

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	26P2010	May 17, 2010	7P2014	April 14, 2014
13P2008	June 1, 2008	12P2010	June 7, 2010	33P2013	June 9, 2014
15P2008	June 1, 2008	19P2010	June 7, 2010	13P2014	June 9, 2014
47P2008	June 1, 2008	23P2010	June 7, 2010	15P2014	June 9, 2014
48P2008	June 1, 2008	32P2010	July 26, 2010	11P2014	June 19, 2014
49P2008	June 1, 2008	34P2010	August 19, 2010	24P2014	October 27, 2014
50P2008	June 1, 2008	39P2010	November 22, 2010	37P2014	December 22, 2014
53P2008	June 1, 2008	7P2011	January 10, 2011	5P2015	March 9, 2015
54P2008	May 12, 2008	13P2011	February 7, 2011	13P2015	May 13, 2015
57P2008	June 9, 2008	21P2011	June 20, 2011	26P2015	September 1, 2015
67P2008	October 1, 2008	24P2011	June 27, 2011	43P2015	November 9, 2015
68P2008	October 6, 2008	27P2011	July 1, 2011	40P2015	November 9, 2015
71P2008	December 22, 2008	30P2011	July 25, 2011	45P2015	December 8, 2015
51P2008	January 4, 2009	31P2011	September 12, 2011	15P2016	April 22, 2016
75P2008	January 4, 2009	33P2011	September 19, 2011	22P2016	May 2, 2016
1P2009	January 26, 2009	35P2011	December 5, 2011	23P2016	May 24, 2016
10P2009	April 21, 2009	36P2011	December 5, 2011	27P2016	June 13, 2016
17P2009	June 1, 2009	4P2012	January 10, 2012	29P2016	June 13, 2016
28P2009	July 13, 2009	2P2012	February 6, 2012	28P2016	June 14, 2016
31P2009	September 14, 2009	9P2012	April 23, 2012	43P2016	November 21, 2016
41P2009	October 13, 2009	12P2012	May 7, 2012	4P2017	January 23, 2017
32P2009	December 14, 2009	30P2012	November 5, 2012	5P2017	February 13, 2017
46P2009	December 14, 2009	32P2012	December 3, 2012	13P2017	March 27, 2017
38P2009	December 15, 2009	4P2013	March 1, 2013	20P2017	May 1, 2017
3P2010	March 1, 2010	5P2013	March 25, 2013		
11P201	April 19, 2010	38P2013	September 2, 2013		
14P2010	May 17, 2010	44P2013	December 2, 2013		

NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

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SECTION	PAGE
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
208.1	Hospital 188
209	Hotel 188.1
210	<i>deleted</i> 188.1
211	Indoor Recreation Facility 189
212	<i>deleted</i> 189
213	<i>deleted</i> 189
214	<i>deleted</i> 189
215	<i>deleted</i> 189
216	Information and Service Provider 189
217	Instructional Facility 190
218	<i>deleted</i> 191
218.1	Inter-City Bus Terminal 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 196
227	Manufactured Home 201
228	Manufactured Home Park 201
229	<i>deleted</i> 202
230	<i>deleted</i> 202
231	<i>deleted</i> 202
232	Market 202
232.1	Market - Minor 202
233	Medical Clinic 203
233.1	Medical Marihuana Production Facility 203
233.2	Medical Marihuana Counselling 205
234	<i>deleted</i> 205
235	<i>deleted</i> 205
236	Motion Picture Filming Location 205
237	Motion Picture Production Facility 206
238	Motorized Recreation 206
239	Multi-Residential Development 207
240	Multi-Residential Development – Minor 207
241	Municipal Works Depot 208
242	Museum 209
243	Natural Area 210

SECTION	PAGE
244	Natural Resource Extraction 210
245	Night Club..... 211
246	Office 212
247	Outdoor Café..... 212
248	Outdoor Recreation Area..... 213
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
254.1	Payday Loan 224
255	Performing Arts Centre..... 225
256	<i>deleted</i> 225
257	Pet Care Service 225
258	<i>deleted</i> 225
259	Pits and Quarries..... 225
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
266	Power Generation Facility – Small 231
267	Print Centre 231
268	Printing, Publishing and Distributing..... 232
269	<i>deleted</i> 232
270	Protective and Emergency Service 232
270.1	Public Transit System..... 232
271	Race Track 233
272	Radio and Television Studio 233
273	Recreational Vehicle Sales..... 234
274	Recreational Vehicle Service..... 234
274.1	Recycleable Construction Material Collection Depot (Temporary) 234
275	<i>deleted</i> 235
276	Refinery 235
277	Residential Care..... 236
278	Restaurant: Food Service Only – Large 236
279	Restaurant: Food Service Only – Medium 237
280	Restaurant: Food Service Only – Small 238
281	Restaurant: Licensed – Large 238
282	Restaurant: Licensed – Medium..... 239
283	Restaurant: Licensed – Small 240
283.1	Restaurant: Neighborhood 241
284	Restored Building Products Sales Yard..... 241
285	Retail Garden Centre 242
286	<i>deleted</i> 242
286.1	Retail and Consumer Service..... 242
287	Rowhouse Building..... 244

SECTION	PAGE	
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
295.1	<i>deleted</i>	251
295.2	<i>deleted</i>	251
296	Self Storage Facility	251
297	Semi-detached Dwelling	252
298	Service Organization	252
299	Sign – Class A	253
300	Sign – Class B	254
301	Sign – Class C	255
302	Sign – Class D	255
303	Sign – Class E	255
304	Sign – Class F	256
304.1	Sign – Class G	257
305	Single Detached Dwelling	257
306	Slaughter House	257
307	Social Organization	258
308	Special Function – Class 1	259
309	Special Function – Class 2	260
309.1	Specialized Industrial	260
310	Specialty Food Store	261
311	Spectator Sports Facility	262
312	Stock Yard	263
313	Storage Yard	263
314	Supermarket	264
315	Take Out Food Service	267
316	Temporary Residential Sales Centre	267
317	Temporary Shelter	268
318	Tire Recycling	268
319	Townhouse	268
320	Tree Farm	269
321	Utilities	269
321.1	Utilities - Linear	270
322	Utility Building	270
323	Vehicle Rental – Major	271
324	Vehicle Rental – Minor	271
325	Vehicle Sales – Major	272
326	Vehicle Sales – Minor	273
327	Vehicle Storage – Large	273
328	Vehicle Storage – Passenger	274
329	Vehicle Storage – Recreational	275
330	Veterinary Clinic	276

SECTION	PAGE
331 <i>deleted</i>	276
332 <i>deleted</i>	276
333 Waste Disposal and Treatment Facility	276
333.1 Wind Energy Conversion System - Type 1.....	277
333.2 Wind Energy Conversion System - Type 2.....	277

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

PART 14: MIXED USE DISTRICTS

Division 1: General Rules for Mixed Use Land Use Districts

1333	Purpose	851
1334	Projections Into Setback Areas	851
1335	Building Separation	852
1336	Window Separation	852
1337	Ground Floor Height.....	852
1338	Street Wall Stepback.....	852
1339	Building Orientation	853
1340	Rules for Façades Facing a Street.....	853
1341	Rules for Dwelling Units Facing a Street.....	853
1342	Rules for Commercial Uses Facing a Street	853
1343	Internal Access to Uses.....	854
1344	General Landscaped Area Rules	854
1345	Low Water Irrigation System	855
1346	Planting Requirements	855
1347	Additional Landscaping Requirements.....	855
1348	Landscaping in Setback Areas	856
1349	Residential Amenity Space.....	856
1350	Motor Vehicle Parking Stall Requirements	857
1351	Excess Motor Vehicle Parking Stalls	858
1352	Reduction for Transit Supportive Development.....	858
1353	Required Bicycle Parking Stalls	858
1354	Reduction for Bicycle Supportive Development	859
1355	Vehicle Access	859
1356	Accessory Residential Building	859
1357	Objects Prohibited or Restricted.....	860
1358	Garbage	860
1359	Recycling Facilities.....	860
1360	Mechanical Screening	860
1361	Visibility Setback	860
1362	Fences.....	860
1363	Solar Collectors	861
1364	Parcel Access.....	861

Division 2: Mixed Use - General (MU-1f#h#d#) District

1365	Purpose	863
1366	Permitted Uses	863
1367	Discretionary Uses	864
1368	Rules	866
1369	Floor Area Ratio	866
1370	Density	866
1371	Building Height	866
1372	Use Area.....	867
1373	Façade Width for Uses Facing a Street	868
1374	Setback Area	868

SECTION	PAGE
Division 3: Mixed Use - Active Frontage (MU-2F#h#d#) District	
1375 Incentive Density Calculation Method	871
1376 Permitted Uses	871
1377 Discretionary Uses	873
1378 Rules	874
1379 Floor Area Ratio	874
1380 Density	875
1381 Building Height	875
1382 Use Area.....	876
1383 Location of Uses Within Buildings	876
1384 Façade Width for Uses Facing a Street	877
1385 Setback Area	877

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

LIST OF SCHEDULES

Schedule A	Groups of Uses	881
Schedule B	Minimum and Specified Penalties	883

LIST OF MAPS, TABLES AND ILLUSTRATIONS

Maps

Map 1:	<i>deleted</i>	2
Map 1.1:	Stephen Avenue Mall Heritage Area	28
Map 2:	Developed Area and Developing Area	16
Map 3:	Major Parks	110
Map 4:	<i>deleted</i>	127
Map 5:	<i>deleted</i>	128
Map 6:	<i>deleted</i>	129
Map 7:	Parking Areas Map	373
Map 7.1:	Commercial Parking Reduction Map	506.1
Map 8:	Special Purpose Transportation and Utility Corridor Areas	669
Map 9:	Bonus Area Boundaries	727
Map 10:	<i>deleted</i>	743
Map 11:	Transition Area	789
Map 12:	Stephen Avenue Mall Retail Area	794
Map 13:	Restricted Parking Area Boundaries	798
Map 14:	Short Stay Parking Areas	799

