

# THE CITY OF CALGARY LAND USE BYLAW 1P2007

## OFFICE CONSOLIDATION

### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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

#### 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.

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**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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### Division 3: Development Permits

#### Requirement for a Development Permit

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

#### Conditions for Development Permit Exemptions

- 24** A **development** listed in section 25 will only be exempt from the requirement to obtain a **development permit** if it: 13P2008, 51P2008, 75P2008, 32P2012, 1P2009
- (a) complies with the rules of this Bylaw;
  - (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
  - (c) is not located in the **floodway**;
  - (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
  - (e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**. 44P2013

#### Exempt Developments

- 25 (1)** The following **developments** do not require a **development permit** if the conditions of section 24 are met: 13P2008, 57P2008, 67P2008, 68P2008, 71P2008, 75P2008, 1P2009, 10P2009, 17P2009, 46P2009, 14P2010, 21P2011, 27P2011, 4P2012, 9P2012, 32P2012
- (a) a **Home Occupation – Class 1**;
  - (b) a **Home Based Child Care – Class 1**.
  - (c) the erection of any **fence** or gate;
  - (d) a driveway;
  - (e) the construction of a **deck, landing or patio**;
  - (e.1) the construction of **skateboard and sports ramps** located in the Districts contained within Part 5: Low Density Residential Districts, or Part 6: Multi-Residential Districts; 43P2016
  - (f) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 75.0 square metres when listed as a **permitted use** in a land use district;
  - (g) a satellite dish antenna less than 1.0 metre in diameter;
  - (h) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;
  - (i) a **Special Function – Class 1**;

- (j) **a Special Function – Class 2:**
- (i) where located on a **parcel** for 3 consecutive days or less, excluding the time used to erect and dismantle the temporary structures;
  - (ii) where the cumulative area of covered temporary structures is less than or equal to:
    - (A) 125.0 square metres when located on a **parcel** within 45.0 metres of either a **residential district** or a Direct Control District where the **use** of the **parcel** is residential; and
    - (B) 300.0 square metres when located on a parcel designed CR20-C20/R20 or an East Village District contained in Part 12; and
  - (iii) where located on the same **parcel** as:
    - (A) **Brewery, Winery and Distillery;**
    - (A.1) **Conference and Event Facility;**
    - (B) **Drinking Establishment – Large;**
    - (C) **Drinking Establishment – Medium;**
    - (D) **Drinking Establishment – Small;**
    - (E) **Restaurant: Licensed – Large;**
    - (F) **Restaurant: Licensed – Medium;**
    - (G) **Restaurant: Licensed – Small;**
    - (H) **Restaurant: Neighbourhood;** or
    - (I) **Night Club;**
  - (k) a temporary **building**, the sole purpose of which is incidental to the erection or alteration of a **building** for which a permit has been granted under the Building Permit Bylaw;
  - (l) the use of all or part of a **building** or **parcel** as a **Motion Picture Filming Location** for a period not exceeding one year;
  - (m) stockpiling on the same **parcel** undergoing excavation, grading or stripping;
  - (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and:
    - (i) the total power generation capacity of all **solar collectors** on the **parcel** is 10 kilowatts or less; or
    - (ii) the **solar collectors** are used for thermal energy;

33P2013

5P2015

49P2017

49P2017

**187 “Duplex Dwelling”**

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

**188 “Dwelling Unit”**

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

**189 “Emergency Shelter”**

- (a) means a **use**:
  - (i) that may provide transitional housing for people in need of shelter;
  - (ii) that may provide temporary accommodation for persons in need of short term accommodation;
  - (ii.1) that may include sobering facilities, but does not include treatment for an addiction;

24P2011

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

32P2009

**190 “Equipment Yard”**

- (a) means a **use**:
  - (i) where equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are stored or rented when they are not being used;
  - (ii) that may be located within or outside of a **building**;
  - (iii) that may be combined with **Vehicle Storage – Large**;
  - (iv) where the vehicles and equipment stored or rented may be serviced, cleaned, tested or repaired;
  - (v) that may include the incidental sale of used vehicles and equipment that were previously stored or rented on the **parcel**; and
  - (vi) that does not involve the storage of derelict vehicles, derelict equipment or construction material;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) for a **building**, the greater of:
    - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

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

### 191 “Extensive Agriculture”

49P2017

- (a) means a **use**:
  - (i) where land is used to raise crops or graze livestock outdoors;
  - (ii) where trees and shrubs are intensively grown outdoors;
  - (iii) that may have ancillary agricultural **buildings** and structures that support the outdoor activities; and
  - (iv) that may include ancillary structures for small-scale subsidiary agricultural pursuits;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) where an ancillary structure is a greenhouse in the S-FUD or S-TUC District:
  - (i) it is limited to a maximum of 200 square metres in **gross floor area**;
  - (ii) it must be 30 metres from a **Dwelling Unit** located on a **parcel** in a **residential district** or in another municipality, measured from the closest point of the greenhouse to the closest point of the **Dwelling Unit**; and
  - (iii) it must use existing approved road access;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

### 192 “Fertilizer Plant”

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

- (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Fertilizer Plant** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

### 193 “Financial Institution”

43P2015

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

### 194 “Firing Range”

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

## 198.1 “Food Production”

49P2017

- (a) means a **use**:
  - (i) where plants are grown to produce food in a **building**;
  - (ii) that may include hydroponics, aquaponics and vertical growing;
  - (iii) where food grown on-site may be processed and packaged;
  - (iv) that may include aquaculture only when the **use** is in the I-G or I-H Districts;
  - (v) where no dust or vibration is seen or felt outside of the **building** containing the **use**; and
  - (vi) where all of the processes and functions associated with the use are contained in a fully enclosed **building**;
- (b) is a **use** in the General Industrial Group in Schedule A to this Bylaw;
- (c) where the **Development Authority** may require, as a condition of a **development permit**, equipment designed and intended to remove odours from the air where it is discharged from the **building** as part of a ventilation system;
- (d) where the **Development Authority** may require, as a condition of a **development permit**, a Public Utility and Waste Management Plan, completed by a qualified professional, that includes detail on:
  - (i) the management and disposal of waste products and airborne emissions, including smell;
  - (ii) the quantity and characteristics of liquid and waste material discharged the **use**; and
  - (iii) the method and location of collection and disposal of liquid and waste material;
- (e) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; and
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;

- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.



