**
- 10P2009
- (q) **Power Generation Facility– Small;**
  - (r) **Print Centre;**
  - (s) **Protective and Emergency Service;**
  - (t) **Radio and Television Studio;**
  - (u) **Restaurant: Food Service Only – Small;**
  - (v) **Retail Store;**
  - (w) **Service Organization;**
  - (x) **Specialty Food Store;**
  - (y) **Take Out Food Service;**
  - (z) **Temporary Residential Sales Centre; and**
  - (aa) **Video Store.**

### Discretionary Uses

- 1164 (1) **Uses** listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.
- (2) **Uses** listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.

- 32P2009
- (3) The following **uses** are **discretionary uses** in the Centre City Mixed Use District:
- (a) **Accessory Liquor Service;**
  - (b) **Addiction Treatment;**
  - (c) **Artist’s Studio;**
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**

- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Restaurant: Licensed – Medium;**
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**

- (ll) **Sign – Class F;**
- (mm) **Social Organization;**
- (nn) **Special Function Tent – Commercial;**
- (oo) **Supermarket;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**

### **Rules**

**1165** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Floor Area Ratio**

**1166 (1)** For **developments** located west of Macleod Trail SE the maximum **floor area ratio** is:

- (a) 3.0 for **parcels** within the following areas:
    - (i) between 12 and 13 Avenue and west of 1 Street SE; and
    - (ii) between 15 and 17 Avenue and west of 1 Street SE;
  - (b) for all other **parcels**:
    - (i) 5.0; or
    - (ii) 5.0, plus the combined **gross floor area** of **Dwelling Units** and **Hotel** suites, up to a maximum **floor area ratio** of 8.0.
- (2)** For **developments** located east of Macleod Trail SE the maximum **floor area ratio** is 5.0, for all **parcels**.
- (3)** The maximum **floor area ratio** referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.



## Building Height

**1167** There is no maximum *building height*.

## Building Orientation

**1168** The main *public entrance* to a *building* must face the *property line* shared with a commercial *street*.

## Front Setback Area

- 1169** (1) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for *parcels* located on the following *streets*:
- (a) 4 Street SW;
  - (b) 8 Street SW;
  - (c) 11 Street SW;
  - (d) 11 Avenue (west of Olympic Way SE); and
  - (e) 12 Avenue (west of Macleod Trail SE).
- (2) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:
- (a) 1 Street SE;
  - (b) 14 Street SW;
  - (c) 10 Avenue; and
  - (d) Macleod Trail SE.
- (3) The *front setback area* must have a maximum depth of 3.0 metres and no minimum depth requirement for *parcels* located on the following *streets*:
- (a) 1 Street SE;
  - (b) 17 Avenue; and
  - (c) Olympic Way SE.
- (4) The *front setback area* must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:
- (a) 2 Street SW;
  - (b) 3 Street SE;
  - (c) 5 Street SE;
  - (d) 5 Street SW;
  - (e) 6 Street SE;

- (f) 6 Street SW;
- (g) 7 Street SW;
- (h) 9 Street SW;
- (i) 10 Street SW;
- (j) 12 Street SW;
- (k) 13 Street SW;
- (l) 11 Avenue SE (east of Olympic Way SE);
- (m) 12 Avenue SE (east of Macleod Trail SE);
- (n) 13 Avenue;
- (o) 14 Avenue SE;
- (p) 15 Avenue; and
- (q) Centre Street.

#### **Rear Setback Area**

- 1170 (1)** Where the *parcel* shares a **rear property line** with a *parcel* designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**; and
  - (b) a **residential district** or a **special purpose district** the **rear setback area** must have a minimum depth of 3.0 metres.
- (2)** Where the *parcel* shares a **rear property line** with:
- (a) an **LRT corridor**, or rail corridor, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) a **lane** that separates the *parcel* from a *parcel* designated as a **residential district** or a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**; and
  - (d) a **street**, the **front setback area** requirement referenced in section 1169 applies.

#### **Side Setback Area**

- 1171 (1)** Where the *parcel* shares a **side property line** with a *parcel* designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**; and

- (b) a **residential district** or a **special purpose district** the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor**, or rail corridor, the **side setback area** must have a minimum depth of 3.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** or a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**; and
  - (d) a **street**, the **front setback area** requirement referenced in section 1169 applies.

### Floor Plate Restrictions

- 1172 (1) When located within the area bounded by the CPR tracks, Macleod Trail SE, 12 Avenue and 8 Street SW, each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units, Hotel suites or Live Work Units**, has a maximum:
- (a) **floor plate area** of 930.0 square metres; and
  - (b) horizontal dimension of 44.0 metres.
- (2) In all other locations, each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units, Hotel suites or Live Work Units**, has a maximum:
- (a) **floor plate area** of 650.0 square metres; and
  - (b) horizontal dimension of 37.0 metres.