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	677
Table 6:	Low Water Shrubs	678
Table 7:	Summary of Incentive Provisions	805
Table 8:	Public Amenity Items	806

Illustrations

Illustration 1:	Building Height	292.6
Illustration 2:	Building Height on a Corner Parcel	292.7
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

SECTION	PAGE
Illustrations	
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
Illustration 10: Building Height in the Mixed Use - General (MU-1) District.....	869
Illustration 11: Building Height in the Mixed Use - Active Frontage (MU-2) District.....	878

- (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**:
- 5P2013
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 4536 kilograms;
 - (b) with one or more of the following characteristics:
 - (i) tandem axles;
 - (ii) a passenger capacity in excess of 15 persons; or
 - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or
 - (c) that can be generally described as a:
 - (i) bus;
 - (ii) cube van;
 - (iii) dump truck;
 - (iv) flatbed truck; or
 - (v) tractor, trailer, or tractor trailer combination.
- (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.
- 12P2010, 24P2014 (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include a **Backyard Suite**.
- 9P2012 (90) “**major street**” means a **street** identified as a Street in the Transportation Bylaw.
- 7P2014 (90.1) “**medical marihuana**” means a substance used for medical purposes authorized by a licence issued under the federal government’s Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.
- 20P2017 (90.2) “**mixed use district**” means any one or more of the land use districts described in Part 14.
- (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**.
- 51P2008 (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.
- (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.

- (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
- (e) that the objection must include:
- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Backyard Suite**; 26P2010, 24P2014
- (a.1) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts; 51P2008, 24P2014
- (a.2) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR Districts and in all **mixed use districts**; 24P2014, 13P2017, 20P2017
- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR Districts and in all **mixed use districts**; 51P2008, 13P2017, 20P2017
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (c.1) **Home Based Child Care – Class 2**; 17P2009
- (d) **Home Occupation – Class 2**;
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR Districts and in all **mixed use districts**; 51P2008, 13P2017, 20P2017
- (e.1) **Medical Marijuana Production Facility**; 7P2014
- (f) **Multi-Residential Development** in the **Developed Area**;
- (f.1) **Night Club** in the CC-EIR District or CR20-C20/R20 District in the area indicated in Map 11; 26P2010, 33P2013
- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER Districts or; CR20-C20/R20 District in the area indicated in Map 11 and in all **mixed use districts**; 51P2008, 33P2013, 13P2017, 20P2017
- (g.1) **Pawn Shop**; 43P2015
- (g.2) **Payday Loan**; 43P2015
- (h) **Place of Worship – Large**; 14P2010
- (h.1) **Recyclable Construction Material Collection Depot (temporary)**; 14P2010

- 12P2010, 14P2010, 24P2014 (i) *deleted*
- 12P2010, 9P2012, 24P2014 (i.1) *deleted*
- 51P2008, 14P2010, 38P2013, 13P2017, 20P2017 (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR Districts and in all ***mixed use districts***;
- 14P2010, 38P2013 (k) **Waste Disposal and Treatment Facility.**
- 38P2013 (l) **Wind Energy Conversion System - Type 1;** and
- 38P2013 (m) **Wind Energy Conversion System - Type 2.**
- 30P2011 (2.1) The following **uses** must be notice posted when ***adjacent*** to a ***parcel*** containing a **Dwelling Unit**:
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Digital Message Sign.**
- 4P2013 (3) The following **uses** must always be notice posted in a ***residential district***:
- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Custodial Care;**
- (f) **Indoor Recreation Facility;**
- (g) **Library;**
- (h) **Museum;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Residential Care;** and
- (l) **Service Organization.**
- (4) The following **uses** must always be notice posted in a ***special purpose district***:
- (a) **Addiction Treatment;**
- (b) **Child Care Service;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium;**
- (e) **Place of Worship – Small;**
- (f) **Residential Care;** and
- (g) **Service Organization.**
- (5) The construction of a new ***building*** or an addition to a ***building*** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the ***Developed Area***;

- (b) **Duplex Dwelling** when listed as a **discretionary use**;
- (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
- (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; 22P2016
- (d.1) **Rowhouse Building** when listed as a **discretionary use** in the **Developed Area**; and 22P2016
- (e) any **discretionary use** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET Districts or CR20-C20/R20 District in the area indicated in Map 11 and in all **mixed use districts**; 51P2008, 26P2010, 9P2012, 33P2013, 20P2017
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).w 30P2011

Division 4: Lighting Rules

Lighting Requirements

62 The provisions of this Division apply to all **uses** except for:

- (a) **streets**;
- (b) temporary lighting for **Motion Picture Filming Locations** and construction sites; and
- (c) **signs**.

Shielding

63 (1) All outdoor **light fixtures** must be aimed and shielded in a manner that does not direct illumination onto a **street** or adjacent residential **uses**.

(2) Unless otherwise referenced in subsection (3), all outdoor **light fixtures** must not emit light above the horizontal plane at the bottom of the **light fixture**.

(3) Outdoor **light fixtures** may emit light above the horizontal plane at the bottom of the **light fixture** only where the **light fixture**:

- (a) is used for **accent lighting**; or
- (b) has a luminaire wattage 150 watts or less and does not contain a:
 - (i) mercury vapour luminaire;
 - (ii) metal halide luminaire; or
 - (iii) high pressure sodium luminaire; or
- (c) has a luminaire wattage 75 watts or less and contains a:
 - (i) mercury vapour luminaire;
 - (ii) metal halide luminaire; or
 - (iii) high pressure sodium luminaire.

Mounting of Fixtures

64 All outdoor **light fixtures**, other than those referenced in section 63(3), must be mounted with a rigid mounting arm with no adjustment feature.

13P2008

Size and Height Restrictions for Freestanding Signs

35P2011

- 97** (1) In the C-N1, C-N2 and C-C1 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 9.5 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.
- (2) In the C-COR3 District:
- (a) the maximum **sign area** of a **Freestanding Sign** is 18.5 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 12.2 metres.
- (3) In the CC-ET and CC-EIR Districts, and all other **commercial** and in all **industrial** and **mixed use districts**: 13P2017, 20P2017
- (a) the maximum **sign area** of a **Freestanding Sign** is 14.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 9.0 metres.
- (4) In the CC-EMU, CC-EPR, CC-ERR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the **parcel** contains **commercial multi-residential uses**: 13P2017
- (a) the maximum **sign area** for a **Freestanding Sign** is 7.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.
- (5) In the **low density residential districts** and the M-CG, M-C1, M-C2, M-G, M-1 and M-2 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 5.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 4.0 metres.
- (6) In the **special purpose districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 7.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.

Rules Governing Class D Signs

35P2011

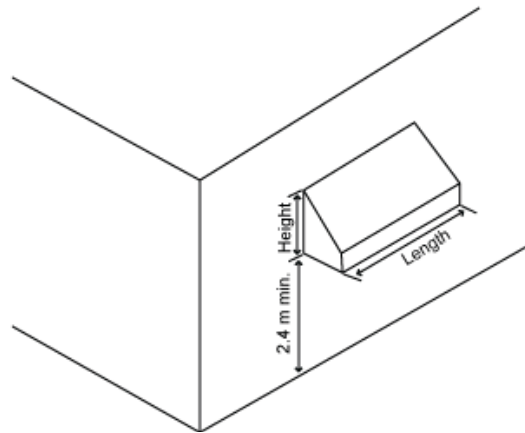
- 98** (1) A **development permit** is required to erect a new canopy, awning, marquee or projecting structure intended to display a **Sign – Class D** and must follow any applicable dimensional standards referenced in sections 99, 100, 101 and 102.
- (2) A **development permit** is not required for a change in **copy** for a **Sign – Class D** when the canopy, awning, marquee or projecting structure legally exists even if the applicable sign structure does not meet the dimensional standards referenced in sections 99, 100, 101 and 102.

35P2011

Rules for Canopy Signs

- 99** (1) The **copy area** on a **Canopy Sign** must not exceed 50.0 per cent of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy or awning.
- (2) The **Canopy Sign** must not extend beyond the structure on which it is displayed.
- (3) A structure used to display **Canopy Signs** must:
- have a minimum clearance of 2.4 metres from **grade**;
 - not extend any further than the line on which street light or power line poles are located;
 - not extend further than 2.4 metres from the wall of the **building** to which it is attached; and
 - not exceed 1.5 metres in height measured from the lowest point of the structure to the highest point of the structure.
- (4) The following diagram illustrates the rules in subsection (1) and (3)(a).

Sign Illustration 4:
Rules for Canopy Signs
Subsections 99(1) and (3)(a)



33P2013

- (5) In the **Stephen Avenue Mall heritage area**, a **Canopy Sign**:
- must have a horizontal slope of 45.0 degrees when measured relative to **grade** which is directed downward from the **building** facade;
 - has a maximum **copy area** not greater than 30.0 per cent of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy awning;
 - must not be located above the **sign area** referenced in section 92(2) and (3); and
 - may contain a valance with **copy** that is no greater than 80.0 per cent of the height of the valance.

Rules for Signs under Canopies

35P2011

100 **Signs** hanging or attached under canopies and other **building** projections:

- (a) must have a minimum clearance of 2.4 metres from **grade**;
- (b) may be a maximum of 0.30 metres in height;
- (c) may have a maximum **sign area** of 1.0 square metres; and
- (d) must be a minimum of 4.5 metres from each other.

