

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

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

11P2008	June 1, 2008	32P2009	December 14, 2009
13P2008	June 1, 2008	46P2009	December 14, 2009
15P2008	June 1, 2008	38P2009	December 15, 2009
47P2008	June 1, 2008	3P2010	March 1, 2010
48P2008	June 1, 2008	11P2010	April 19, 2010
49P2008	June 1, 2008	14P2010	May 17, 2010
50P2008	June 1, 2008	26P2010	May 17, 2010
53P2008	June 1, 2008	12P2010	June 7, 2010
54P2008	May 12, 2008	19P2010	June 7, 2010
57P2008	June 9, 2008	23P2010	June 7, 2010
67P2008	October 1, 2008	32P2010	July 26, 2010
68P2008	October 6, 2008	34P2010	August 19, 2010
71P2008	December 22, 2008	39P2010	November 22, 2010
51P2008	January 4, 2009	7P2011	January 10, 2011
75P2008	January 4, 2009	13P2011	February 7, 2011
1P2009	January 26, 2009	21P2011	June 20, 2011
10P2009	April 21, 2009		
17P2009	June 1, 2009		
28P2009	July 13, 2009		
31P2009	September 14, 2009		
41P2009	October 13, 2009		

#### NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

## **PUBLISHING INFORMATION**

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

#### Exempt Developments

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

67P2008

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

10P2009, 21P2011

- (m) a **Special Function Tent – Recreational** if it is located in:
  - (i) any **commercial district, industrial district** or the Special Purpose – City and Regional Infrastructure District provided the cumulative area of all tents on the **parcel** is:
    - (A) 120.0 square metres or less; or
    - (B) greater than 120.0 square metres provided the tent is not located on a **parcel** that is **adjacent** to a **residential district**;

- (ii) any **residential district**;
  - (iii) the Special Purpose – School, Park and Reserve District;
  - (iv) the Special Purpose – Community Service District;
  - (v) the Special Purpose – Recreation District;
  - (vi) the Special Purpose – Community Institution District;
  - (vii) the Special Purpose – University Research District; or
  - (viii) a Direct Control District where the **use** of the **parcel** is residential, institutional, educational, or recreational;
- (n) **a Special Function Tent – Commercial** where:
- (i) the **use** being temporarily expanded is a **Drinking Establishment – Large, Drinking Establishment – Medium, Drinking Establishment – Small, Night Club, Restaurant Licensed – Large, Restaurant Licensed – Medium or Restaurant Licensed- Small** where the cumulative area of all tents on the **parcel** is:
    - (A) 120.0 square metres or less; or
    - (B) greater than 120.0 square metres and the tent is not located on a **parcel** that is within 45.0 metres of a **residential district**; and
  - (ii) the **use** being temporarily expended is not listed in subsection (i) where the cumulative area of all tents on the **parcel** is:
    - (A) 120.0 square metres or less; or
    - (B) greater than 120.0 and the tent is not located on a **parcel** that is within 45.0 metres of a **residential district**;
- (o) 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;

10P2009,  
21P2011

- (p) the **use** of all or part of a **building** or **parcel** as a **Motion Picture Filming Location** for a period not exceeding one year;
- (q) facilities required for environmental remediation;
- (r) excavation, grading or stripping provided:
  - (i) the area of land to be excavated, stripped or graded is less than 1000.0 square metres;
  - (ii) it is part of a **development** for which a **development permit** has been released; or
  - (iii) the person carrying out the excavation, stripping or grading has signed a Development Agreement with the **City** for the area to be excavated, stripped or graded and that Development Agreement contemplates excavating, stripping or grading;
- (r.1) stockpiling on the same **parcel** undergoing excavation, grading or stripping;
- (s) **Utilities** installed or constructed within a **street** or a utility right-of-way;
- (t) a **Utility Building** with a **gross floor area** less than 10.0 square metres;
- (u) a **Power Generation Facility – Small** required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;
- (v) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (w) the **City's** use of land which it either owns or has an equitable interest in for a purpose approved by **Council** in connection with any **Utility**;
- (x) the following projects carried on by, or on behalf of, the **City**:
  - (i) roads, traffic management projects, interchanges;
  - (ii) *deleted*
  - (iii) motor vehicle and pedestrian bridges, unless they are part of the +15 and +30 walkway systems;
  - (iv) water, sewage and storm water lines and facilities; and
  - (v) landscaping projects, parks, public tennis courts and street furniture;