**202 “Gaming Establishment – Casino”**

- (a) means a *use*:
  - (i) where gambling occurs, but does not include **Gaming Establishment – Bingo** or a **Race Track**; and
  - (ii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Gaming Establishment – Casino** as a *use*;
- (b) is a *use* within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows on a façade that faces a **residential district** or abuts a *lane* separating the *parcel* from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**; and
- (e) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

**203 “Gas Bar”**

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

13P2009

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

32P2009

**203.1 “General Industrial – Heavy”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment; or
    - (C) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
  - (ii) where part or all of the processes and functions associated with the **use** are located outside of a **building**, including the function of using trailer units or railway cars prior to shipping;
  - (iii) where dust or vibration may be seen or felt beyond the **parcel** containing the **use**; and
  - (iv) that may include **Food Production**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

49P2017

49P2017

49P2017

- (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **1.0 bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

### 203.2 “General Industrial – Light”

32P2009

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

39P2010

39P2010

- 49P2017 (B) **Health Services Laboratory – Without Clients;**
- 49P2017 (C) **Printing, Publishing and Distributing;** and
- 49P2017 (D) **Food Production;**
- (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
- (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;
- (d) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
- (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009

**203.3 “General Industrial – Medium”**

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

- (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
- (D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;
- (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
- (F) the analysis or testing of materials or substances in a **laboratory**; or
- (G) **research and development**;
  - (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**, including the function of using trailer units or railway cars prior to shipping; 49P2017
  - (iii) where dust or vibration may be seen or felt outside of the **building** containing the **use** provided it is contained on the **parcel**; and 49P2017
  - (iv) that may include **Food Production**; 49P2017
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

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

- 15P2008
- (a) means a **use**:
- (i) where bodily samples are taken from members of the public, to be tested;
  - (ii) where imaging technology is employed on members of the public, for medical assessments; or
  - (iii) where prosthetics, dental aids or medical devices are fitted or serviced;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable outside of the **use**;
- 9P2012
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

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

- 13P2008
- (a) means a **use**:
- (i) where any of the following activities occur:
    - (A) bodily samples are tested;
    - (B) medical assessments and research are conducted; or
    - (C) prosthetics, dental aids or medical devices are serviced; and
  - (ii) where no members of the public visit the **use** for any reason;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable, outside of the **use**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

- (ii) 1.0 stalls per three (3) students based on the maximum number of students at the **use** at any given time stated in the **development permit** when the **use** has more than 30 students; 14P2010
- (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**.

### 217.1 “Intensive Agriculture”

49P2017

- (a) means a **use**:
  - (i) where livestock or other farmed animals are continuously confined in a **building** or outside;
  - (ii) where concentrated feeding and rearing methods are used grow, maintain and bring animals and their products to market; and
  - (iii) includes feedlots, hog and poultry farms, rabbitries, fur farms and other intensive methods of feeding and raising livestock;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of a land use redesignation application; and
- (d) does not require **bicycle parking stalls class 1 or class 2**.

### 218 *deleted*

14P2010

### 218.1 “Inter-City Bus Terminal”

14P2010

- (a) means a **use**:
  - (i) that utilizes public or commercial transit vehicles for pick-up or drop-off of passengers;
  - (ii) that may include loading and unloading areas, freight handling, shelters, restrooms, concessions, benches, information offices, other office uses, parking, ticket sales, and landscaping;
  - (iii) where transit modes served may include, without limitation, bus services, taxi, commuter rail, and light rail;
  - (iv) that may be designed for the parking of motor-driven buses; and

- (v) that may allow for the storing of goods and supplies or motor vehicles such as buses, and other transit vehicles;
- (b) is a **use** within the Direct Control Uses in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application;
- (d) requires a minimum of 8.0 **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 10.0 **bicycle parking stalls – class 2** or 10.0 per cent of the minimum required **motor vehicle parking stalls**, whichever is greater.

**219 “Jail”**

- (a) means a **use**:
  - (i) where people are confined in lawful detention; and
  - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Jail** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

**220 “Kennel”**

- (a) means a **use**:
  - (i) where domestic animals are boarded overnight or for periods greater than 24 hours;
  - (ii) that does not include **Pet Care Service, Veterinary Clinic** or Veterinary Hospital;
  - (iii) that may provide for the incidental sale of products relating to the services provided by the **use**; and
  - (iv) that includes outside enclosures, pens, runs or exercise areas;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;



- (c) must be a minimum distance of 150.0 metres from a **residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

## 221 “Large Vehicle and Equipment Sales”

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

14P2010

**222 “Large Vehicle Service”**

- 44P2013, 29P2016
- (a) means a **use** where vehicles with a **gross vehicle weight** greater than 4536 kilograms undergo maintenance and repair;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- 9P2012
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**223 “Large Vehicle Wash”**

- 44P2013, 29P2016
- (a) means a **use** where vehicles with a **gross vehicle weight** greater than 4536 kilograms are washed;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- 47P2008
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least two (2) vehicle stacking spaces when the **use** only has one wash bay door;
- (e) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
- (i) within the **building**; or
- (ii) within a **screened** enclosure that:
- (A) must be shown on the plans required at the time of **development permit** application;
- (B) is located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties;
- (C) is constructed of materials and to the standards required by the **Development Authority**; and
- (D) is maintained in a state of repair and tidiness such that it does not become an eyesore or a hazard;
- (f) requires 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

**224 “Library”**

- (a) means a **use**:
  - (i) where collections of materials are maintained primarily for the purpose of lending to the public;
  - (ii) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**; and
  - (iii) that may have rooms for the administrative functions of the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**225 “Liquor Store”**

- (a) means a **use** where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) in the C-N1 and C-N2 Districts, must only be located on a **parcel** with a front **property line** on a **major street** or a primary collector **street**;
- (d) 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

- 13P2015, 20P2017
- (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**;
- 13P2017
- (e.1) in all Centre City East Village Districts, **Liquor Stores** must not be located:
- (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**;
- (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,  
33P2013, 20P2017

- (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: 13P2008, 39P2010
- (A) **Artist's Studio;**
  - (B) **Counselling Service;**
  - (C) **Office;** 67P2008
  - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided; and 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;**
  - (d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the **use** is located; and 13P2008, 9P2012
  - (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.



- (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
- (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
- (iii) one (1) person per 0.5 linear metres of bench seating; or
- (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

### 308 “Special Function – Class 1”

10P2009, 39P2010,  
21P2011, 4P2012,

- (a) means a **use** where temporary structures are erected on a **parcel**:
  - (i) that allow for an educational, recreational, sporting, social, and worship event that includes, but is not limited to a wedding, circus, birthday, trade show and ceremony; or
  - (ii) that allow an existing approved **use** to expand within the **parcel** that includes, but is not limited to a grand opening, customer appreciation event, staff appreciation event and sale;
- (b) means a **use** that may allow for the provision of entertainment or the sale and consumption of liquor but does not include a **Special Function – Class 2**;
- (c) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (d) may only be located on a **parcel**, excluding the time used to erect and dismantle the temporary structures, for a maximum of:
  - (i) 15 consecutive days; and
  - (ii) 30 cumulative days in a calendar year;
- (e) has a maximum height for covered temporary structures of one **storey**;
- (f) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;
- (g) does not require **motor vehicle parking stalls**; and
- (h) does not require **bicycles parking stalls – class 1** or **class 2**.

9P2012

10P2009, 21P2011,  
4P2012, 5P2015

**309 “Special Function – Class 2”**

49P2017

49P2017

49P2017

- (a) means a **use** where temporary structures are erected on a **parcel** which operate as a:
- (i.) **Brewery, Winery and Distillery;**
  - (i.1) **Conference and Event Facility;**
  - (ii) that may include any of the following **uses**:
    - (A) **Food Production;** and
    - (B) **Health Services Laboratory – Without Clients;**
  - (iii) **Drinking Establishment – Medium;**
  - (iv) **Drinking Establishment – Small;**
  - (v) **Restaurant: Licensed – Large;**
  - (vi) **Restaurant: Licensed – Medium;**
  - (vii) **Restaurant: Licensed – Small;**
  - (viii) **Restaurant: Neighbourhood;** or
  - (ix) **Night Club;**
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be located on a **parcel** for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle the temporary structures;
- (d) has a maximum height for covered temporary structures of one **storey**;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** unless that façade is separated from the residential district by a **street**;
- (f) must not exceed a cumulative area for covered temporary structures of 75.0 square metres when located on a **parcel** designated C-N1, C-N2, I-E, I-R, CC-ER and CC-EPR;
- (g) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycles parking stalls – class 1 or class 2**.