Rules for Projecting Signs

35P2011

101 (1) The maximum number of **Projecting Signs** a business may have on a **primary building wall** is one.

(1.1) In the **Stephen Avenue Mall heritage area**, a **Projecting Sign** must be limited to a maximum of one for every 7.5 metre section of **building** facade parallel to Stephen Avenue Mall; 33P2013

(2) The edge of a **Projecting Sign** closest to the wall of the **building** to which it is attached must be within 0.30 metres of that wall.

(3) Unless otherwise referenced in subsection (4), the maximum height of a **Projecting Sign** is 6.0 metres from **grade** when measured to the top of the **sign**.

(4) Where a **Projecting Sign** relates to a **Hotel, Retail and Consumer Service** or a **Parking Lot – Structure** with a height of 18.5 metres or greater, the maximum height of the **Projecting Sign** is 21.5 metres above **grade** so long as:

- (a) the **sign** does not project more than 2.0 metres from the **building**; and
- (b) the **sign area** is 18.5 square metres or less.

(5) The minimum clearance between the bottom of a **Projecting Sign** and **grade** is 2.4 metres.

Size Restrictions for Projecting Signs

102 (1) In the C-N1, C-N2, C-C1, CC-EIR, CC-EMU, CC-EPR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Sign** is 2.3 square metres. 35P2011, 13P2017

(2) In the C-COR3 District, the maximum **sign area** for a **Projecting Sign** is 9.3 square metres.

(3) In all other **commercial districts**, in all **industrial** and **mixed use districts** and in the CC-ET and CR20-C20/R20 Districts the maximum **sign area** for a **Projecting Sign** is 4.5 square metres. 33P2013, 13P2017, 20P2017

(4) In all other Districts not referenced in subsections (1) through (3), the maximum **sign area** for a **Projecting Sign** is 1.0 square metres.

15P2014

- (5) In the **Stephen Avenue Mall heritage area**, a **Projecting Sign**:
- (a) must not have a dimension greater than 0.91 metres by 1.22 metres except where the only other **sign** on the facade of the **building** is a **Window Sign**; and
 - (b) when located above the designated signable area referenced in section 92(2) and (5) must not have a:
 - (i) **sign area** greater than 1.1 square metres;
 - (ii) vertical dimension greater than 1.2 metres; and
 - (iii) horizontal dimension that is parallel to the **building** facade greater than 0.20 metres.

Rules Governing Class E Signs

103 Every **Sign – Class E** requires a **development permit**.

35P2011, 4P2013
20P2017

Digital Message Sign

104 (1) Unless otherwise referenced in subsection (2), a **Digital Message Sign** may only be approved in a **commercial district, industrial district, mixed use district**, S-R, CC-ER or CR20-C20/R20 District.

- (2) A **Digital Message Sign** advertising events, activities or services offered, may only be approved in the **low-density residential districts, multi-residential districts**, CC-MH, CC-MHX, S-SPR, S-CS, S-CI, S-URP, CC-EMU, CC-ET, CC-EPR, CC-EIR and CC-ERR Districts, when they are associated with one of the following **uses**:
- (a) **Community Recreation Facility**;
 - (b) **Indoor Recreation Facility**;
 - (c) **Library**;
 - (d) **Museum**;
 - (e) **Outdoor Recreation Area**;
 - (f) **Park**;
 - (g) **Place of Worship – Large**;
 - (h) **Place of Worship – Medium**;
 - (i) **Place of Worship – Small**;
 - (j) **School – Private**;
 - (k) **School Authority – School**;
 - (l) **School Authority Purpose – Major**; and
 - (m) **School Authority Purpose – Minor**.
- (3) A **Digital Message Sign** must be located at least 300.0 metres from any other **Digital Message Sign** or **Digital Third Party Advertising Sign** when measured from the closest point of the **sign** containing

the **digital display** to the closest point of another **sign** containing the **digital display** when the **signs** are facing the same oncoming traffic.

- (3.1) *deleted* 33P2013, 15P2014
- (4) Subsection (3) does not apply to a **Digital Message Sign** with **copy** that only displays the date, time, temperature, motor vehicle fuel price or a **Drive Through** menu board.
- (5) A **Digital Message Sign** must not be located on a **parcel adjacent** to Deerfoot Trail when the **copy** on the **sign** is visible from Deerfoot Trail.
- (5.1) A **Digital Message Sign** must not be located within the **Stephen Avenue Mall heritage area**. 33P2013, 15P2014
- (6) A **Digital Message Sign**:
- (a) where located in a **commercial district, industrial district, mixed use district**, S-R, CC-ER or CR20-C20/R20 District has a maximum **sign area**: 20P2017
- (i) of 5.0 square metres when attached to a **building**;
- (ii) not exceeding the lesser of 2.5 square metres or 30.0 per cent of the window area, where used as a **Window Sign**; and
- (iii) of 50 per cent of the **sign area** of a **Freestanding Sign**; and
- (b) where located in a **low-density residential district, multi-residential district**, CC-MH, CC-MHX, S-SPR, S-CS, S-CI, S-URP, CC-EMU, CC-ET, CC-EPR, CC-EIR and CC-ERR Districts, has a maximum **sign area** of 1.0 square metres.
- (7) Where the **digital display** of a **Digital Message Sign** is visible from and located within 125.0 metres of a **building** containing a **Dwelling Unit**, the **sign** must not operate, or must only display a black screen when located in:
- (a) a **commercial district, industrial district, mixed use district**, S-R, CC-ER or CR20-C20/R20 District, between 11 p.m. and 6 a.m.; or 20P2017
- (b) one of the districts and associated with one of the **uses** listed in subsection (2), between 10 p.m. and 7 a.m.
- (8) A **Digital Message Sign**, or any digital **copy** on a **Digital Message Sign** must not be located on or attached to a roof of a **building**.
- (9) The **Development Authority** must not approve any **sign** containing a **digital display** with a **sign area** greater than 2.0 square metres if the **sign** is located less than 30.0 metres from an intersection or railway crossing.

- (10) The electrical power supply to a **Digital Message Sign** must be provided underground.
- (11) A **Digital Message Sign** may display *copy* that acknowledges sponsors of activities or programs when the *sign* is associated with one of the following *uses*:
- (a) **Community Recreation Facility;**
 - (b) **Indoor Recreation Facility;**
 - (c) **Library;**
 - (d) **Museum;**
 - (e) **Outdoor Recreation Area;**
 - (f) **Park;**
 - (g) **Place of Worship – Large;**
 - (h) **Place of Worship – Medium;**
 - (i) **Place of Worship – Small;**
 - (j) **School – Private;**
 - (k) **School Authority – School;**
 - (l) **School Authority Purpose – Major; and**
 - (m) **School Authority Purpose – Minor.**
- (12) A *development permit* for a **Digital Message Sign** may only be issued for a period not exceeding three (3) years, except where *copy* only displays the date, time, temperature, motor vehicle fuel price, or **Drive Through** menu board.
- (13) Prior to a *development permit* expiring for a **Digital Message Sign**, and upon receipt of a new **development permit** application for the same **Digital Message Sign**, the **Development Authority**:
- (a) must ensure the location of the **Digital Message Sign** does not interfere with information signs in road rights-of-way;
 - (b) must, when a *sign* is located in a district referenced in subsection (1), apply the rules referenced in subsection (7); and
 - (c) may approve the *development permit* for a **Digital Message Sign** that was approved prior to March 1, 2013, and is adjacent to Deerfoot Trail.

35P2011

Inflatable Sign

- 105 (1)** An **Inflatable Sign** is not allowed in those locations referenced in subsections 89(1) or 89(2).

33P2013

- (1.1)** An **Inflatable Sign** must not be located within the **Stephen Avenue Mall heritage area**.

- (2) An **Inflatable Sign** must not be located on the roof of any **building** or structure.
- (3) An **Inflatable Sign** must be tethered or anchored and must touch the surface to which it is anchored.
- (4) An **Inflatable Sign** must not extend higher than the maximum height allowed for a **Freestanding Sign** as referenced in section 97.
- (5) Only one **Inflatable Sign** may be located on a **parcel** at any time.
- (6) The maximum number of **Inflatable Signs** that may be on the same **parcel** in a calendar year is two.
- (7) The maximum time period an **Inflatable Sign** may be displayed on a **parcel** is 30 days.

Painted Wall Sign

- 106 (1) A **Painted Wall Sign** may be located anywhere on a **building** wall. 35P2011
- (1.1) In the **Stephen Avenue Mall heritage area**, a **Painted Wall Sign** must only be located on a **building** facade perpendicular to Stephen Avenue Mall. 33P2013
- (2) If a **Painted Wall Sign** is removed, the wall it was displayed on must be refinished to be consistent with the rest of the **building**.

Roof Sign

35P2011,33P2013

- 107 (1) A **Roof Sign** may be approved only in the following Districts
- (a) all **commercial districts**;
 - (b) all **industrial districts**;
 - (b.1) all **mixed use districts**; 20P2017
 - (c) the S-CI or S-SPR Districts; and
 - (d) the CR20-C20/R20 District.
- (2) A **Roof Sign** may only identify, by name or symbol, the **use**, business or occupant of the **building** on which the **sign** is located.
- (3) Supports and structures used for a **Roof Sign** must not be visible.
- (4) A **Roof Sign** and the supports for a **Roof Sign**, must not extend beyond the maximum **building height** applicable to the District where the **sign** is located.
- (5) The **sign area** of all **Roof Signs** on each face of a **building** must not exceed 2.5 per cent of the area formed by multiplying the clearance of the **sign** from **grade** by the width of the **building**.
- (6) In the **Stephen Avenue Mall heritage area**, a **Roof Sign** must not: 33P2013
- (a) be visible to pedestrians at **grade** on Stephen Avenue Mall; and

- (b) employ more than three colours.