### Landscaping

- 1173 (1) A minimum of 30% of the area of the **parcel** must be a **landscaped area**.
- (2) Landscaping provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.

### Landscaping In Setback Areas

- 1174 (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **landscaped area**.
- (2) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area** for that **setback area**.

- (3) Where a **setback area** shares a **property line** with an **LRT corridor** or a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **landscaped area**; and
  - (b) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**; and
  - (b) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.

#### Location of Uses within Buildings

- 1175 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Catering Service – Minor**;
  - (b) **Community Recreational Facility**;
  - (c) **Counseling Service**;
  - (d) **Health Services Laboratory – with Clients**;
  - (e) *deleted*
  - (f) **Indoor Recreational Facility**;

- (g) **Instructional Facility;**
  - (h) **Medical Clinic;**
  - (i) **Place of Worship – Small;**
  - (j) **Radio and Television Studio;** and
  - (k) **Service Organization;**
- (2) Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share a hallway with residential **uses**.
- (3) All **uses** must be contained completely within a **building**, with the exception of **Outdoor Café uses**.
- (4) Outdoor speaker systems for **Outdoor Café uses** are prohibited.
- (5) Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with residential **uses**.
- (6) All **uses** may share an entrance to areas of a parking structure.
- (7) When not combined with other **uses** in a comprehensive **development** the **General Industrial – Light use** may be allowed only in a **building** that was legally existing or approved prior to the effective date of this Bylaw.

## Use Area

- 1176 (1) Unless otherwise referenced in subsection (3), (4) or (5), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Mixed Use District is 1200.0 square metres.
- (2) Unless otherwise referenced in subsection (3), (4) or (5), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Mixed Use District.
- (3) The maximum **use area** of:
- (a) **Night Club** is 300.0 square metres of **public area**; and
  - (b) **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.
- (4) **General Industrial – Light** does not have a **use area** restriction when located in a **building** that was legally existing or approved prior to the effective date of this Bylaw.
- (5) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**

- (c) **Custodial Care;**
- (d) **Hotel;**
- (e) **Place of Worship – Medium;**
- (f) **Place of Worship – Small;**
- (g) **Protective and Emergency Service;**
- (h) **Residential Care;** and
- (i) **Utility Building.**

### Motor Vehicle Parking Stall Requirements

38P2009

- 1177 (1)** Unless otherwise specified in this section, 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 the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.
- (2)** For the area bounded by the CPR tracks, the Elbow River, 12 Avenue and 14 Street SW, the ***motor vehicle parking stall*** requirement is:
- (a) no requirement for **Cinema, Dinner Theatre, Drinking Establishment – Small, Drinking Establishment – Medium, Night Club, Performing Arts Centre, Restaurant: Food Service Only – Small, Restaurant: Food Service Only-Medium, Restaurant: Licensed – Small and Restaurant: Licensed – Medium;**
  - (b) unless specified in subsection (b.1), a minimum of 1.0 stall per 100.0 square metres of ***gross usable floor area*** for **Beauty and Body Service, Information and Service Provider, Liquor Store, Office, Personal Apparel Service, Pet Care Service, Photographic Studio, Print Centre, Retail Store and Take Out Food Service;**
  - (b.1) no requirement for **Beauty and Body Service, Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, and Retail Store,** located on the ground floor of a ***building*** where:
    - (i) the ***building*** contains a **Dwelling Unit, Hotel, Multi-Residential Development,** or **Office** located above the ground floor; or
    - (ii) the ***use area*** is less than 465 square metres;
  - (c) a maximum of 1.5 stalls per **Dwelling Unit;** and
  - (d) for all uses other than **Dwelling Units:**
    - (i) a minimum of 75 percent and a maximum of 100 percent of the required parking stalls shall be provided on site unless limiting transportation and engineering

- constraints are demonstrated to the satisfaction of the Approving Authority;
- (ii) a cash-in-lieu payment shall be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the development. Such payment shall be based on the cost of constructing the required number and type of parking stalls in accordance with Council's policy and calculated at a rate per parking stall established by Council at the time payment is made.

### **Supplies and Products**

**1178** All materials, supplies and products must be contained within a ***building***.





## Division 6: Centre City Commercial Corridor District (CC-COR)

### Purpose

**1179** The Centre City Commercial Corridor District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial **developments** on both sides of a **street**;
- (c) **buildings** that are close to the **street** and the public sidewalk;
- (d) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial uses on adjoining **residential districts**;
- (e) opportunities for commercial **uses** on the ground floor of **buildings** and residential and **Office uses** on upper floors;
- (f) varying maximum base density with bonus density over and above base density to achieve commercial residential mixed use, public benefit and amenities within the same community; and
- (g) varying **front setback** based on street type.