14P2010

1P2009

- (y) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
- (z) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as Block 4 Plan 9711796 or Block 6 Plan 9711978, either of which may be further subdivided from time to time;
- (aa) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as:
- (i) Lot 1 Plan 8711504;
- (ii) Block 3 Plan 7203JK;
- (iii) Lots 1 through 3 Block 4 Plan 8810907;
- (iv) Block 5 Plan 7627JK;
- (v) Lot 1 Block 6 Plan 8811565;
- (vi) Lots 2 through 5 Block 8 Plan 8910156;
- (vii) Lot 1 Block 1 Plan 8810212;
- (viii) Block 1 Plan 6368JK;
- (ix) Lot 2 Block 1 Plan 8810882;
- (x) Meridian 5 Range 2 Township 25 Section 8 Quarter South West containing 64.7 hectares (160 Acres) more or less excepting thereout:
- (A) The Westerly 150 feet in perpendicular width throughout of said quarter section containing 3.67 hectares (9.06 Acres) more or less.

57P2008

(B)	Plan	Number	Hectares More or Less	(Acres)
	Subdivision	0212109	5.208	12.87
	Subdivision	0212996	0.329	0.81
	Subdivision	0310384	5.392	13.32
	Subdivision	0310801	0.281	0.69
	Road	0410951	0.740	1.83
	Subdivision	0411095	5.586	13.80
	Subdivision	0413246	3.570	8.82
	Subdivision	0413479	2.041	5.04
	Subdivision	0513290	4.763	11.77
	Subdivision	0610329	10.166	25.1
	Subdivision	0614724	6.395	15.8

- (xi) Meridian 5 Range 2 Township 25 Section 8 Quarter South East containing 64.7 hectares (160 Acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	20.84	51.5
Subdivision	0010707	2.885	7.13
Subdivision	0012144	0.453	1.12
Subdivision	0111064	0.858	2.12
Subdivision	0111261	3.974	9.82
Subdivision	0112249	0.972	2.40
Subdivision	0211588	4.76	11.76
Subdivision	0211922	0.081	0.20
Subdivision	0212109	4.555	11.26
Subdivision	0212265	3.905	9.65
Subdivision	0212996	4.803	11.87
Subdivision	0310801	7.802	19.28
Subdivision	0311537	4.63	11.44
Subdivision	0312428	0.898	2.22
Subdivision	0313145	1.415	3.50
Road	0410951	0.890	2.20
Subdivision	0614724	0.191	0.47

- (xii) Meridian 5 Range 2 Township 25 Section 5

That portion of the North East Quarter which lies to the north of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 30.9 hectares (76.16 acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	7.60	18.78
Subdivision	0110288	1.579	3.90
Subdivision	0310801	3.261	8.06
Subdivision	0311537	0.0002	0.0004
Subdivision	0313145	9.648	23.83
Road	0410951	1.247	3.08
Road	0411502	0.277	0.68
Subdivision	0512903	4.677	11.56



## (xiii) Meridian 5 Range 2 Township 25 Section 5

That portion of the north west quarter which lies to the North of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 20.9 hectares (51.67 acres) more or less excepting thereout:

	Hectares	(Acres) More or Less
A) Plan 0110288 subdivision	4.020	9.93

(xiv) Lot 35 through 40 Block 90 Plan 0614543;

(xv) Lot 59 through 99 Block 90 Plan 0614543; and

(xvi) Lots 2 through 4 Block 6 Plan 8910893

any of which may be further subdivided from time to time;

- (bb) **developments** as defined in section 8(2) of Bylaw 2P80, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008; 13P2008
- (cc) **developments** as defined in section 7 of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008, and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in Appendix A of Order in Council 333/2007; 13P2008
- (dd) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5; 67P2008
- (ee) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**: 68P2008
- (i) does not use an internal combustion engine; and
- (ii) is located entirely within an existing approved **building**;
- (ff) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and: 68P2008
- (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;
- (gg) a **Temporary Residential Sales Centre** located: 71P2008
- (i) in the **Developing Area**; or
- (ii) on a **parcel** identified in subsection 25(z) or 25(aa);

75P2008 (hh) **developments** as defined in Section 8(2) of Part 10, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to 2008 January 4; and

17P2009 (ii) a **Home Based Child Care – Class 1**.