Rotating Sign

35P2011

- 108 (1)** A **Rotating Sign** may only be approved in **commercial** and **industrial districts**.
- (2)** A **Rotating Sign** must not exceed the maximum height and maximum **sign area** allowed for a **Freestanding Sign** as referenced in section 97.

Temporary Sign Markers

35P2011

- 109 (1)** A **Temporary Sign Marker** is not allowed in those locations where a **Temporary Sign** is not allowed as referenced in subsections 89(1) and 89(2).
- (2)** A **Temporary Sign Marker** must be:
- (a) constructed of concrete, landscape pavers or similar hard surfacing material;
 - (b) constructed of a different surfacing material than the surfacing surrounding it so that the marker clearly stands out in its surroundings;
 - (c) maintained so as to always be visible and clear of obstructions;
 - (d) a minimum of 0.4 square metres; and
 - (e) anchored or set into the ground.
- (3)** The number of **Temporary Sign Markers** allowed on a **parcel** must not exceed the number of **Temporary Signs** allowed on the applicable **parcel** as referenced in subsections 89(10) and 89(11).
- (4)** A **Temporary Sign Marker** must not be located within 7.5 metres of a motor vehicle access to a **parcel**.
- (5)** If a **Temporary Sign** is intended to be illuminated, the **Temporary Sign Marker** must have an underground power supply.
- (6)** A **Temporary Sign Marker** must be accessible from the **parcel** on which it is located so that no person has to cross a different **parcel**, or **City** owned boulevard in order to install, do maintenance on, or remove a **Temporary Sign**.

4P2013

Rules Governing Class F Signs – Third Party Advertising Signs

110 *deleted*

71P2008, 28P2009

Prohibited Locations For Third Party Advertising Signs

4P2013

111 (1) *deleted*

4P2013

(2) *deleted*

- (15) **Motor vehicle parking stalls** for a **Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling** must be:

13P2008,
27P2011,
9P2012,
4P2017

- (a) hard surfaced; and
- (b) located wholly on the subject *parcel*.

Loading Stalls

- 123 (1) A **loading stall** must be located so that all motor vehicles using the stall can be parked and maneuvered entirely within the boundary of the site before moving onto a **street** or a **lane**.
- (2) A **loading stall** must have:
- (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum **loading stall** dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.10 metres in height above the **loading stall** surface and must be placed perpendicular to the **loading stall** depth a minimum of 0.60 metres from the front of the **loading stall**.
- (5) In **commercial, industrial, mixed use and special purpose districts** the minimum requirement for **loading stalls** is:
- (a) 1.0 **loading stalls** per 9300.0 square metres of **gross floor area** where the cumulative **gross floor area** of all **buildings** on a **parcel** is greater than 930.0 square metres; and
 - (b) 0.0 **loading stalls** where the cumulative **gross floor area** of all **buildings** on a **parcel** is less than or equal to 930.0 square metres.
- (6) Unless otherwise referenced in subsection (7), the following **uses** are not included in the calculation of required **loading stalls**:
- (a) **Auto Service – Minor**;
 - (b) **Bulk Fuel Sales Depot**;
 - (c) **Car Wash – Multi Vehicle**;
 - (d) **Car Wash – Single Vehicle**;
 - (e) **Cemetery**;
 - (f) **Columbarium**;
 - (g) **Custodial Quarters**;

39P2010,
12P2012

20P2017

- (h) **Dwelling Unit;**
 - (i) **Extensive Agriculture;**
 - (j) **Financial Institution;**
 - (k) **Funeral Home;**
 - (l) **Gaming Establishment – Bingo;**
 - (m) **Gas Bar;**
 - (n) **Large Vehicle Wash;**
 - (o) **Live Work Unit;**
 - (p) **Military Base;**
 - (q) **Natural Area;**
 - (r) **Outdoor Recreation Area;**
 - (s) **Park;**
 - (t) **Park Maintenance Facility – Large;**
 - (u) **Park Maintenance Facility – Small;**
 - (v) **Parking Lot – Structure;**
 - (w) **Place of Worship – Medium;**
 - (x) **Place of Worship – Small;**
 - (y) **Power Generation Facility – Medium;**
 - (z) **Power Generation Facility – Small;**
 - (aa) **Protective and Emergency Service;**
 - (bb) **Self Storage Facility;**
 - (cc) **Sewage Treatment Plant;**
 - (dd) **Special Function – Class 1;**
 - (ee) **Special Function – Class 2;**
 - (ff) **Temporary Shelter;**
 - (gg) **Utilities;**
 - (hh) **Utility Building;**
 - (ii) **Vehicle Rental – Major;**
 - (jj) **Vehicle Rental – Minor;**
 - (kk) **Waste Disposal and Treatment Facility; and**
 - (ll) **Water Treatment Plant.**
- (7) Where a **building** contains 20 or more **units** with shared entrance facilities, a minimum of 1.0 **loading stalls** is required.

- (iv) that has a **public area** of 300.0 square metres or greater; and
- (v) 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) must not be within 45.0 metres of a **residential district** when the **use** is located within the S-R district, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (f) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public 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 **public area**.

67P2008, 51P2008,
75P2008, 9P2012

183 “Drinking Establishment – Medium”

- (a) means a **use**:
 - (i) where liquor is sold for consumption on the premises;
 - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that restricts minors on the premises;
 - (iii) that may include the preparation and sale of food for consumption on the premises;
 - (iv) that has a **public area** greater than 75.0 square metres and less than 300.0 square metres; and

9P2012

- (v) 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) 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, MU-2 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**;
- (f) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public 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 **public area**.

67P2008, 51P2008,
75P2008, 20P2017

184 “Drinking Establishment – Small”

- (a) means a **use**:
 - (i) where liquor is sold for consumption on the premises;
 - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that restricts minors on the premises;
 - (iii) that may include the preparation and sale of food for consumption on the premises;
 - (iv) that has a **public area** of 75.0 square metres or less; and
 - (v) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;

9P2012

- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application;
- (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 **gross usable floor area**.

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 all **mixed use districts** and 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, 20P2017
- (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**;
- (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 *deleted*

39P2012

- (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) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, 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**; 13P2015
- (e) in all **commercial, industrial** and **mixed use districts**, not including the C-R2, C-R3 and CR20-C20/R20 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**; 13P2015, 20P2017
- (e.1) in all Centre City East Village Districts, **Liquor Stores** must not be located: 13P2017
 - (i) within 150.0 metres of a **parcel** that contains an **Emergency Shelter**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains an **Emergency Shelter**; and
 - (ii) on **parcels** north of 5 Avenue SE and west of 4 Street SE;
- (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**;

13P2008, 39P2010,
33P2013, 20P2017

(ii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work Unit** when located in the *commercial districts, mixed use districts*, CC-EMU, CC-ET, CC-EIR or CR20-C20/R20 District:

(A) **Artist’s Studio**;

(B) **Counselling Service**;

(C) **Instructional Facility**;

(D) **Office**; and

(E) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;

13P2008, 39P2010

(iii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work Unit** when located in the *multi-residential districts* or the CC-EPR District:

(A) **Artist’s Studio**;

(B) **Counselling Service**;

(C) **Office**;

(D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided; and

67P2008

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, 9P2012

(d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the *use* is located; and

(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.

- (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;
 - (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.

67P2008

14P2010, 51P2008,
26P2010, 7P2011**247 “Outdoor Café”**

- (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**; and
 - (ii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a **Convenience Food Store, Brewery, Winery and Distillery, Specialty Food Store or Supermarket**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) 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**;

22P2016

- (d) must not have outdoor speakers;
- (e) must not be combined with a **Drinking Establishment – Small** when located in the M-H2 or M-H3 districts;
- (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, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET, MU-1, MU-2, M-H1, M-H2, M-H3, M-X1 and M-X2 districts; 20P2017
- (g) must be located more than 25.0 metres from a **parcel** designated M-CG, M-C1, M-C2, M-G, M-1, M-2, or any **low density residential district**; unless the **use** is completely separated from these districts by a **building** or by an intervening **street**;
- (h) 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
- (i) 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**.

- (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, MU-1, MU-2 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,
20P2017

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**.

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;

15P2008

- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C2 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**.

9P2012

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**;

47P2008, 67P2008,
51P2008, 75P2008,
20P2017

- (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, MU-1, MU-2 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”

15P2008

- (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**.

57P2008

323 “Vehicle Rental – Major”

- (a) means a *use*:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is less than 8200 kilograms; and
 - (iii) where more than five (5) vehicles are available for rent;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (c) 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**;
- (d) requires a minimum of 2.0 **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*, which 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**.

324 “Vehicle Rental – Minor”

- (a) means a *use*:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is equal to or less than 4536 kilograms; and 71P2008, 44P2013,
29P2016
 - (iii) where no more than five (5) vehicles are available for rent;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (b.1) must store rental vehicles within a **building** when the *use* is located in a **mixed use district**; 20P2017
- (c) 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**;
- (d) requires a minimum of 2.0 **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**.

325 “Vehicle Sales – Major”

- (a) means a **use**:
 - (i) where motor vehicles are sold or leased;
 - (ii) where six (6) or more vehicles, each with a **gross vehicle weight** equal to or less than 4536 kilograms, are available for sale or lease; and
 - (iii) that may be combined with an **Auto Body and Paint Shop**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have more than 25.0 per cent of the **gross floor area** occupied by an **Auto Body and Paint Shop**;
- (d) must not have an outdoor speaker system;
- (e) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;
- (f) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (g) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle 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**.