**309.1 “Specialized Industrial”**

32P2009

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) **research and development**;
    - (B) the analysis or testing of materials or substances in a **laboratory**; or
    - (C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;
  - (ii) that may include a **Health Services Laboratory – Without Clients**;
  - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
  - (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**310 “Specialty Food Store”**

32P2009

- (a) means a **use**:
  - (i) where food and non-alcoholic beverages for human consumption are made;
  - (ii) where live animals are not involved in the processing of the food;
  - (iii) where the food products associated with the **use** may be sold within the premises;

- (iv) with a maximum **gross floor area** of 465.0 square metres;
  - (v) that has the functions of packaging, bottling or shipping the products made as part of the **use**;
  - (vi) where the only mechanical systems that are not completely contained within the **building** are those systems and equipment required for air conditioning, heating or ventilation; and
  - (vii) that may include a limited seating area no greater than 25.0 square metres within the total **gross floor area** of the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
  - (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
  - (d) does not require **bicycle parking stalls – class 1**; and
  - (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

### 311 “Spectator Sports Facility”

- (a) means a **use**:
  - (i) where sporting or other events are held primarily for public entertainment;
  - (ii) that has tiers of seating or viewing areas for spectators; and
  - (iii) that does not include **Motorized Recreation and Race Track**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;

- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 312 “Stock Yard”

- (a) means a **use**:
  - (i) where animals are temporarily penned or housed before being sold or transported elsewhere; and
  - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Stock Yard** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

### 313 “Storage Yard”

- (a) means a **use**:
  - (i) where goods, materials and supplies are stored outside;
  - (ii) where goods, materials and supplies being stored are capable of being stacked or piled;
  - (iii) where the goods, materials and supplies stored are not motor vehicles, equipment or waste;
  - (iv) where the goods, materials and supplies are not stored in a **building**, shipping container, trailer, tent or any enclosed structure with a roof;
  - (v) where the piles or stacks of goods, materials and supplies may be packaged into smaller quantities for transportation off the **parcel**; and 9P2012
  - (vi) *deleted* 9P2012
  - (vii) that may have a **building** for the administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the **use**, with tarps or a structure with a roof but it must be open on the sides;
- (d) requires the following minimum number of **motor vehicle parking stalls**:

- (i) for a **building**, the greater of:
  - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or
  - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
- (ii) for outdoor storage areas:
  - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
  - (B) 0.1 stalls per 100.0 square metres thereafter; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

13P2008

**314 “Supermarket”**

- (a) means a **use**:
  - (i) where fresh and packaged food is sold;
  - (ii) where daily household necessities may be sold;
  - (iii) that will be contained entirely within a **building**;
  - (iv) that has a minimum **gross floor area** greater than 465.0 square metres;
  - (v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises; and
  - (vi) that may include the preparation of food and non-alcoholic beverages for human consumption;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) that is located in the C-R1 District may incorporate the following **uses** within a **Supermarket**, provided the requirements referenced in subsection (d) are satisfied:
  - (i) **Amusement Arcade**;
  - (ii) **Computer Games Facility**;
  - (iii) **Counselling Service**;
  - (iv) **Financial Institution**;
  - (v) **Fitness Centre**;

39P2010, 5P2013

- (vi) **Health Services Laboratory – With Clients;**
  - (vii) **Medical Clinic;**
  - (ix) **Office;**
  - (x) **Pet Care Service;**
  - (xi) **Print Centre;**
  - (xii) **Power Generation Facility – Small;**
  - (xiii) **Radio and Television Studio;**
  - (xiv) **Restaurant: Food Service Only – Medium;**
  - (xv) **Restaurant: Food Service Only – Small;**
  - (xvi) **Retail and Consumer Service;**
  - (xvii) **Take Out Food Service;** and
  - (xviii) **Veterinary Clinic;**
- (d) must only incorporate the **uses** referenced in subsection (c) when those **uses**:
- (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
  - (iii) are located within a **use area** that contains a **Supermarket**;
  - (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located; and
  - (v) do not have direct customer access outside of the **Supermarket** within which they are located;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.



(d)	<b>Computer Games Facility;</b>	
(e)	<b>Custodial Care;</b>	
(f)	<b>Drinking Establishment – Small;</b>	
(g)	<b>Dwelling Unit;</b>	
(g.1)	<b>Food Production;</b>	49P2017
(h)	<b>Home Occupation – Class 2;</b>	
(i)	<b>Liquor Store;</b>	
(j)	<b>Live Work Unit;</b>	
(j.1)	<b>Medical Marihuana Counselling;</b>	28P2016
(k)	<b>Outdoor Café;</b>	
(l)	<b>Place of Worship – Small;</b>	
(l.1)	<b>Power Generation Facility – Small;</b>	
(m)	<b>Residential Care;</b>	68P2008
(n)	<b>Restaurant: Licensed – Small;</b>	
(n.1)	<b>Restaurant: Neighbourhood;</b>	5P2015
(o)	<b>Service Organization;</b>	
(p)	<b>Sign – Class C;</b>	
(q)	<b>Sign – Class E;</b>	
(r)	<i>deleted</i>	4P2013
(s)	<b>Social Organization;</b>	
(t)	<b>Special Function – Class 2; and</b>	
(t.1)	<i>deleted</i>	4P2012
(u)	<b>Utility Building.</b>	10P2009, 4P2012

## Rules

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

- the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- the Rules Governing All Districts referenced in Part 3; and
- the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

**705** The maximum area of a *parcel* is 1.2 hectares.

### Floor Area Ratio

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

### Building Height

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

### Building Location and Orientation

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

### Building Façade

- 709** (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 area* referenced in sections 714 and 715 will not be included as part of the length of the *property line*.

### Vehicle Access

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



## Discretionary Uses

- 723 (1)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 2 District.
- (2)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Neighbourhood 2 District:
- (a) **Addiction Treatment;**
  - (b) **Artist’s Studio;**
  - (b.1) **Assisted Living;** 24P2011
  - (c) **Auto Service – Minor;**
  - (c.1) **Brewery, Winery and Distillery;** 22P2016
  - (d) **Car Wash – Single Vehicle;**
  - (e) **Child Care Service;**
  - (f) **Computer Games Facility;**
  - (g) **Custodial Care;**
  - (h) **Drinking Establishment – Small;**
  - (i) **Drive Through;**
  - (j) **Dwelling Unit;**
  - (j.1) **Food Production;** 49P2017
  - (k) **Gas Bar;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Liquor Store;**
  - (n) **Live Work Unit;**
  - (n.1) **Medical Marihuana Counselling;** 28P2016
  - (o) **Outdoor Café;**
  - (o.1) **Payday Loan;** 43P2015
  - (p) **Place of Worship – Small;**
  - (q) **Power Generation Facility – Small;**
  - (r) **Residential Care;**
  - (s) **Restaurant: Licensed – Small;**
  - (s.1) **Restaurant: Neighbourhood;** 5P2015

- 4P2013
- (t) **Seasonal Sales Area;**
- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012
- (z) **Special Function – Class 2;**
- 10P2009, 4P2012
- (z.1) *deleted*
- (aa) **Utility Building;** and
- (bb) **Vehicle Rental – Minor.**
- 22P2016
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large or Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large;** and
- (b) **Place of Worship – Medium.**

### Rules

- 724** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

- 725** The maximum area of a **parcel** is 1.2 hectares.