1P2009 **25.1** The following **developments** do not require a **development permit**:

- (a) **Public Transit System**; and
- (b) **Utilities – Linear**.

### **Development Permit Application Requirements**

- 26** (1) Any owner of a **parcel**, his authorized agent, or other persons having legal or equitable interest in the **parcel** may apply to the **General Manager** for a **development permit**.
- (2) An application for a **development permit** must be made on an application form approved by the **General Manager** and be submitted with the fee for an application as prescribed by resolution of **Council**.
- (3) An applicant for a **development permit** must provide such information as may be required by the **Development Authority** to evaluate the application.

### **Notice Posting Requirement**

- 46P2007 **27** (1) At least 7 days prior to making a decision on an application for a **development permit** for those **uses** listed in subsections (2), (3) (4) and (5), the **Development Authority** must post in a conspicuous place a notice stating:
- (a) the proposed **use** of the **building** or **parcel**;
  - (b) that an application respecting the proposed **development** will be considered by the **Development Authority**;
  - (c) that any person who objects to the proposed **development** on the **parcel** may deliver to a **Development Authority** a written statement of their objection to the **development**;
  - (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
  - (e) that the objection must include:
    - (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
    - (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:

26P2010 (a) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts

- |       |   |                     |
|-------|---|---------------------|
| (a.1) | <b>Drinking Establishment – Medium</b> in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;                             | 51P2008             |
| (b)   | <b>Drinking Establishment – Small</b> in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; | 51P2008             |
| (c)   | <b>Drive Through</b> in the C-N2, C-C1 or C-COR2 districts;   |                     |
| (c.1) | <b>Home Based Child Care – Class 2;</b>   | 17P2009             |
| (d)   | <b>Home Occupation – Class 2;</b>   |                     |
| (e)   | <b>Liquor Store</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;                               | 51P2008             |
| (f)   | <b>Multi-Residential Development</b> in the <i>Developed Area</i> ;   |                     |
| (f.1) | <b>Night Club</b> in the CC-EIR district  | 26P2010             |
| (g)   | <b>Outdoor Café</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts;                     | 51P2008             |
| (h)   | <b>Place of Worship – Large;</b>  | 14P2010             |
| (h.1) | <b>Recyclable Construction Material Collection Depot (temporary);</b>   | 14P2010             |
| (i)   | <b>Secondary Suite – Detached Garage;</b>   | 14P2010,<br>12P2010 |
| (i.1) | <b>Secondary Suite – Detached Garden;</b> and   | 12P2010             |
| (j)   | <b>Social Organization</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts; and                         | 51P2008,<br>14P2010 |
| (k)   | <b>Waste Disposal and Treatment Facility.</b>   | 14P2010             |
- (3) The following *uses* must always be notice posted in a *residential district*:
- |     |                                       |
|-----|---------------------------------------|
| (a) | <b>Addiction Treatment;</b>           |
| (b) | <b>Bed and Breakfast;</b>             |
| (c) | <b>Child Care Service;</b>            |
| (d) | <b>Community Recreation Facility;</b> |
| (e) | <b>Custodial Care;</b>                |
| (f) | <b>Indoor Recreation Facility;</b>    |
| (g) | <b>Library;</b>                       |
| (h) | <b>Museum;</b>                        |
| (i) | <b>Place of Worship – Medium;</b>     |
| (j) | <b>Place of Worship – Small;</b>      |
| (k) | <b>Residential Care;</b> and          |
| (l) | <b>Service Organization.</b>          |

- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment;**
  - (b) **Child Care Service;**
  - (c) **Custodial Care;**
  - (d) **Place of Worship – Medium;**
  - (e) **Place of Worship – Small;**
  - (f) **Residential Care;** and
  - (g) **Service Organization.**
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area**;
  - (b) **Duplex Dwelling** when listed as a **discretionary use**;
  - (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
  - (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; and
  - (e) Any **discretionary use** in the C-N1, C-N2, CC-1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, or CC-ET.
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (3), (4) or (5).