71P2008, 44P2013
29P2016

326 “Vehicle Sales – Minor”

- (a) means a **use**:
- (i) where motor vehicles are sold or leased; and
 - (ii) where no more than five (5) vehicles, each with a **gross vehicle weight** equal to or less than 4536 kilograms, are available for sale or lease; 71P2008, 44P2013
29P2016
 - (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;
- (d.1) must store or display vehicles within a **building** when the **use** is located in a **mixed use district**; 20P2017
- (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 4536 kilograms are stored when they are not in use; 32P2009, 44P2013
29P2016
 - (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”

- (a) means a **use**:
 - (i) where motor vehicles with a **gross vehicle weight** of 4536 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;
 - (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**;

32P2009, 44P2013,
29P2016

10P2009

- (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**.

39P2010 **331** *deleted*

32P2009 **332** *deleted*

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

PART 14: MIXED USE DISTRICTS

20P2017

Division 1: General Rules for Mixed Use Land Use Districts

Purpose

1333 The *mixed use districts* are intended to:

- (a) be characterized by *buildings* typically between four and six *storeys* in height and generally not exceeding ten *storeys*;
- (b) be characterized by street-oriented *building* design;
- (c) be characterized by *buildings* that provide a defined street wall typically two to six *storeys* in height and proportional to the width of the *street*;
- (d) have *building* façades with multiple *uses* and frequent entries at *grade* facing the commercial *street*;
- (e) have significant proportions of transparent glazing on *building* façades for *street* facing *uses* located at *grade*;
- (f) promote residential *development* designed to be compatible with active, street-oriented commercial *uses*; and
- (g) achieve transition to lower scale residential *buildings* on *adjacent parcels* through *building* location, *building* massing and landscaping.

Projections Into Setback Areas

- 1334 (1) Unless otherwise referenced in subsections (3) (4), (5), (6), (7), (8) and (9) a *building* or air conditioning units must not be located in any *setback area*.
- (2) Portions of a *building* located above the surface of the ground may project into a *setback area* only in accordance with the rules contained in this section.
- (3) Portions of a *building* below the surface of the ground may extend without any limits into a *setback area*.
- (4) *Patios* and wheelchair ramps may project without any limits into a *setback area*.
- (5) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any *setback area*.

- (6) **Landings** not exceeding 2.5 square metres, ramps other than wheelchair ramps and unenclosed stairs may project into any **setback area**.
- (7) Where a **parcel** shares a **property line** with another **parcel**, air conditioning units may project a maximum of 1.5 metres into the **setback area** at the shared **property line**.
- (8) **Signs** may be located in any **setback area**, and where so located, must be in accordance with Part 3, Division 5.

Building Separation

- 1335 (1) Where the widest dimension of a **balcony** faces a **property line** shared with another **parcel**, the minimum setback of a **balcony** from the shared **property line** is 4.0 metres.
- (2) The façade of a **building** located above 23.0 metres from **grade** must provide a minimum horizontal separation of:
- (a) 11.0 metres from the façade of any other **building** on the same **parcel**;
 - (b) 5.5 metres from a **property line** shared with another **parcel**;
and
 - (c) 3.0 metres from a **property line** shared with a **lane**.

Window Separation

- 1336 Each **unit** must have at least one window or door with a glazed area with a minimum dimension of 1.0 metre that provides an unobstructed outdoor view to a minimum depth of 6.0 metres measured perpendicular to the middle of the glazed area.

Ground Floor Height

- 1337 (1) Unless otherwise referenced in subsection (2), the minimum height of the ground floor of a **building** is 4.0 metres as measured vertically from the floor to the ceiling.
- (2) For a **Dwelling Unit**, there is no minimum height of the ground floor of a **building**.

Street Wall Stepback

- 1338 Where the height of a **building** is greater than 23.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of the façade closest to **grade** such that:
- (a) the horizontal separation has a minimum depth of 2.0 metres;
and

- (b) the horizontal separation occurs between a minimum of 7.5 metres and a maximum of 23.0 metres measured from **grade**.

Building Orientation

1339 **Units** and individual **uses** located at **grade** with an exterior wall facing a **street** must provide:

- (a) individual, separate, direct access to **grade**;
- (b) an entrance that is visible from the **street**; and
- (c) sidewalks that provide direct exterior access to the **unit** or the **use**.

Rules for Façades Facing a Street

- 1340** (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** will not be included as part of the length of the **property line**.
- (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.

Rules for Dwelling Units Facing a Street

- 1341** (1) An entrance to an individual **Dwelling Unit** located at **grade** must be setback a minimum of 2.5 metres from a **property line** shared with a **street**.
- (2) The minimum height of the main floor of any portion of a **Dwelling Unit** located less than 3.0 metres from a **property line** shared with a **street** is 0.6 metres above **grade**.

Rules for Commercial Uses Facing a Street

- 1342** (1) Unless otherwise referenced in subsection (2), the façade of a **building** located on the floor closest to **grade** and facing a **street** must provide windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
 - (b) where the entire area described in subsection (a) allows views of the indoor space.

- (2) Where the façade of a **building** contains a **Dwelling Unit**, that portion of the façade is not required to meet the requirements of subsection (1).

Internal Access to Uses

1343 The **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of a **Hotel**, may only share an internal hallway with any other **use** in the Residential Group of Schedule A to this Bylaw, with the exception of a **Hotel**.

General Landscaped Area Rules

- 1344** (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to the **building** or **parcel**, and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls**, **screening**, slope of the land, **soft surfaced landscaped area** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
 - (e) details of the irrigation system;
 - (f) for **landscaped areas** with the Low Water Landscaping Option details of the **low water irrigation system**, including extent of water delivery; and
 - (g) for **landscaped areas** with a **building** below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

- (3) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.

Low Water Irrigation System

1345 When a **low water irrigation system** is provided:

- (a) only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area; and
- (b) trees and shrubs that have similar water consumption requirements must be grouped together.

Planting Requirements

- 1346** (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) Deciduous trees must have a minimum **calliper** of 50 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.
- (3) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- (4) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (5) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
- (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
- (6) The soil depths referenced in subsection (5) must cover an area equal to the mature spread of the planting material.

Additional Landscaping Requirements

- 1347** (1) Unless otherwise referenced in a District, all 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) A public sidewalk must be located along the entire length of each **property line** shared with a **street**.

- (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk.
- (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) Every sidewalk provided must:
 - (a) be a **hard surfaced landscaped area**;
 - (b) be a minimum width of:
 - (i) 0.9 metres for a sidewalk providing access to an individual **unit**;
 - (ii) 1.5 metres for a sidewalk providing access to a shared residential entrance or more than one **unit**; or
 - (iii) 2.0 metres in all other cases; and
 - (c) have different surfacing than the surfacing of the parking areas on the **parcel**.

Landscaping in Setback Areas

- 1348 (1) Where a **setback area** shares a **property line** with another **parcel** designated as a **residential district**, the **setback area**:
- (a) must be landscaped with a **soft surface landscaped area**;
 - (b) may include a sidewalk along the length of the **building**;
 - (c) may include a **patio**; and
 - (d) must provide a minimum of 1.0 trees and 2.0 shrubs for every 45.0 square metres.
- (2) Where a **setback area** shares a **property line** with a **lane**, the portion of the **setback area** not required for access from the **lane** must be landscaped with a **soft surface landscaped area** and may include a sidewalk.

Residential Amenity Space

- 1349 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum amenity space is 5.0 square metres per **unit**.

- (3) 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.
- (4) 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.
- (5) **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.
- (6) **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**; and
 - (c) must have a contiguous area of not less than 50.0 square metres, with no dimension less than 6.0 metres.
- (7) A minimum of 50.0 per cent of the required **amenity space** must be provided outdoors.
- (8) **Common amenity space – outdoors** must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
 - (a) a barbeque; or
 - (b) seating.

Motor Vehicle Parking Stall Requirements

1350 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) 0.5 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 stall 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;

- (d) 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*;
- (e) for a **Convenience Food Store, Information and Service Provider, Pet Care Service, Print Centre, Retail and Consumer Service** and **Specialty Food Store** is:
 - (i) 2.0 stalls per 100.0 square metres of total gross *usable floor area*; and
 - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 1.0 stall per 50.0 square metres of total *gross usable floor area* located on the ground floor to a maximum reduction of 3.0 stalls;
- (f) for a **Fitness Centre, Medical Clinic, Amusement Arcade, Billiard Parlour, Indoor Recreation Facility** and **Liquor Store** is 4.0 stalls per 100.0 square metres of total *gross usable floor area*; and
- (g) for all other *uses* is the minimum requirement referenced in Part 4.

Excess Motor Vehicle Parking Stalls

1351 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.

Reduction for Transit Supportive Development

1352 The required number of *motor vehicle parking stalls* in section 1350 is reduced by 25.0 per cent when the *use* is located in a *building* located within 600.0 metres of an existing or approved capital funded *LRT platform* or within 150.0 metres of *frequent bus service*.

Required Bicycle Parking Stalls

- 1353 (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**.

Reduction for Bicycle Supportive Development

1354 The total number of **motor vehicle parking stalls** required by section 1350 for all of the **units** within the **development** is reduced by 0.25 **motor vehicle parking stalls** for each additional **bicycle parking stall – class 1** provided in excess of the number of **bicycle parking stalls – class 1** required in section 1353 to a maximum of 25 per cent of the total number of **motor vehicle parking stalls** required by section 1350 for all of the **units** within the **development**.