### Floor Area Ratio

- 726** The maximum **floor area ratio** for **buildings** is 1.0.

### Building Height

- 727** The maximum **building height** is 10.0 metres.

### Use Area

- 728 (1)** Unless otherwise referenced in subsections (2) and (3), the maximum **use area** in the Commercial – Neighbourhood 2 District is 300.0 square metres.

**Discretionary Uses**

- 740 (1)** *Uses* listed in subsection 739(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 1 District.
- (2)** *Uses* listed in subsection 739(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Community 1 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Auto Service – Minor;**
  - (d.1) **Beverage Container Drop-Off Depot;** 37P2014
  - (d.2) **Beverage Container Quick Drop Facility;** 37P2014
  - (e) **Billiard Parlor;**
  - (e.1) **Brewery, Winery and Distillery;** 22P2016
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Computer Games Facility;**
  - (i) **Custodial Care;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Drinking Establishment – Medium;**
  - (l) **Drive Through;**
  - (m) **Dwelling Unit;**
  - (m.1) **Food Production;** 49P2017
  - (n) **Gas Bar;**
  - (o) **Home Occupation – Class 2;**

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- 5P2013 (r.1) **Market – Minor;**
- 28P2016 (r.2) **Medical Marihuana Counselling;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- 43P2015 (t.1) **Payday Loan;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- 4P2013 (dd) *deleted*
- (ee) **Social Organization;**
- 4P2012 (ff) **Special Function – Class 2;**
- 10P2009, 4P2012 (ff.1) *deleted*
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

**Rules**

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

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

- (w) **Restaurant: Food Service Only – Medium;**
- (x) **Restaurant: Food Service Only – Small;**
- (x.1) **Restaurant: Neighbourhood;**
- (y) **Retail and Consumer Service;**
- (z) **Service Organization;**
- (aa) **Specialty Food Store;**
- (bb) **Supermarket;**
- (cc) **Take Out Food Service;**
- (dd) **Vehicle Rental – Minor;**
- (ee) **Vehicle Sales – Minor; and**
- (ff) **Veterinary Clinic.**

5P2015

### Discretionary Uses

**759 (1)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.

**(2)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

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

- (a) **Artist’s Studio;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (c.1) **Beverage Container Quick Drop Facility;**
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;**
- (e) **Car Wash – Multi Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Child Care Service;**
- (h) **Cinema;**
- (h.1) **Conference and Event Facility;**
- (i) **Dinner Theatre;**

37P2014

22P2016

67P2008

- (j) **Drinking Establishment – Small;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drive Through;**
- (m) **Dwelling Unit;**
- 49P2017 (m.1) **Food Production;**
- (n) **Funeral Home;**
- (o) **Gas Bar;**
- (p) **Home Occupation – Class 2;**
- (q) **Hotel;**
- (r) **Indoor Recreation Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- 5P2013 (t.1) **Market – Minor;**
- 28P2016 (t.2) **Medical Marihuana Counselling;**
- (u) **Outdoor Café;**
- (v) **Parking Lot – Grade;**
- (w) **Parking Lot – Structure;**
- 43P2015 (w.1) **Payday Loan;**
- (x) **Performing Arts Centre;**
- (y) **Place of Worship – Small;**
- (z) **Post-secondary Learning Institution;**
- (aa) **Power Generation Facility – Medium;**
- (bb) **Radio and Television Studio;**
- (cc) **Restaurant: Food Service Only – Large;**
- (dd) **Restaurant: Licensed – Large;**
- (ee) **Restaurant: Licensed – Medium;**
- (ff) **Restaurant: Licensed – Small;**
- (gg) **Seasonal Sales Area;**
- (hh) **Sign – Class C;**
- (ii) **Sign – Class E;**
- (jj) **Social Organization;**

## Discretionary Uses

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) **Accessory Liquor Service;**
  - (b) **Addiction Treatment;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2014
  - (d) **Billiard Parlour;**
  - (d.1) **Brewery, Winery and Distillery;** 22P2016
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;**
  - (g.1) **Conference and Event Facility;** 67P2008
  - (h) **Custodial Care;**
  - (i) **Drinking Establishment – Medium;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Dwelling Unit;**
  - (k.1) **Food Production;** 49P2017
  - (l) **Home Occupation – Class 2;**
  - (m) **Hotel;**
  - (n) **Indoor Recreation Facility;**

- 32P2009 (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- 28P2016 (q.2) **Medical Marihuana Counselling;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- 14P2010 (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- 4P2012 (gg) **Special Function – Class 2;**
- 10P2009, 4P2012 (gg.1) *deleted*
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

### Rules

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

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.



## Discretionary Uses

- 798 (1)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Auto Service – Major;**
  - (e) **Auto Service – Minor;**
  - (f) **Billiard Parlour;**
  - (f.1) **Brewery, Winery and Distillery;** 22P2016
  - (g) **Car Wash – Multi-Vehicle;**
  - (h) **Car Wash – Single Vehicle;**
  - (i) **Child Care Service;**
  - (j) **Cinema;**
  - (k) **Computer Games Facility;**
  - (k.1) **Conference and Event Facility;** 67P2008
  - (l) **Custodial Care;**
  - (m) **Dinner Theatre;**
  - (n) **Drinking Establishment – Medium;**

- 49P2017
  - (o) **Drinking Establishment – Small;**
  - (p) **Drive Through;**
  - (q) **Dwelling Unit;**
  - (q.1) **Food Production;**
  - (r) **Funeral Home;**
  - (s) **Gas Bar;**
  - (t) **Health Services Laboratory – without Clients;**
  - (u) **Home Occupation – Class 2;**
  - (v) **Hotel;**
  - (w) **Indoor Recreation Facility;**
- 32P2009
  - (x) **Instructional Facility;**
  - (y) **Liquor Store;**
  - (z) **Live Work Unit;**
- 5P2013
  - (z.1) **Market – Minor;**
- 28P2016
  - (z.2) **Medical Marihuana Counselling;**
  - (aa) **Outdoor Café;**
  - (bb) **Parking Lot – Grade;**
  - (cc) **Parking Lot – Structure;**
  - (dd) **Pawn Shop;**
- 43P2015
  - (dd.1) **Payday Loan;**
  - (ee) **Performing Arts Centre;**
  - (ff) **Place of Worship – Small;**
  - (gg) **Post-secondary Learning Institution;**
  - (hh) **Power Generation Facility – Medium;**
  - (ii) **Residential Care;**
  - (jj) **Restaurant: Licensed – Medium;**
  - (kk) **Seasonal Sales Area;**
  - (ll) **Sign – Class C;**
  - (mm) **Sign – Class E;**
  - (nn) **Sign – Class F;**

- (cc) **Supermarket;**
- (dd) **Take Out Food Service;**
- (ee) **Vehicle Rental – Minor;**
- (ff) **Vehicle Sales – Minor;** and
- (gg) **Veterinary Clinic.**

### Discretionary Uses

**815 (1)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.

**(2)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

**(3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:

- (a) **Amusement Arcade;**
- (b) **Auto Body and Paint Shop;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- (e) *deleted* 37P2014
- (f) **Billiard Parlour;**
- (f.1) **Brewery, Winery and Distillery;** 22P2016
- (g) **Car Wash – Multi-Vehicle;**
- (h) **Car Wash – Single Vehicle;**
- (i) **Child Care Service;**
- (j) **Cinema;**
- (k) **Computer Games Facility;**
- (k.1) **Conference and Event Facility;** 67P2008
- (l) **Dinner Theatre;**

