

THE CITY OF CALGARY LAND USE BYLAW 1P2007 OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008
13P2008	June 1, 2008
15P2008	June 1, 2008
47P2008	June 1, 2008
48P2008	June 1, 2008
49P2008	June 1, 2008
50P2008	June 1, 2008
53P2008	June 1, 2008
54P2008	May 12, 2008
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68P2008	October 6, 2008
71P2008	December 22, 2008
51P2008	January 4, 2009
75P2008	January 4, 2009
1P2009	January 26, 2009

NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

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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:
- (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) the construction of a **Minor Residential Addition**;

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;
- (m) a **Special Function Tent – Recreational** if it is located in:
 - (i) any **residential district**;
 - (ii) the Special Purpose – School, Park and Reserve District;
 - (iii) the Special Purpose – Community Service District;
 - (iv) the Special Purpose – Recreation District;
 - (v) the Special Purpose – Community Institution District;
 - (vi) the Special Purpose – University Research District; or
 - (vii) A Direct Control District where the **use** of the **parcel** is residential, institutional, educational, or recreational;

- (n) **a Special Function Tent – Commercial:**
 - (i) if it has a **gross floor area** of 120.0 square metres or less; or
 - (ii) has a **gross floor area** greater than 120.0 square metres; and
 - (iii) is not located on a **parcel** that abuts a **residential district** or is only separated from a **residential district** by an intervening **street**;
- (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;
- (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;
- (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;

1P2009

- (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;
- (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:

57P2008

- (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;

- (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); and
- (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. 75P2008
- 25.1** The following **developments** do not require a **development permit**: 1P2009
- (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.

49P2008

Notice Posting Requirement

- 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:

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- (a) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;

51P2008

- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;

- (d) **Home Occupation – Class 2**;

51P2008

- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (f) **Multi-Residential Development** in the **Developed Area**;

51P2008

- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts;

- (h) **Place of Worship – Large**;

- (i) **Secondary Suite**; and

51P2008

- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts.

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

51P2008

PART 3: RULES GOVERNING ALL DISTRICTS

Division 1: Road Rights-of-Way

Rights-of-Way Property Line Setbacks

53 (1) The **Development Authority** must not relax the basic right-of-way requirements referenced in Table 1 below:

Table 1: Road Rights-of-Way

51P2008

ON (Numbered Streets)	FROM	TO	BASIC R.O.W. (Metres)	REQUIRED R.O.W. (Metres)	REQUIRED SETBACKS (Metres) (Side)
1 STREET E.	10 AVENUE S.	17 AVENUE S.	20.117	30.481	5.182 Each
1 STREET E.	17 AVENUE S.	ELBOW RIVER	20.117	30.481	5.182 Each
1 STREET W.	10 AVENUE S.	15 AVENUE S.	20.117	24.385	2.134 Each
1 STREET W.	15 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
4 STREET W.	40 AVENUE N.	16 AVENUE N.	20.117	24.385	2.134 Each
4 STREET E.	3 AVENUE N.	MEMORIAL DRIVE	20.117	24.385	2.134 Each
5 STREET W.	10 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
5 STREET W.	17 AVENUE S.	26 AVENUE S.	20.117	24.385	2.134 Each
8 STREET W.	10 AVENUE S.	15 AVENUE S.	20.117	24.385	2.134 Each
8 STREET W.	15 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
9 STREET W.	10 AVENUE S.	16 AVENUE S.	20.117	24.385	2.134 Each
9 STREET W.	16 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
10 STREET W.	24 AVENUE N.	LANE S. OF 5 AVENUE N. (S. LEG)	20.117	30.481	5.182 Each
11 STREET E.	12 STREET E. SUBWAY	C.P.R. Right-Of-Way	20.117	24.385	2.134 Each
11 STREET W.	10 AVENUE S.	16 AVENUE S.	20.117	24.385	2.134 Each
11 STREET W.	16 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
12 STREET E.	1 AVENUE N.	SAINT GEORGE'S DRIVE	20.117	24.385	2.134 Each
12 STREET E.	BOW RIVER	12 STREET E. SUBWAY	20.117	24.385	2.134 Each
14 STREET W.	48 AVENUE N.	NORTH HAVEN DRIVE	25.299	30.481	5.182 WEST
14 STREET W.	ROSELAWN CRESCENT N.	38 AVENUE S.	20.117	30.481	5.182 Each
18 STREET W.	10 AVENUE S.	11 AVENUE S.	20.117	24.385	2.134 Each
19 STREET W.	10 AVENUE S.	12 AVENUE S.	20.117	24.385	2.134 Each
28 STREET E.	8 AVENUE S.	17 AVENUE S.	22.251	24.385	2.134 WEST
29 STREET W.	8 AVENUE N.	MEMORIAL DRIVE	20.117	24.385	2.134 Each
29 STREET W.	BOW TRAIL	35 AVENUE S.	20.117	24.385	2.134 Each
33 STREET W.	8 AVENUE S.	17 AVENUE S.	20.117	24.385	2.134 Each
METIS TRAIL N.	AIRPORT TRAIL N.	64 AVENUE N.	20.117	36.577	8.230 Each
36 STREET E.	8 AVENUE S.	26 AVENUE S.	20.117	30.481	5.182 Each
37 STREET W.	BOW TRAIL	17 AVENUE S.	25.299	30.481	5.182 WEST
37 STREET W.	28 AVENUE S.	33 AVENUE S.	25.299	30.481	5.182 WEST
37 STREET W.	44 AVENUE S.	45 AVENUE S.	25.299	30.481	5.182 EAST
44 STREET E.	17 AVENUE S.	26 AVENUE S.	20.117	24.385	2.134 Each
45 STREET W.	BOW TRAIL	15 AVENUE S.	22.251	24.385	2.134 EAST
45 STREET W.	17 AVENUE S.	26 AVENUE S.	22.251	24.385	2.134 EAST
45 STREET W.	33 AVENUE S.	35 AVENUE S.	22.251	24.385	2.134 WEST
52 STREET E.	14 AVENUE S.	16 AVENUE S.	25.299	30.481	5.182 WEST
52 STREET E.	50 AVENUE S.	126 AVENUE S.	20.117	45.000	4.942 EAST
52 STREET E.	50 AVENUE S. (S. LEG)	126 AVENUE S.	20.117	45.000	19.941 WEST
53 STREET W.	VARSITY ESTATES DRIVE (N. LEG)	53 AVENUE N.	20.117	24.385	2.134 EAST
68 STREET E.	17 AVENUE S.	26 AVENUE S.	20.117	36.577	8.230 Each
83 STREET W.	BOWNESS ROAD	33 AVENUE N.	20.117	30.481	5.182 Each
85 STREET	BOWNESS ROAD	48 AVENUE N.	20.117	30.481	5.182 Each