Vehicle Access

- 1355** (1) Unless otherwise referenced in subsections (2) and (3), where the **parcel** shares a **rear property line** or **side property line** with a public **lane**, all vehicle access to the **parcel** must be from the public **lane**.
- (2) Where a **parcel** shares a **rear** or **side property line** with a public **lane**, but access from the public **lane** is not physically feasible due to elevation differences between the **parcel** and the public **lane**, vehicle access may be from a **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Accessory Residential Building

- 1356** (1) An **Accessory Residential Building**:
- (a) may have an **amenity space** in the form of a **deck** or a **patio**; and
 - (b) must not be located between any **building** and a public **street**.
- (2) The maximum **gross floor area** of an **Accessory Residential Building** is:
- (a) 75.0 square metres, when approved for storage, garbage containers and recycling facilities; and
 - (b) 100.0 square metres, when approved and used as a **private garage**.
- (3) The maximum height for an **Accessory Residential Building** is 5.0 metres measured from **grade**.

Objects Prohibited or Restricted

- 1357 (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste, must not remain in an **actual front setback area**, except while engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or a **motor vehicle parking stall** that is hard surfaced.

Garbage

- 1358 (1) Garbage containers and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) A garbage container enclosure must not be located between a **building** and a public **street**.

Recycling Facilities

- 1359 Recycling facilities must be provided for every **development** containing **Dwelling Units**.

Mechanical Screening

- 1360 Mechanical systems or equipment that are located outside of a **building** must be **screened**.

Visibility Setback

- 1361 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

Fences

- 1362 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.

Solar Collectors

- 1363** (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12:
- (a) may project a maximum of 2.0 metres from the surface of the roof; and
 - (b) must be located at least 1.0 metres from the edge of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
 - (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of 0.6 metres from the surface of that wall.

Parcel Access

- 1364** All **developments** must comply with the *Controlled Streets Bylaw*.

Division 2: Mixed Use - General (MU-1f#h#d#) District

Purpose

- 1365 (1)** The Mixed Use – General District is intended to:
- (a) be located along commercial **streets** where both residential **uses** and commercial **uses** are supported at **grade** facing the commercial **street**;
 - (b) accommodate a mix of residential and commercial **uses** in the same **building** or in multiple **buildings** throughout an area; and
 - (c) respond to local area context by establishing maximum **building height** for individual **parcels**.
- (2)** The Mixed Use – General District should only be located where a local area plan, or other policy, supports land use and **development** aligned with the purpose statements in subsection (1).

Permitted Uses

- 1366 (1)** The following **uses** are **permitted uses** in the Mixed Use – General District:
- (a) **Accessory Residential Building;**
 - (b) **Home Based Child Care – Class 1;**
 - (c) **Home Occupation – Class 1;**
 - (d) **Park;**
 - (e) **Sign – Class A;**
 - (f) **Sign – Class B;**
 - (g) **Sign – Class D;** and
 - (h) **Utilities.**
- (2)** The following **uses** are **permitted uses** in the Mixed Use – General District if they are located within an existing approved **building**:
- (a) **Accessory Food Service;**
 - (b) **Convenience Food Store;**
 - (c) **Fitness Centre;**
 - (d) **Information and Service Provider;**
 - (e) **Library;**
 - (f) **Pet Care Service;**
 - (g) **Power Generation Facility – Small;**

- (h) **Print Centre;**
 - (i) **Protective and Emergency Service;**
 - (j) **Radio and Television Studio;**
 - (k) **Restaurant: Food Service Only – Small;**
 - (l) **Restaurant: Neighbourhood;**
 - (m) **Retail and Consumer Service;**
 - (n) **Specialty Food Store; and**
 - (o) **Take Out Food Service.**
- (3) The following **uses** are **permitted uses** in the Mixed Use – General District if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Artist’s Studio;**
 - (b) **Catering Service – Minor;**
 - (c) **Counselling Service;**
 - (d) **Financial Institution;**
 - (e) **Health Services Laboratory – With Clients;**
 - (f) **Instructional Facility;**
 - (g) **Medical Clinic;**
 - (h) **Office;**
 - (i) **Service Organization; and**
 - (j) **Veterinary Clinic.**

Discretionary Uses

- 1367 (1) **Uses** listed in subsections 1366(2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Mixed Use – General District.
- (2) **Uses** listed in subsection 1366(3) are **discretionary uses** in the Mixed Use – General District if they are located on the ground floor of an existing approved **building**.
- (3) The following **uses** are **discretionary uses** in the Mixed Use – General District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Assisted Living;**
 - (d) **Brewery, Winery and Distillery;**

- (e) **Child Care Service;**
- (f) **Community Recreation Facility;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Small;**
- (j) **Dwelling Unit;**
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Liquor Store;**
- (o) **Live Work Unit;**
- (p) **Market – Minor;**
- (q) **Medical Marihuana Counselling;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Structure;**
- (t) **Place of Worship – Medium;**
- (u) **Place of Worship – Small;**
- (v) **Post-secondary Learning Institution;**
- (w) **Residential Care;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Licensed – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Seasonal Sales Area;**
- (bb) **Signs – Class C;**
- (cc) **Signs – Class E;**
- (dd) **Social Organization;**
- (ee) **Special Function – Class 2;**
- (ff) **Supermarket;**
- (gg) **Utility Building;**
- (hh) **Vehicle Rental – Minor; and**
- (ii) **Vehicle Sales – Minor.**

Rules

1368 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) The General Rules for Mixed Use Districts referenced in Part 14, 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

1369 (1) Unless otherwise referenced in subsection (2), there is no maximum **floor area ratio**.

- (2) The maximum **floor area ratio** for **parcels** designated MU-1 is the number following the letter “f” indicated on the Land Use District Maps.

Density

1370 (1) Unless otherwise referenced in subsection (2), there is no maximum **density**.

- (2) The maximum **density** for **parcels** designated MU-1 is the number following the letter “d” indicated on the Land Use District Maps, expressed in **units** per hectare.

Building Height

1371 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is the number following the letter “h” when indicated on the Land Use District Maps.

- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
 - (a) is 11.0 metres measured from **grade** at the shared **property line**;
 - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height**; and
 - (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.

- (3) Where the *parcel* shares a *rear property line* with a *parcel* designated as a *low density residential district*, M-CG or M-G District the maximum *building height*:
- (a) is 7.5 metres measured from *grade* at the shared *property line*;
 - (b) increases at a 45 degree angle to a depth of 15.0 metres from the shared *property line* or to the number following the letter “h” indicated on the Land Use District Maps measured from *grade*, whichever results in the lower *building height*; and
 - (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from *grade* at a distance greater than 15.0 metres from the shared *property line*.
- (4) Where the *parcel* shares a *property line* with a *lane* that separates the *parcel* from a *parcel* designated as a *low density residential district*, M-CG or M-G District the maximum *building height*:
- (a) is 7.5 metres measured from *grade* at the *property line* that the *parcel* designated as a *low density residential district*, M-CG or M-G District shares with the *lane*;
 - (b) increases at a 45 degree angle to a depth of 11.0 metres from the *property line* shared with the *lane* or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower *building height* measured from *grade*; and
 - (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from *grade* at a distance greater than 11.0 metres from the *property line* shared with the *lane*.

Use Area

- 1372 The maximum *use area* of a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other *use*, is 300.0 square metres.

Façade Width for Uses Facing a Street

- 1373 (1)** Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2)** For an individual **Drinking Establishment – Small, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Neighbourhood, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3)** The length of the **building** façade that faces a **street** containing an individual **Medical Marijuana Counselling, Office** or **Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres.

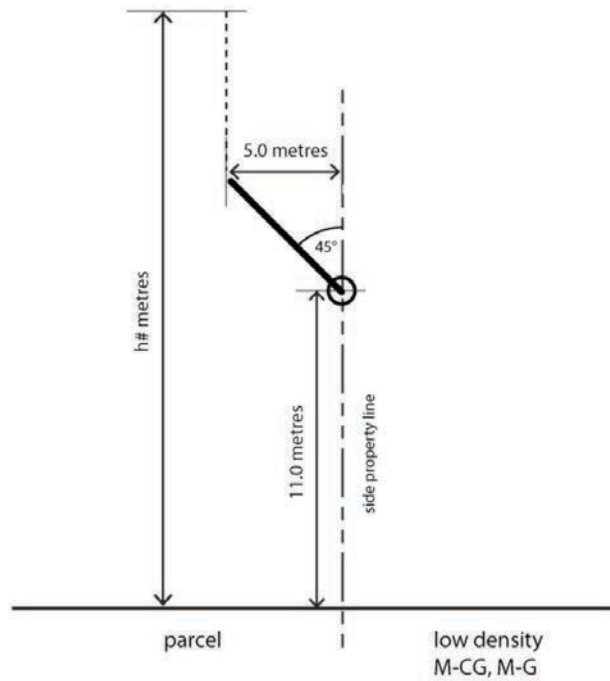
Setback Area

- 1374 (1)** Where a **parcel** shares a **property line** with a **parcel** designated as a **low-density residential district**, M-CG or M-G:
- (a) the **rear setback area** must have a minimum depth of 6.0 metres;
 - (b) the **side setback area** must have a minimum depth of 3.0 metres;
 - (c) in all other cases there is no requirement for a **setback area**.
- (2)** Where a **parcel** shares a **property line** :
- (a) with a **street** or **LRT corridor** there is no requirement for a **setback area**;
 - (b) with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** or **mixed use district**, the **setback area** must have a minimum depth of 7.5 metres measured from the **property line** that the **adjacent parcel** designated as a **residential district** or **mixed use district** shares with the **lane**; and
 - (c) a **lane** in all other cases, there is no requirement for a **rear setback area**.