- 49P2017

  - (m) **Drinking Establishment – Large;**
  - (n) **Drinking Establishment – Medium;**
  - (o) **Drinking Establishment – Small;**
  - (p) **Drive Through;**
  - (p.1) **Food Production;**
  - (q) **Funeral Home;**
  - (r) **Gaming Establishment – Bingo;**
  - (s) **Gas Bar;**
  - (t) **Hotel;**
  - (u) **Indoor Recreation Facility;**
- 67P2008

  - (u.1) **Large Vehicle Sales;**
  - (v) **Liquor Store;**
  - (w) **Market;**
- 28P2016

  - (w.1) **Medical Marihuana Counselling;**
  - (x) **Night Club;**
  - (y) **Outdoor Café;**
  - (z) **Parking Lot – Grade;**
  - (aa) **Parking Lot – Structure;**
  - (bb) **Pawn Shop;**
- 43P2015

  - (bb.1) **Payday Loan;**
  - (cc) **Performing Arts Centre;**
  - (dd) **Place of Worship – Small;**
- 9P2012

  - (ee) **Post-secondary Learning Institution;**
- 9P2012

  - (ff) **Power Generation Facility – Medium;**
  - (gg) **Printing, Publishing and Distributing;**
  - (hh) **Recreational Vehicle Sales;**
  - (ii) **Restaurant: Food Service Only – Large;**
  - (jj) **Restaurant: Licensed – Large;**
  - (kk) **Seasonal Sales Area;**
  - (ll) **Sign – Class C;**
  - (mm) **Sign – Class E;**

## Discretionary Uses

- 830 (1)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial *use* that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** *Uses* listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
  - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for *uses* listed in subsection 829(2)(a) through (f) inclusive; or
  - (c) they are located above the ground floor of the **building**.
- (4)** The following *uses* are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service;**
  - (a.1) **Conference and Event Facility;** 67P2008
  - (b) **Drinking Establishment – Medium;**
  - (c) **Drinking Establishment – Small;**
  - (c.1) **Food Production;** 49P2017
  - (c.2) **Medical Marihuana Counselling;** 28P2016, 49P2017
  - (d) **Outdoor Café;**
  - (d.1) **Payday Loan;** 43P2015
  - (e) **Power Generation Facility – Medium;**
  - (f) **Restaurant: Food Service Only – Medium;**
  - (g) **Restaurant: Licensed – Medium;**
  - (g.1) **Restaurant: Neighbourhood;** 5P2015
  - (h) **Sign – Class C;**
  - (i) **Sign – Class E;**
  - (j) **Sign – Class F;**
  - (j.1) **Sign – Class G;** 30P2011
  - (k) **Special Function – Class 2;** 4P2012
  - (k.1) *deleted* 10P2009, 4P2012
  - (l) **Utility Building;** 38P2013

- 38P2013 (m) **Veterinary Clinic**; and
- 39P2010 (n) *deleted*
- 38P2013 (o) **Wind Energy Conversion System – Type 1.**

### Rules

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

- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

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

### Building Height

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

### Use Area

**834 (1)** Unless otherwise referenced in subsection (2), there is no **use area** restriction for **uses** in the Commercial – Office District.

- 39P2010 (2) The maximum **use area** for a **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other **use**, is 465.0 square metres.

### Front Setback Area

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

### Rear Setback Area

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

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
- (b) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and

- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres; 67P2008
- (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
- (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

### Side Setback Area

- 837 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 3.0 metres;
- (b) an **industrial district**, the **side setback area** must have a minimum depth of 3.0 metres;
- (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 6.0 metres; 67P2008
- (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
- (c) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 838 (1) Where a **setback area** shares a **property line** with an **LRT corridor** or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
- (i) for every 35.0 square metres; or

- (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (3) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Employee Area

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

### Reductions of Minimum Motor Vehicle Parking Requirement

13P2008

- 840** (1) The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where the **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**.
- (2) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced by 5.0 per cent where:
- (a) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates, and



**Division 10: Commercial – Regional 1 f#  
(C-R1 f#) District**

**Purpose**

- 843 (1)** The Commercial – Regional 1 District is intended to be characterized by:
- (a) large “big box” single entry, mostly single **use buildings**;
  - (b) large retail sales activities where the product is displayed outdoors;
  - (c) large building supply contractors and garden centres selling and keeping product outdoors that would not be appropriate in other commercial or industrial districts;
  - (d) locations on or near major roads or along major commercial corridors;
  - (e) locations in industrial areas;
  - (f) primary access by motor vehicles to **parcels** from **streets**;
  - (g) pedestrian connections from public sidewalks to and between **buildings**;
  - (h) **parcels** that, through **building** location, **setback areas** and landscaping, limit the effect of large **uses** on nearby residential areas;
  - (i) be compatible with Industrial Business, Industrial Edge and Industrial General Districts;
  - (j) higher standards of **building** and **parcel** design only where development is along major roads, gateways and in instances where visibility and aesthetics are identified as planning concerns; and
  - (k) varying **building** density established through maximum **floor area ratios** for individual **parcels**.
- (2)** Areas of land greater than 6.0 hectares should not be designated Commercial – Regional 1 District.

### Permitted Uses

**844** The following *uses* are *permitted uses* in the Commercial – Regional 1 District:

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

### Discretionary Uses

**845** The following *uses* are *discretionary uses* in the Commercial – Regional 1 District:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- (e) **Car Wash – Multi-Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Convenience Food Store;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Fitness Centre;**
- (k.1) **Food Production;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Indoor Recreation Facility;**
- (o) **Liquor Store;**
- (p) **Market;**

49P2017

- (dd) **Restaurant: Food Service Only – Large;**
- (ee) **Restaurant: Food Service Only – Medium;**
- (ff) **Restaurant: Food Service Only – Small;**
- (gg) **Restaurant: Licensed – Medium;**
- (hh) **Restaurant: Licensed – Small;**
- (hh.1) **Restaurant: Neighbourhood;**
- (ii) **Retail and Consumer Service;**
- (jj) **Service Organization;**
- (kk) **Specialty Food Store;**
- (ll) **Supermarket;**
- (mm) **Take Out Food Service;**
- (nn) **Vehicle Rental – Minor;**
- (oo) **Vehicle Sales – Minor; and**
- (pp) **Veterinary Clinic.**

5P2015

### Discretionary Uses

- 863 (1)** *Uses* listed in subsection 862(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Commercial – Regional 2 District.
- (2)** *Uses* listed in subsection 862(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Regional 2 District:
- (a) **Auto Service – Major;**
  - (b) **Auto Service – Minor;**
  - (c) **Beverage Container Drop-Off Depot;**
  - (c.1) **Brewery, Winery and Distillery;**
  - (d) **Car Wash – Multi Vehicle;**
  - (e) **Car Wash – Single Vehicle;**
  - (f) **Child Care Service;**
  - (f.1) **Conference and Event Facility;**
  - (g) **Drinking Establishment – Large;**