51P2008 Table 1: Road Rights-of-Way – continued

ON (Numbered Avenues)	FROM	TO	BASIC R.O.W. (Metres)	REQUIRED R.O.W. (Metres)	REQUIRED SETBACKS (Metres) (Side)	
1 AVENUE N.	4 STREET E.	6 STREET E.	20.117	24.385	2.134	Each
10 AVENUE S.	14 STREET W.	OLYMPIC WAY	20.117	24.385	2.134	Each
10 AVENUE S.	BOW TRAIL	18 STREET W.	20.117	24.385	2.134	Each
11 AVENUE S.	17 STREET W.	18 STREET W.	24.384	26.518	2.134	NORTH
11 AVENUE S.	17 STREET W.	14 STREET W.	20.117	24.385	2.134	Each
11 AVENUE S.	14 STREET W.	6 STREET E.	20.117	24.385	2.134	Each
12 AVENUE S.	14 STREET W.	6 STREET E.	20.117	24.385	2.134	Each
12 AVENUE S.	19 STREET W.	14 STREET W.	20.117	24.385	2.134	Each
16 AVENUE N.	13 STREET W.	5 STREET E.	20.117	40.539	15.240	SOUTH
16 AVENUE N.	13 STREET W.	5 STREET E.	20.117	40.539	5.182	NORTH
16 AVENUE N.	5 STREET E.	6 STREET E.	20.117	40.539	5.182	NORTH
16 AVENUE N.	5 STREET E.	6 STREET E.	20.117	40.539	8.230	NORTH
16 AVENUE N.	5 STREET E.	6 STREET E.	20.117	36.577	15.240	SOUTH
16 AVENUE N.	5 STREET E.	6 STREET E.	20.117	36.577	8.230	SOUTH
17 AVENUE S.	37 STREET W.	42 STREET W.	25.298	42.672	17.374	NORTH
17 AVENUE S.	37 STREET W.	17 STREET W.	20.117	30.481	5.182	Each
17 AVENUE S.	27 STREET E.	50 STREET E.	20.117	34.747	7.315	Each
17 AVENUE S.	C.N.R. RIGHT-OF-WAY	WEST EDGE OF T.U.C.	20.117	36.577	8.230	Each
26 AVENUE S.	24A STREET W.	37 STREET W.	20.117	24.385	2.134	Each
26 AVENUE S.	4 STREET W.	5 STREET E.	20.117	25.299	5.182	NORTH
26 AVENUE S.	26 STREET E.	28 STREET E.	20.117	24.385	2.134	Each
26 AVENUE S.	39 STREET E.	47 STREET E.	20.117	24.385	2.134	Each
26 AVENUE S.	DARTMOUTH ROAD	OGDEN ROAD	20.117	24.385	2.134	Each
34 AVENUE N.	77 STREET W.	69 STREET W.	22.250	24.384	2.134	NORTH
42 AVENUE S.	BRANDON STREET	LANE E. OF CLEVELAND CR.	25.298	30.480	5.182	NORTH
42 AVENUE S.	BLACKFOOT TRAIL	12 STREET E.	20.117	30.481	5.182	Each
58 AVENUE S.	ELBOW DRIVE	MACLEOD TRAIL	25.298	27.432	2.134	NORTH
58 AVENUE S.	2 STREET W.	LANE E. OF C.P.R. RIGHT-OF-WAY	20.117	30.481	5.182	Each
90 AVENUE S.	BONAVENTURE DRIVE	FAIRMOUNT DRIVE	20.117	24.385	2.134	Each
ON (Named St. & Ave.)	FROM	TO	BASIC R.O.W. (Metres)	REQUIRED R.O.W. (Metres)	REQUIRED SETBACKS (Metres) (Side)	
BOWNESS ROAD	85 STREET W.	40 AVENUE N.	20.117	30.481	5.182	Each
BOWNESS ROAD	C.P.R. RIGHT-OF-WAY	BOW CRESCENT	20.117	30.481	5.182	Each
BOWNESS ROAD	51 STREET W.	48 STREET W.	20.117	30.481	5.182	Each
BOWNESS ROAD	48 STREET W.	MACKAY ROAD	20.117	23.117	1.5Each	
BURNSLAND RD.	34 AVENUE S.	39 AVENUE S.	20.117	24.385	2.134	Each
CENTRE STREET N.	LAYCOCK DRIVE	40 AVENUE N.	24.384	30.480	3.048	Each
CENTRE STREET N.	40 AVENUE N.	32 AVENUE N.	20.117	30.481	5.182	Each
CENTRE STREET N.	32 AVENUE N.	MEMORIAL DRIVE	22.860	30.480	3.810	Each
EDMONTON TRAIL	38 AVENUE N.	16 AVENUE N.	20.117	24.385	2.134	Each
EDMONTON TRAIL	16 AVENUE N.	5 AVENUE N.	20.117	30.481	5.182	Each
GLENMORE TRAIL	52 STREET E.	WEST EDGE OF T.U.C.	20.117	60.960	12.801	NORTH
MACDONALD AVE.	ELBOW RIVER	SPILLER ROAD	20.117	24.385	2.134	Each
MACLEOD TRAIL	10 AVENUE S.	17 AVENUE S.	20.117	30.481	5.182	Each
OGDEN ROAD	24 STREET E.	80 AVENUE S.	24.384	30.480	3.048	Each
OGDEN ROAD	26 AVENUE S.	17 STREET E.	20.117	30.481	5.182	Each
OGDEN ROAD	MILLICAN ROAD	69 AVENUE S.	20.117	30.480	10.363	WEST
OLYMPIC WAY	10 AVENUE S.	12 AVENUE S.	20.117	24.385	2.134	Each
RICHMOND ROAD	29 STREET W.	37 STREET W.	22.860	24.384	0.762	Each
RICHMOND ROAD	41 STREET W.	45 STREET W	25.298	30.480	5.182	NORTH
TRANS-CANADA HIGHWAY	46 STREET W.	MCKAY ROAD	26.213	36.576	10.363	SOUTH

- (2) When considering a **development permit** application for a **parcel adjacent** to a **street** right-of-way referenced in Table 1, the **Development Authority** must require that the **building** be set back from the basic right-of-way by a distance equal to:
 - (a) the required **building setback** in the applicable land use district; plus
 - (b) the Required Setbacks referenced in Table 1.
- (3) When considering an application for a **development permit** for a **discretionary use**, the **Development Authority** may require that a **building** must not be constructed within a future corner cut-off at an intersection.
- (4) Portions of a **parcel** within the Required Setbacks referenced in Table 1 may be used by an applicant for the purposes of calculating **landscaped area**, **floor area ratio** and **units** per hectare.