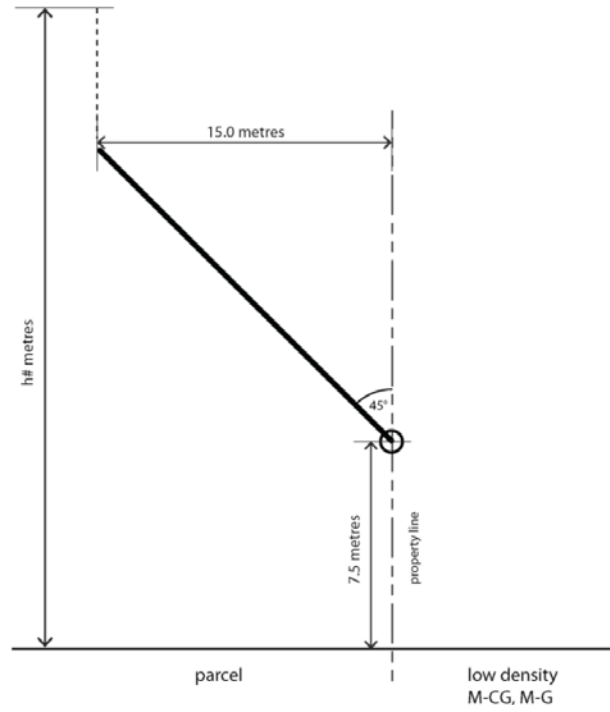
- (3) For the **storey** closest to **grade**, the maximum **building setback** from a **property line** shared with a **street** is 4.5 metres for 60 per cent of the length of the **building** façade that faces the **street**.

Illustration 10:
Building Height in the Mixed Use – General (MU-1) District

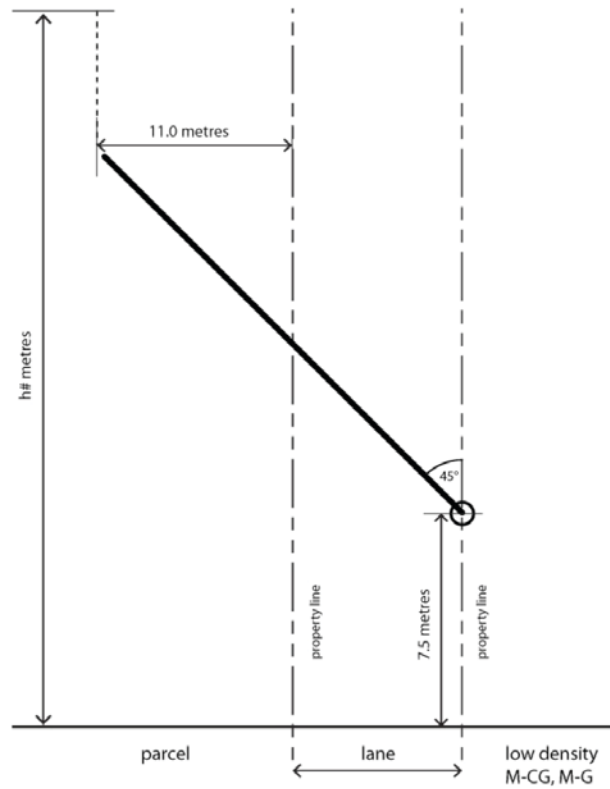
1371 (2) Building Height



1371 (3) Building Height



1371 (4) Building Height



Division 3: Mixed Use – Active Frontage (MU-2f#h#d#) District

Purpose

- 1375 (1)** Mixed Use – Active Frontage is intended to:
- (a) be located along commercial **streets** where active commercial **uses** are required at **grade** to promote activity at the **street** level;
 - (b) promote **developments** with storefronts along a continuous block face on the commercial **street**;
 - (c) accommodate a mix of commercial and residential **uses** in the same **building**;
 - (d) respond to local area context by establishing maximum **building height** for individual **parcels**.
- (2)** The Mixed Use - Active Frontage District should only be located where a local area plan, or other policy, supports land use and **development** aligned with the purpose statements in subsections (1).

Permitted Uses

- 1376 (1)** The following **uses** are **permitted uses** in the Mixed Use – Active Frontage District:
- (a) **Accessory Residential Building;**
 - (b) **Home Based Child Care – Class 1;**
 - (c) **Home Occupation – Class 1;**
 - (d) **Park;**
 - (e) **Sign – Class A;**
 - (f) **Sign – Class B;**
 - (g) **Sign – Class D; and**
 - (h) **Utilities.**

- (2) The following **uses** are **permitted uses** in the Mixed Use – Active Frontage District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
 - (b) **Convenience Food Store;**
 - (c) **Fitness Centre;**
 - (d) **Information and Service Provider;**
 - (e) **Library;**
 - (f) **Pet Care Service;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Print Centre;**
 - (i) **Protective and Emergency Service;**
 - (j) **Radio and Television Studio;**
 - (k) **Restaurant: Food Service Only – Small;**
 - (l) **Restaurant: Neighbourhood;**
 - (m) **Retail and Consumer Service;**
 - (n) **Specialty Food Store; and**
 - (o) **Take Out Food Service.**
- (3) The following **uses** are **permitted uses** in the Mixed Use – Active Frontage if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Artist’s Studio;**
 - (b) **Catering Service – Minor;**
 - (c) **Counselling Service;**
 - (d) **Financial Institution;**
 - (e) **Health Services Laboratory – With Clients;**
 - (f) **Instructional Facility;**
 - (g) **Medical Clinic;**
 - (h) **Office;**
 - (i) **Service Organization; and**
 - (j) **Veterinary Clinic.**

Discretionary Uses

- 1377 (1)** *Uses* listed in subsections 1376(2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Mixed Use - Active Frontage District.
- (2)** *Uses* listed in subsection 1376(3) are **discretionary uses** in the Mixed Use – Active Frontage District if they are located on the ground floor of an existing approved **building**.
- (3)** The following *uses* are **discretionary uses** in the Mixed Use – Active Frontage District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Amusement Arcade;**
 - (d) **Assisted Living;**
 - (e) **Billiard Parlour;**
 - (f) **Brewery, Winery and Distillery;**
 - (g) **Child Care Service;**
 - (h) **Cinema;**
 - (i) **Community Recreation Facility;**
 - (j) **Computer Games Facility;**
 - (k) **Conference and Event Facility;**
 - (l) **Custodial Care;**
 - (m) **Dinner Theatre;**
 - (n) **Drinking Establishment – Medium;**
 - (o) **Drinking Establishment – Small;**
 - (p) **Dwelling Unit;**
 - (q) **Home Occupation – Class 2;**
 - (r) **Hotel;**
 - (s) **Indoor Recreation Facility;**
 - (t) **Liquor Store;**
 - (u) **Live Work Unit;**
 - (v) **Market – Minor;**
 - (w) **Medical Marihuana Counselling;**
 - (x) **Museum;**
 - (y) **Outdoor Café;**

- (z) **Parking Lot – Structure;**
- (aa) **Pawn Shop;**
- (bb) **Payday Loan;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Medium;**
- (ee) **Place of Worship – Small;**
- (ff) **Post-secondary Learning Institution;**
- (gg) **Residential Care;**
- (hh) **Restaurant: Food Service Only – Medium;**
- (ii) **Restaurant: Licensed – Medium;**
- (jj) **Restaurant: Licensed – Small;**
- (kk) **Seasonal Sales Area;**
- (ll) **Signs – Class C;**
- (mm) **Signs – Class E;**
- (nn) **Social Organization;**
- (oo) **Special Function – Class 2;**
- (pp) **Supermarket;**
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Minor; and**
- (ss) **Vehicle Sales – Minor.**

Rules

1378 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) The General Rules for Mixed Use Districts referenced in Part 14, 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

1379 (1) Unless otherwise referenced in subsection (2), there is no maximum **floor area ratio**.

- (2) The maximum **floor area ratio** for **parcels** designated MU-2 is the number following the letter “F” indicated on the Land Use District Maps.

Density

- 1380** (1) Unless otherwise referenced in subsection (2), there is no maximum **density**.
- (2) The maximum **density** for **parcels** designated MU-2 is the number following the letter “d” indicated on the Land Use District Maps, expressed in **units** per hectare.

Building Height

- 1381** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is the number following the letter “h” when indicated on the Land Use District Maps.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**;
- (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height**; and
- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **rear property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 7.5 metres measured from **grade** at the shared **property line**;
- (b) increases at a 45 degree angle to a depth of 15.0 metres from the shared **property line** or to the number following the letter “h” indicated on the Land Use District Maps measured from **grade**, whichever results in the lower **building height**; and
- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 15.0 metres from the shared **property line**.
- (4) Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district** or M-CG District the maximum **building height**:

- (a) is 7.5 metres measured from **grade** at the **property line** that the **parcel** designated as a **low density residential district**, M-CG or M-G District shares with the **lane**;
- (b) increases at a 45 degree angle to a depth of 11.0 metres from the **property line** shared with the **lane** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height** measured from **grade**; and
- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 11.0 metres from the **property line** shared with the **lane**.

Use Area

1382 The maximum **use area** of a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.

Location of Uses Within Buildings

1383 The following **uses** must not be located on the ground floor of a **building** facing the commercial **street**:

- (a) **Addiction Treatment**;
- (b) **Assisted Living**;
- (c) **Catering Service – Minor**;
- (d) **Counselling Service**;
- (e) **Custodial Care**;
- (f) **Dwelling Unit**;
- (g) **Office**;
- (h) **Place of Worship – Medium**;
- (i) **Place of Worship – Small**; and
- (j) **Residential Care**.