### Permitted Uses

**1180 (1)** The following **uses** are **permitted uses** in the Centre City Commercial Corridor District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**;
- (d.1) **Special Function Tent – Recreational**; and
- (e) **Utilities**.

10P2009

10P2009

**(2)** The following **uses** are **permitted uses** in the Centre City Commercial Corridor District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Beauty and Body Service**;
- (c) **Catering Service – Minor**;
- (d) **Convenience Food Store**;
- (e) **Counselling Service**;
- (f) **Financial Institution**;

17P2009

- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – with Clients;**
- (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Personal Apparel Service;**
- (q) **Pet Care Service;**
- (r) **Photographic Studio;**
- (s) **Power Generation Facility – Small;**
- (t) **Print Centre;**
- (u) **Protective and Emergency Service;**
- (v) **Radio and Television Studio;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Retail Store;**
- (y) **Service Organization;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Temporary Residential Sales Centre;**
- (cc) **Veterinary Clinic; and**
- (dd) **Video Store.**

### **Discretionary Uses**

- 1181 (1)** **Uses** listed in subsection 1180(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Commercial Corridor District.
- (2)** **Uses** listed in subsection 1180(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Centre City Commercial Corridor District:

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;**
- (o) **Instructional Facility – Inside;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**

32P2009

- (gg) **Special Function Tent – Commercial;**
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

### **Rules**

**1182** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Floor Area Ratio**

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
  - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

### **Building Height**

**1184** There is no maximum **building height**.

### **Building Orientation**

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

- (a) 1 Street SW; and
  - (b) 17 Avenue SW.
- (2) The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for **parcels** located on the following **streets**:
- (a) 4 Street SW;
  - (b) 8 Street SW; and
  - (c) 12 Avenue.
- (3) The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for **parcels** located on the following **streets**:
- (a) 14 Street SW.
- (4) The **front setback area** must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for **parcels** located on the following **streets**:
- (a) 13 Avenue SW;
  - (b) 14 Avenue SW;
  - (c) 15 Avenue SW; and
  - (d) 16 Avenue SW.

### Rear Setback Area

- 1191 (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor**, the **rear setback area** must have a maximum depth of 3.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres;

- (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**; and
- (d) a **street**, the **front setback area** requirement as referenced in section 1190 applies.

### Side Setback Area

- 1192 (1)** Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2)** Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor**, the **side setback area** must have a maximum depth of 3.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**; and
  - (d) a **street**, the **front setback area** requirement as referenced in section 1190 applies.

### Floor Plate Restrictions

- 1193** Each floor located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units**, **Hotel suites** or **Live Work Units**, has a maximum:
- (a) **floor plate area** of 650.0 square metres; and
  - (b) horizontal dimension of 37.0 metres.

### Landscaping In Setback Areas

- 1194 (1)** Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area**.
- (2)** Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area** for that **setback area**.

- (3) Where a **setback area** shares a **property line** with an **LRT corridor** or a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.

## Parking

**1194.1** 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 the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.

38P2009





## 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  
Fleet Service  
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

#### **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

#### **GENERAL INDUSTRIAL GROUP**

Asphalt, Aggregate and Concrete Plant  
Dry-cleaning and Fabric Care Plant  
General Industrial – Heavy  
General Industrial – Light  
General Industrial – Medium  
Printing, Publishing and Distributing  
Specialized Industrial

#### **INDUSTRIAL SUPPORT GROUP**

Artist's Studio  
Beverage Container Drop-Off Depot  
Building Supply Centre  
Health Services Laboratory – Without Clients  
Household Appliance and Furniture Repair  
Service  
Motion Picture Production Facility  
Specialty Food Store

#### **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

**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 and Equipment 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)  
 Salvage Yard  
 Self Storage Facility  
 Storage Yard  
 Vehicle Storage – Large  
 Vehicle Storage – Passenger  
 Vehicle Storage – Recreational

**SUBORDINATE USE GROUP**

Accessory Food Service  
 Accessory Liquor Service  
 Accessory Residential Building  
 Bed and Breakfast  
 Columbarium  
 Custodial Quarters  
 Drive Through  
 Home Based Child Care - Class 1  
 Home Based Child Care - Class 2  
 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  
 Post-secondary Learning Institution  
 School – Private  
 School Authority – School  
 School Authority Purpose – Major  
 School Authority Purpose – Minor