22P2016

67P2008

- 49P2017
- (h) **Drinking Establishment – Medium;**
  - (i) **Drinking Establishment – Small;**
  - (j) **Drive Through;**
  - (k) **Dwelling Unit;**
  - (k.1) **Food Production;**
  - (l) **Gaming Establishment – Bingo;**
  - (m) **Gas Bar;**
  - (n) **Home Occupation – Class 2;**
  - (o) **Hotel;**
  - (p) **Liquor Store;**
  - (q) **Live Work Unit;**
- 5P2013
- 28P2016
- (q.1) **Market – Minor;**
  - (q.2) **Medical Marihuana Counselling;**
  - (r) **Night Club;**
  - (s) **Outdoor Café;**
  - (t) **Parking Lot – Grade;**
  - (u) **Parking Lot – Structure;**
- 43P2015
- (u.1) **Payday Loan;**
  - (v) **Place of Worship – Medium;**
  - (w) **Place of Worship – Small;**
  - (x) **Post-secondary Learning Institution;**
  - (y) **Power Generation Facility – Medium;**
  - (z) **Radio and Television Studio;**
  - (aa) **Restaurant: Licensed – Large;**
  - (bb) **Seasonal Sales Area;**
  - (cc) **Sign – Class C;**
  - (dd) **Sign – Class E;**
- 4P2012
- 10P2009, 4P2012
- (ee) **Special Function – Class 2;**
  - (ee.1) *deleted*
  - (ff) **Utility Building;**
  - (gg) **Vehicle Rental – Major; and**
  - (hh) **Vehicle Sales – Major.**

- (aa) **Restaurant: Food Service Only – Medium;**
- (bb) **Restaurant: Food Service Only – Small;**
- (cc) **Restaurant: Licensed – Medium;**
- (dd) **Restaurant: Licensed – Small;**
- (dd.1) **Restaurant: Neighbourhood;**
- (ee) **Retail and Consumer Service;**
- (ff) **Service Organization;**
- (gg) **Specialty Food Store;**
- (hh) **Supermarket;**
- (ii) **Take Out Food Service;**
- (jj) **Vehicle Rental – Minor;**
- (kk) **Vehicle Sales – Minor; and**
- (ll) **Veterinary Clinic.**

5P2015

### Discretionary Uses

**882 (1)** *Uses* listed in subsection 881(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Regional 3 District.

**(2)** *Uses* listed in subsection 881(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

**(3)** The following *uses* are **discretionary uses** in the Commercial – Regional 3 District:

- (a) **Auto Service – Major;**
- (b) **Auto Service – Minor;**
- (c) *deleted*
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;**
- (e) **Car Wash – Multi-Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Child Care Service;**
- (h) **Cinema;**
- (h.1) **Conference and Event Facility;**
- (i) **Drinking Establishment – Large;**

37P2014

22P2016

67P2008

- 49P2017
- (j) **Drinking Establishment – Medium;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (l.1) **Food Production;**
  - (m) **Gaming Establishment – Bingo;**
  - (n) **Gas Bar;**
  - (o) **Hotel;**
  - (p) **Liquor Store;**
- 5P2013
- (p.1) **Market – Minor;**
- 28P2016
- (p.2) **Medical Marihuana Counselling;**
  - (q) **Night Club;**
  - (r) **Outdoor Café;**
  - (s) **Parking Lot – Grade;**
  - (t) **Parking Lot – Structure;**
- 43P2015
- (t.1) **Payday Loan;**
  - (u) **Place of Worship – Medium;**
  - (v) **Place of Worship – Small;**
  - (w) **Post-secondary Learning Institution;**
  - (x) **Power Generation Facility – Medium;**
  - (y) **Restaurant: Food Service Only – Large;**
  - (z) **Restaurant: Licensed – Large;**
  - (aa) **Seasonal Sales Area;**
  - (bb) **Sign – Class C;**
  - (cc) **Sign – Class E;**
  - (dd) **Social Organization;**
- 4P2012
- (ee) **Special Function – Class 2;**
- 10P2009, 4P2012
- (ee.1) *deleted*
  - (ff) **Utility Building;**
- 38P2013
- (gg) **Vehicle Rental – Major;**
- 38P2013
- (hh) **Vehicle Sales – Major;**
- 38P2013
- (ii) **Wind Energy Conversion System – Type 1; and**
- 38P2013
- (jj) **Wind Energy Conversion System – Type 2.**

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

### Purpose

32P2009

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

### Permitted Uses

32P2009

- 907 (1)** The following **uses** are **permitted uses** in the Industrial – General District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** Unless otherwise referenced in subsection 908(1), the following **uses** are **permitted uses** in the Industrial – General District:
- (a) **Auto Body and Paint Shop**;
  - (b) **Auto Service – Major**;
  - (c) **Auto Service – Minor**;
  - (d) **Beverage Container Drop-Off Depot**;
  - (d.1) **Brewery, Winery and Distillery**; 37P2014, 49P2017
  - (d.2) **Beverage Container Quick Drop Facility**; 37P2014, 49P2017

- (e) **Car Wash – Multi-Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Catering Service – Major;**
- (h) **Catering Service – Minor;**
- (i) **Crematorium;**
- (j) **Distribution Centre;**
- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **Fleet Service;**
- (m) **Freight Yard;**
- (n) **General Industrial – Light;**
- (o) **General Industrial – Medium;**
- (p) **Large Vehicle Service;**
- (q) **Large Vehicle Wash;**
- (r) **Motion Picture Production Facility;**
- (s) **Municipal Works Depot;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- (v) **Power Generation Facility – Medium;**
- (w) **Power Generation Facility – Small;**
- (x) **Protective and Emergency Service;**
- (y) **Recreational Vehicle Service;**
- (y.1) **Sign – Class C;**
- (z) **Specialty Food Store;**
- (aa) **Utility Building;**
- (bb) **Vehicle Storage – Large;**
- (cc) **Vehicle Storage – Passenger; and**
- (dd) **Vehicle Storage – Recreational.**

14P2010



**Discretionary Uses**

32P2009

**908 (1)** *Uses* listed in subsection 907(2) are **discretionary uses** if they are located:

- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
- (b) on a **parcel** that does not have both sewer and water systems provided by the **City**.

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

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) *deleted*
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Convenience Food Store;**
- (g) **Custodial Quarters;**
- (h) **Drive Through;**
- (i) **Equipment Yard;**
- (j) **Gas Bar;**
- (k) **Instructional Facility;**
- (l) **Kennel;**
- (m) **Large Vehicle and Equipment Sales;**
- (m.1) **Medical Marihuana Production Facility;**
- (n) **Office;**
- (o) **Outdoor Café;**
- (p) **Pet Care Service;**
- (p.1) **Place of Worship – Large;**
- (q) **Print Centre;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**

22P2016, 49P2017

9P2012

7P2014

36P2011

- 30P2011 (v) **Restored Building Product Sales Yard;**
- 4P2012 (w) **Salvage Yard;**
- 4P2012 (x) **Self Storage Facility;**
- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- 30P2011 (aa) **Sign – Class F;**
- 4P2012 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- (cc) *deleted*
- 38P2013 (dd) **Take Out Food Service;**
- 38P2013 (ee) **Vehicle Sales – Minor;**
- 38P2013 (ff) **Veterinary Clinic;**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1; and**
- (hh) **Wind Energy Conversion System – Type 2.**

### Rules

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

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

### Building Size

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

### Floor Area Ratio

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

### Building Height

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

### Building Setback

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

## Storage of Goods, Materials and Supplies

- 913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is: 32P2009
- (a) not located in a **setback area**;
  - (b) not located between a **building** and a **major street** or **expressway**; and
  - (c) shown on a plan approved as part of a **development permit**.
- (2)** Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3)** The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

## Screening

32P2009

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

## Gross Floor Area for Offices and Administration Areas

67P2008, 10P2009,  
32P2009

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

### Front Setback Area

**915** Where the *parcel* shares a *front property line* with:

- (a) an ***expressway*** or ***major street***, the ***front setback area*** must have a minimum depth of 6.0 metres; and
- (b) any ***street***, other than an ***expressway*** or ***major street***, the ***front setback area*** must have a minimum depth of 4.0 metres.