51P2008, 26P2010

- (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

### 308 “Special Function Tent – Commercial”

10P2009,  
39P2010  
21P2011

- (a) means a **use**:
  - (i) where a temporary collapsible shelter is erected to expand an approved **use** located on the **parcel**;
  - (ii) that may only temporarily expand the following **uses**:
    - (A) **Auction Market – Other Goods**;
    - (B) **Auction Market – Vehicles and Equipment**;
    - (C) **Drinking Establishment – Large**;

- (D) **Drinking Establishment – Medium;**
- (E) **Drinking Establishment – Small;**
- (F) **Large Vehicle and Equipment Sales;**
- (G) **Market;**
- (H) **Night Club;**
- (I) **Recreational Vehicle Sales;**
- (J) **Retail and Consumer Service;**
- (K) **Restaurant: Licensed – Large;**
- (L) **Restaurant: Licensed – Medium;**
- (M) **Restaurant: Licensed – Small;**
- (N) **Restaurant: Food Service Only – Large;**
- (O) **Restaurant: Food Service Only – Medium;**
- (P) **Restaurant: Food Service Only – Small;**
- (Q) **Take Out Food Service;**
- (R) **Vehicle Sales – Major; or**
- (S) **Vehicle Sales – Minor;**

(b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;

(c) may only be erected on a **parcel** a total of 15 days in any calendar year;

21P2011

(d) has a maximum height of:

- (i) 12.0 metres measured from **grade**; and
- (ii) one **storey**;

21P2011

(e) is not required to meet the rules of any land use district, but must comply with all the rules in Parts 1 to 4;

21P2011

(e.1) may, regardless of any requirements pursuant to an approved **development permit**, be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**, including but not limited to:

- (i) parking areas, including drive aisles, **motor vehicle parking stalls** and **loading stalls**; and
- (ii) **landscaped areas** provided the trees and shrubs are not removed or damaged;

- (f) is not subject to the **public area** restrictions for any **use** it is combined with;
- (f.1) may have a cumulative area used for the purpose of providing entertainment: 21P2011
  - (i) less than or equal to 10.0 square metres; or
  - (ii) greater than 10.0 square metres where the approved **use** being extended is a **Night Club**;
- (g) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (h) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (i) does not require **motor vehicle parking stalls**; and
- (j) does not require **bicycle parking stalls – class 1 or class 2**.

### 309 “Special Function Tent – Recreational”

10P2009

- (a) means a **use**: 21P2011
  - (i) where a temporary collapsible shelter accessory to an approved **use** is erected on the same **parcel**;
  - (ii) that must only be approved with assembly, educational, recreational or social events that are related to an approved **use** on the **parcel**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be erected on a **parcel** a total of 10 days in any calendar year; 10P2009
- (d) has a maximum height of: 21P2011
  - (i) 12.0 metres measured from **grade**; and
  - (ii) one **storey**;
- (e) is not required to meet the rules of any land use district, but must comply with all the rules in Parts 1 to 4; 21P2011
- (e.1) may, regardless of any requirements pursuant to an approved **development permit**, be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**, including but not limited to: 21P2011
  - (i) parking areas, including drive aisles, **motor vehicle parking stalls** and **loading stalls**; and

21P2011

- (ii) **landscaped areas** provided landscaping, including trees and shrubs, are not removed or damaged;
- (f) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (f.1) may have an area used for the purpose of providing entertainment;
- (g) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

32P2009

### 309.1 “Specialized Industrial”

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



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

### 310 “Specialty Food Store”

32P2009

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

### 311 “Spectator Sports Facility”

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

- (c) requires 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 312 “Stock Yard”

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

### 313 “Storage Yard”

- (a) means a **use**:
  - (i) where goods, 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**;
  - (vi) that does not involve the production or sale of goods, materials and supplies as part of the **use**; and
  - (vii) that may have a **building** for the administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, 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**.

### 314 “Supermarket”

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

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- (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**;
  - (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**.