Façade Width for Uses Facing a Street

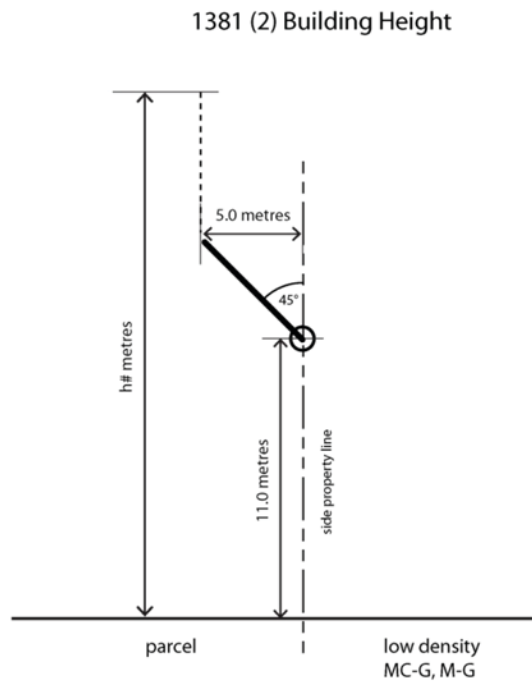
- 1384 (1)** Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2)** For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Neighbourhood, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3)** The length of the **building** façade that faces a **street** containing an individual **Financial Institution, Medical Clinic, Medical Marijuana Counselling, Office** or **Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres.

Setback Area

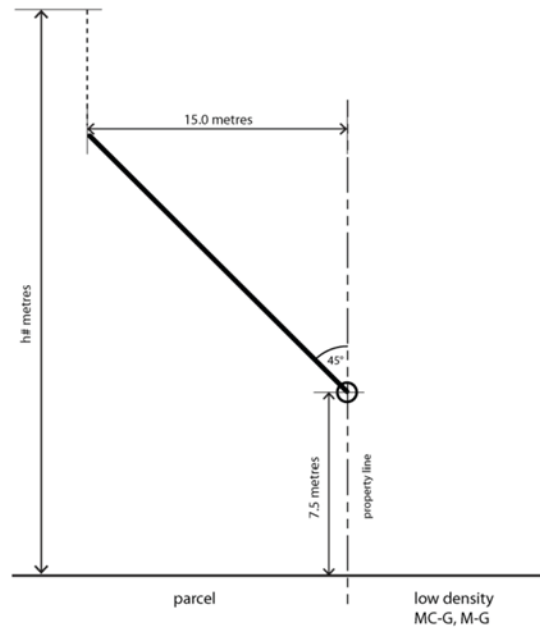
- 1385 (1)** Where a **parcel** shares a **property line** with a **parcel** designated as a **low-density residential district**, M-CG or M-G:
- (a) the **rear setback area** must have a minimum depth of 6.0 metres;
 - (b) the **side setback area** must have a minimum depth of 3.0 metres;
 - (c) in all other cases there is no requirement for a **setback area**.
- (2)** Where a **parcel** shares a **property line**:
- (a) with a **street** or **LRT corridor** there is no requirement for a **setback area**;
 - (b) with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** or **mixed use district**, the **setback area** must have a minimum depth of 7.5 metres measured from the **property line** that the **adjacent parcel** designated as a **residential district** or **mixed use district** shares with the **lane**; and
 - (c) a **lane** in all other cases, there is no requirement for a **rear setback area**.

- (3) For the **storey** closest to **grade**, the maximum **building setback** from a **property line** shared with a **street** is 4.5 metres for 60 per cent of the length of the **building** façade that faces the **street**.

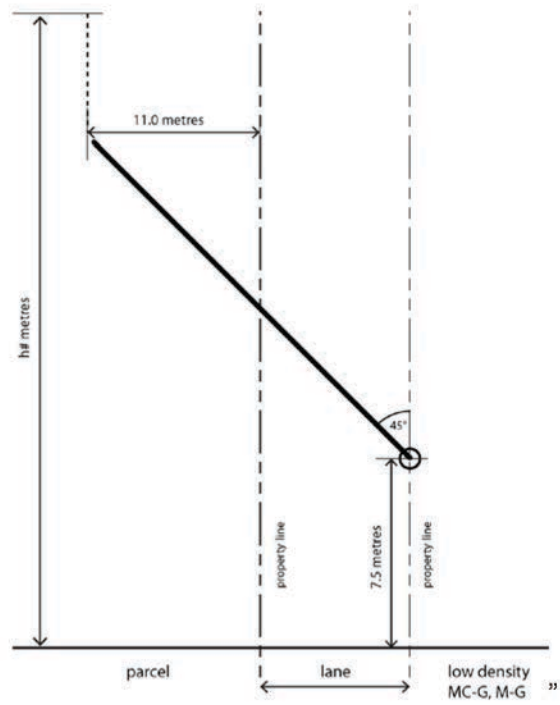
Illustration 11:
Building Height in the Mixed Use – Active Frontage (MU-2) District



1381 (3) Building Height



1381 (4) Building Height



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
Funeral Home
Health Services Laboratory – With Clients
Hospital
Medical Clinic
Medical Marijuana Counselling
Residential Care

CULTURE AND LEISURE GROUP

Amusement Arcade
Billiard Parlour
Cinema
Community Recreation Facility
Computer Games Facility
Conference and Event Facility
Cultural Support
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
Restaurant: Neighbourhood
Take Out Food Service

GENERAL INDUSTRIAL GROUP

Asphalt, Aggregate and Concrete Plant
Brewery, Winery and Distillery
Dry-cleaning and Fabric Care Plant
General Industrial – Heavy
General Industrial – Light
General Industrial – Medium
Medical Marijuana Production Facility
Printing, Publishing and Distributing
Specialized Industrial

INDUSTRIAL SUPPORT GROUP

Artist's Studio
Beverage Container Drop-Off Depot
Beverage Container Quick Drop Facility
Building Supply Centre
Health Services Laboratory – Without Clients
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
Wind Energy Conversion System – Type 1
Wind Energy Conversion System – Type 2

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017

RESIDENTIAL GROUP

Assisted Living
 Backyard Suite
 Contextual Semi-detached Dwelling
 Contextual Single Detached Dwelling
 Cottage Housing Cluster
 Duplex Dwelling
 Dwelling Unit
 Hotel
 Live Work Unit
 Manufactured Home
 Manufactured Home Park
 Multi-Residential Development
 Multi-Residential Development – Minor
 Rowhouse Building
 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
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Market – Minor
 Pawn Shop
 Payday Loan
 Pet Care Service
 Print Centre
 Recreational Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail and Consumer Service
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Gas Bar Sign
 Pedestrian Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Sign
 Any type of sign located in a building not
 intended to be viewed from outside

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

Digital Message Sign
 Flashing or Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Sign
 Roof Sign
 Rotating Sign
 Temporary Sign Marker
 Any type of sign that does not fit within any
 of the sign types listed in Classes
 A, B, C, D, F or G

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital 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
 Seasonal Sales Area
 Special Function – Class 1
 Special Function – Class 2

TEACHING AND LEARNING GROUP

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

SCHEDULE B
Minimum and Specified Penalties

General Offences			
Section	Offence	Minimum Penalty First Offence	Specified Penalty First Offence
23	Fail to obtain DP	\$1500	\$3000
	Fail to comply with DP / DP conditions	\$1500	\$3000
47(1)	Occupy or commence use prior to DCP	\$1500	\$3000
47(5)	Fail to allow inspection / hinder Inspector	\$1500	\$3000
47(8)	Fail to retain DCP on premises	\$200	\$400
Lighting Offences			
63	Fail to shield	\$100	\$200
65	Exceed mounting height	\$100	\$200
66	Fail to recess on canopy	\$100	\$200
Sign Offences			
70, 71	Fail to comply with Comprehensive Sign Program	\$500	\$1000
73(1)	Sign not located on a parcel	\$100	\$300
73(2)	Display Third Party Advertising	\$500	\$1000
73(6)	Sign too close to curb	\$100	\$500
73(8)	Sign in corner visibility triangle	\$100	\$500
73(9)	Sign in required road rights-of-way setback	\$100	\$300
73(11)	Unauthorized projection over sidewalks or road rights-of-way	\$100	\$200
73(12)	Damage landscaping	\$100	\$500
75	Fail to maintain sign	\$100	\$200
78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 90	Fail to comply with Rules for Sign – Class A	\$100	\$200
89	Fail to comply with Rules for Temporary Signs	\$200	\$400
92, 93	Fail to comply with Rules for Fascia Signs	\$200	\$400
95, 96, 97	Fail to comply with Rules for Freestanding Signs	\$200	\$400
99, 100	Fail to comply with Rules for Canopy Signs	\$200	\$400

Section	Offence	Minimum Penalty First Offence	Specified Penalty First Offence
101, 102	Fail to comply with Rules for Projecting Signs	\$200	\$400
74,104, 105,106, 107,108, 109,110, 111,112, 113,114, 115.1, 115.2, 115.3, 115.4 and 115.5	Fail to comply with Rules for Class E, Class F and Class G Signs and Rules for signs with Digital Displays	\$500	\$1000
Use Rules Offences			
117	Fail to identify stalls through signage	\$500	\$1000
119	Stalls used for Unauthorized Purpose	\$500	\$1000
122	Fail to comply with Parking Stall Standards	\$500	\$1000
123	Fail to comply with Loading Stall Standards	\$500	\$1000
125	Fail to comply with Bicycle Stall Standards	\$500	\$1000
Use Rules Offences			
Part 4	Fail to comply with Rules relating to Uses	\$200	\$400
Low Density Residential Offences			
342(1)	Retaining Wall Exceed Height	\$500	\$1000
342(2)	Retaining Wall not meet Separation Requirement	\$500	\$1000
343	Fail to comply with Fence Rules	\$200	\$400
344	Have prohibited/restricted object	\$200	\$400
345, 346	Fail to comply with Accessory Building Rules	\$200	\$400
348	Fail to comply with Corner Visibility Rules	\$200	\$400
359	Fail to comply with Personal Sales Rules	\$200	\$400
Commercial Offences			
696	Fail to screen mechanical	\$200	\$1000
697	Fail to enclose garbage	\$200	\$1000

Schedule B has been amended by the following bylaws: 30P2011, 35P2011