### Rear Setback Area

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

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

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

### Purpose

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

- (a) small blocks of **parcels** originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;
- (b) fragmented land ownership creating **parcels** that are small and narrow in width;
- (c) small, narrow **parcels** where it may be difficult to provide landscaping along the front and corner **side property lines** and where it may be difficult to provide the required **motor vehicle parking stalls**; 13P2008
- (d) reduction in landscaping standards in order to facilitate redevelopment of the smaller **parcel** and achieve parking on the **parcel**;
- (e) **parcels** that are not located along a **major street** or share a **property line** with a **residential district**; and
- (f) a wide range of industrial **uses** that would allow for reuse and redevelopment of existing **parcels**.

### Permitted Uses

**968** The following **uses** are **permitted uses** in the Industrial – Redevelopment District: 32P2009

- (a) **Artist’s Studio**;
- (b) **Auto Body and Paint Shop**;
- (c) **Auto Service – Major**;
- (d) **Auto Service – Minor**;
- (e) **Beverage Container Drop-Off Depot**;
- (e.1) **Beverage Container Quick Drop Facility**; 37P2014
- (e.2) **Brewery, Winery and Distillery**; 49P2017
- (f) **Car Wash – Multi-Vehicle**;
- (g) **Car Wash – Single Vehicle**;
- (h) **Catering Service – Major**;
- (i) **Catering Service – Minor**;
- (j) **Crematorium**;
- (k) **Dry-cleaning and Fabric Care Plant**;

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

32P2009

### **Discretionary Uses**

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

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) *deleted*
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Counselling Service;**
- (g) **Custodial Quarters;**

22P2016, 49P2017

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

### Purpose

32P2009

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

36P2011

### Permitted Uses

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

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

32P2009

**Discretionary Uses**

**1001 (1)** The following *uses* are *discretionary uses* in the Industrial – Heavy District:

(a) **Asphalt, Aggregate and Concrete Plant;**

49P2017

(a.1) **Brewery, Winery and Distillery;**

(b) **Bulk Fuel Sales Depot;**

(c) **General Industrial – Heavy;**

(d) **Freight Yard;**

(e) **Power Generation Facility – Medium;**

(f) **Sign – Class E;**

(g) **Sign – Class F;**

30P2011, 4P2012, 38P2013

(g.1) **Sign – Class G;**

4P2012

(h) *deleted*

38P2013

(i) **Utility Building;**

38P2013

(j) **Wind Energy Conversion System – Type 1; and**

38P2013

(k) **Wind Energy Conversion System – Type 2.**

**(2)** The following *uses* are *discretionary uses* in the Industrial – Heavy District if they are located in a *building* that was legally existing or approved prior to the effective date of this Bylaw:

(a) **General Industrial – Light; and**

(b) **General Industrial – Medium.**

**Rules**

**1002** In addition to the rules in this District, all *uses* in this District must comply with:

(a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;

(b) the Rules Governing All Districts referenced in Part 3; and

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

**Front Setback Area**

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

**Rear Setback Area**

**1004 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:

(a) a *commercial district*, the *rear setback area* must have a minimum depth of 6.0 metres;



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

### Side Setback Area

- 1005 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) an **industrial district**:
    - (i) the **side setback area** must have a minimum depth of 6.0 metres; or
    - (ii) in the case where walls facing the **side property line** are constructed of materials that do not require maintenance, there is no requirement for a **side setback area**; or

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

### Landscaping In Setback Areas

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

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;** 22P2016
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;11**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (k.1) **Food Production;** 49P2017
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;** 32P2009, 9P2012
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (q.1) **Market – Minor;** 5P2013
- (q.2) **Medical Marihuana Counselling;** 28P2016
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (u.1) **Payday Loan;** 43P2015
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**

30P2011, 4P2013

4P2012

- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ee.1) *deleted;*
- (ff) **Social Organization;**
- (gg) **Special Function – Class 2;**
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

### Rules

**1182** In addition to the rules in this District, all **uses** in this District must comply with:

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

### Floor Area Ratio

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
  - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

### Building Height

**1184** There is no maximum **building height**.

### Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.

- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (q.1) **Food Production;**
- (r) **General Industrial – Light;**
- (s) **Health Services Laboratory – With Clients;**
- (t) **Home Occupation – Class 2;**
- (u) **Hotel;**
- (v) **Indoor Recreation Facility;**
- (w) **Library;**
- (x) **Liquor Store;**
- (y) **Live Work Unit;**
- (z) **Market;**
- (aa) **Market – Minor;**
- (bb) **Medical Clinic;**
- (cc) **Medical Marihuana Counselling;**
- (dd) **Office;**
- (ee) **Outdoor Café;**
- (ff) **Parking Lot – Grade (temporary);**
- (gg) **Parking Lot – Structure;**
- (hh) **Performing Arts Centre;**
- (ii) **Place of Worship – Small;**
- (jj) **Post-secondary Learning Institution;**
- (kk) **Residential Care;**
- (ll) **Restaurant: Food Service Only – Large;**
- (mm) **Restaurant: Food Service Only – Medium;**
- (nn) **Restaurant: Licensed – Large;**
- (oo) **Restaurant: Licensed – Medium;**
- (pp) **Restaurant: Licensed – Small;**
- (qq) **School – Private;**
- (rr) **School Authority – School;**
- (ss) **Seasonal Sales Area;**
- (tt) **Service Organization;**
- (uu) **Sign – Class B;**

49P2017

- (vv) **Sign – Class C;**
- (ww) **Sign – Class D;**
- (xx) **Sign – Class E;**
- (yy) **Social Organization;**
- (zz) **Special Function – Class 2;**
- (aaa) **Supermarket;**
- (bbb) **Utility Building;** and
- (ccc) **Veterinary Clinic.**

### **Rules**

**1246** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Density**

**1247 (1)** The maximum **floor area ratio** is 7.0.

**(2)** In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
  - (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Conference and Event Facility;**
  - (iv) **Indoor Recreation Facility;**
  - (v) **Library;**
  - (vi) **Museum;**
  - (vii) **Performing Arts Centre;**
  - (viii) **Place of Worship – Small;**
  - (ix) **Protective and Emergency Service;**
  - (x) **School – Private;**
  - (xi) **School Authority – School;**
  - (xii) **Service Organization;**

### Division 3: Centre City East Village Integrated Residential District (CC-EIR)

#### Purpose

**1253** The Centre City East Village Integrated Residential District is intended to provide for:

- (a) a mixed **use** area that integrates residential **uses** with a broad range of commercial, cultural and entertainment **uses**;
- (b) commercial **uses** located on the ground floor; and
- (c) a **building** form that is **street** oriented at **grade**.

#### Permitted Uses

**1254 (1)** The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District:

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

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) **Radio and Television Studio;**

- (m) **Restaurant: Food Service Only – Small;**
- (n) **Retail and Consumer Service;**
- (o) **Specialty Food Store;** and
- (p) **Take Out Food Service.**

### **Discretionary Uses**

**1255 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Integrated Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1254(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Integrated Residential District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Integrated Residential District:

- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Brewery, Winery and Distillery;**
- (f) **Child Care Service;**
- (g) **Cinema;**
- (h) **Community Entrance Feature;**
- (i) **Community Recreation Facility;**
- (j) **Conference and Event Facility;**
- (k) **Counselling Service;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (q.1) **Food Production;**
- (r) **Health Services Laboratory – With Clients;**



## Division 4: Centre City East Village Mixed Use District (CC-EMU)

### Purpose

**1259** The Centre City East Village Mixed Use District is intended to provide for:

- (a) a mixed-use area that integrates residential **uses** with a range of commercial **uses**, local services and amenities; and
- (b) a **building** form that is **street** oriented at **grade**.

### Permitted Uses

**1260 (1)** The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District:

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

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Retail and Consumer Service;**
- (n) **Specialty Food Store; and**

- (o) **Take Out Food Service.**

**Discretionary Uses**

**1261 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1260(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District:

- (a) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Brewery, Winery and Distillery;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Community Recreation Facility;**
- (g) **Counselling Service;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Dwelling Unit;**
- (j.1) **Food Production;**
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Liquor Store;**
- (o) **Live Work Unit;**
- (p) **Market – Minor;**
- (q) **Medical Clinic;**
- (r) **Medical Marijuana Counselling;**
- (s) **Office;**
- (t) **Outdoor Café;**
- (u) **Place of Worship – Small;**
- (v) **Post-secondary Learning Institution;**

49P2017

## Division 5: Centre City East Village Primarily Residential District (CC-EPR)

### Purpose

**1265** The Centre City East Village Primarily Residential District is intended to provide for:

- (a) a mainly residential area with a limited range of support commercial **uses** and local amenities;
- (b) commercial **uses** that are developed as part of a comprehensive residential mixed **use development**; and
- (c) a **building** form that is **street** oriented at **grade**.

### Permitted Uses

**1266 (1)** The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District:

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

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Pet Care Service;**
- (g) **Power Generation Facility – Small;**
- (h) **Print Centre;**
- (i) **Restaurant: Food Service Only – Small;**

- (j) **Retail and Consumer Service;**
- (k) **Specialty Food Store;** and
- (l) **Take Out Food Service.**

**Discretionary Uses**

**1267 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1266(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District:

- (a) **Accessory Liquor Service;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Community Recreation Facility;**
- (g) **Counselling Service;**
- (h) **Drinking Establishment – Small;**
- (i) **Dwelling Unit;**
- (j) **Food Kiosk;**
- (j.1) **Food Production;**
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Liquor Store;**
- (p) **Live Work Unit;**
- (q) **Market – Minor;**
- (r) **Medical Clinic;**
- (s) **Medical Marihuana Counselling;**
- (t) **Office;**

49P2017

## Division 6: Centre City East Village River Residential District (CC-ERR)

### Purpose

**1271** The Centre City East Village River Residential District is intended to provide for:

- (a) a signature site with high visibility and direct riverfront views;
- (b) mainly residential **uses** with support commercial **uses**;
- (c) active commercial **uses** located on the ground floor of a **building**; and
- (d) a **building** form that is street oriented at **grade**.

### Permitted Uses

**1272** The following **uses** are **permitted uses** in the Centre City East Village River Residential District:

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

### Discretionary Uses

**1273 (1)** The following **uses** are **discretionary uses** in the Centre City East Village River Residential District:

- (a) **Brewery, Winery and Distillery**;
- (b) **Child Care Service**;
- (c) **Community Recreation Facility**;
- (d) **Dwelling Unit**;
- (d.1) **Food Production**;
- (e) **Home Occupation – Class 2**;
- (f) **Hotel**;
- (g) **Indoor Recreation Facility**;
- (h) **Market – Minor**;
- (i) **Outdoor Café**;

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- (j) **Power Generation Facility – Small;**
- (k) **Restaurant: Food Service Only – Medium;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Restaurant: Neighbourhood;**
- (p) **Retail and Consumer Service;**
- (q) **Seasonal Sales Area;**
- (r) **Sign – Class B;**
- (s) **Sign – Class C;**
- (t) **Sign – Class D;**
- (u) **Sign – Class E;**
- (v) **Social Organization;** and
- (w) **Special Function – Class 2.**

### Rules

- 1274 (1)** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
  - (b) The Rules Governing All Districts referenced in Part 3; and
  - (c) The applicable Uses and Use Rules referenced in Part 4.

### Density

- 1275 (1)** The maximum **floor area ratio** is 5.0.
- (2)** In this section, for the purpose of calculating **floor area ratio**:
- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
    - (i) **Child Care Service;**
    - (ii) **Protective and Emergency Service;**
    - (iii) **Social Organization;** and
    - (iv) **Utilities;** and
  - (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

- (d) **Health Services Laboratory – With Clients;**
- (e) **Medical Clinic;**
- (f) **Power Generation Facility – Small;**
- (g) **Radio and Television Studio;** and
- (h) **Service Organization.**

**Discretionary Uses**

**1307 (1)** *Uses* listed in subsections 1306 (2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the CR20-C20/R20 District.

**(2)** *Uses* listed in subsection 1306 (3) are **discretionary uses** in the CR20-C20/R20 District if they are located on the second floor of an existing approved **building** that contains an existing or approved **+15 Skywalk System walkway**.

**(3)** The following *uses* are **discretionary uses** in the CR20-C20/R20 District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Amusement Arcade;**
- (d) **Auction Market – Other Goods;**
- (d.1) **Brewery, Winery and Distillery;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Community Recreational Facility;**
- (h) **Conference and Event Facility;**
- (i) **Custodial Care;**
- (j) **Cultural Support;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drinking Establishment – Small;**
- (m) **Dwelling Unit;**
- (m.1) **Food Production;**
- (n) **Health Services Laboratory – Without Clients;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**

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- (t) **Live Work Unit;**
- (u) **Market;**
- (u.1) **Medical Marihuana Counselling;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Outdoor Recreation Area;**
- (y) **Park Maintenance Facility – Small;**
- (z) **Parking Lot – Structure;**
- (aa) **Pawn Shop;**

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- (aa.1) **Payday Loan;**
- (bb) **Performing Arts Centre;**
- (cc) **Place of Worship – Medium;**
- (dd) **Place of Worship – Small;**
- (ee) **Post-Secondary Learning Institution;**
- (ff) **Restaurant: Licensed – Large;**
- (gg) **Restaurant: Licensed – Medium;**
- (hh) **Residential Care;**
- (ii) **School – Private;**
- (jj) **School Authority – School;**
- (kk) **School Authority Purpose – Major;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**
- (oo) **Social Organization;**
- (pp) **Special Function – Class 2;**
- (qq) **Utility *Building*;**
- (rr) **Vehicle Rental – Major;**
- (ss) **Vehicle Rental – Minor; and**
- (tt) **Vehicle Sales – Minor.**

- (4) The following *uses* are additional **discretionary uses** in the CR20-C20/R20 District if they were legally existing prior to the *parcel* being designated CR20-C20/R20:



- (e) **Child Care Service;**
- (f) **Community Recreation Facility;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Small;**
- (j) **Dwelling Unit;**
- (j.1) **Food Production;**
- (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.**

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## 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**.

## 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;**
  - (p) **Dwelling Unit;**
  - (p.1) **Food Production;**
  - (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;**

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- (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.

## 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  
Food Production  
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, 49P2017

**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