PART 4: USES AND USE RULES

Division 1: General Provisions

Interpretation

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

Identification of Proposed Uses within a Development Permit Application

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

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

Commencement of Development for a Development Permit Authorizing Multiple Uses

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

Rules for All Uses

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

Uses Not Listed But Allowed in All Districts

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

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

269 “Proshop”

- (a) means a **use**:
 - (i) where merchandise is sold or rented to the public;
 - (ii) where merchandise is stocked on the premises in quantities sufficient only to supply the premises; and
 - (iii) must only operate in conjunction with, and sell products related to, **Indoor Recreation Facility, Outdoor Recreation Facility, Park, Museum, Library or Spectator Sports Facility**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

270 “Protective and Emergency Service”

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

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270.1 “Public Transit System”

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

271 “Race Track”

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

272 “Radio and Television Studio”

- (a) means a **use** where radio, television, motion pictures, or audio performances are produced or recorded;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;

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

273 “Recreational Vehicle Sales”

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

274 “Recreational Vehicle Service”

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

275 “Recycling Plant”

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

- (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
- (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
- (iv) that does not include a **Rowhouse**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on:
 - (i) 1.0 stalls per **Dwelling Unit** where the **Townhouse** is located in Area 2 and 3 of the Parking Areas Map, as illustrated on Map 7; and
 - (ii) 1.25 stalls per **Dwelling Unit** where the **Townhouse** is located in Area 1 of the Parking Areas Map, as illustrated on Map 7;
- (d) requires a minimum of 0.15 **visitor parking stalls** per Dwelling Unit; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

320 “Tree Farm”

- (a) means a **use** where trees and shrubs are intensively grown but are not sold commercially;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

321 “Utilities”

1P2009

- (a) means a **use**:
 - (i) where facilities for water distribution, irrigation and drainage, waste water collection, gas, water heating and cooling for district energy, electricity, cable, telephone and telecommunications are provided; and
 - (ii) that is not **Utilities – Linear** or **Utility Building**;

- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located in a **building** with a **gross floor area** greater than 10.0 square metres;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

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321.1 “Utilities – Linear”

- (a) means a **use**:
 - (i) where lines for water distribution, irrigation and drainage, waste water collection, water heating and cooling for the purpose of district energy, gas, electricity, cable, telephone and telecommunications transmission are provided;
 - (ii) that is not located in a **building**; and
 - (iii) that may be located above, below or at **grade**;
- (b) is a use within the Infrastructure Group in Schedule A to this Bylaw;
- (c) is not required to meet the rules of any land use district;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

322 “Utility Building”

1P2009

- (a) means a **use**:
 - (i) where water or steam, sewage treatment or disposal, irrigation, drainage, fuel, electric power, heat, waste management, water heating and cooling for the purpose of district energy and telecommunications are; and
 - (ii) where the **use** is partially or wholly above **grade**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

323 “Vehicle Rental – Major”

- (a) means a *use*:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is less than 8200 kilograms; and
 - (iii) where more than five (5) vehicles are available for rent;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the *parcel*, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the *use*, which must be:
 - (i) signed as being for the exclusive use of the customers and employees of the *use*; and
 - (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

324 “Vehicle Rental – Minor”

- (a) means a *use*:
 - (i) where passenger vehicles and light trucks are rented to the public;
 - (ii) where the **gross vehicle weight** of the vehicles rented is equal to or less than 4500 kilograms; and
 - (iii) where no more than five (5) vehicles are available for rent;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the *parcel*, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the *use*, and these **motor vehicle parking stalls** must be:
 - (i) signed as being for the exclusive use of the customers and employees of the *use*; and

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- (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

325 “Vehicle Sales – Major”

- (a) means a **use**:
 - (i) where motor vehicles are sold or leased;
 - (ii) where six (6) or more vehicles, each with a **gross vehicle weight** equal to or less than 4500 kilograms, are available for sale or lease; and
 - (iii) that may be combined with an **Auto Body and Paint Shop**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have more than 25.0 per cent of the **gross floor area** occupied by an **Auto Body and Paint Shop**;
- (d) must not have an outdoor speaker system;
- (e) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;
- (f) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (g) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (h) requires a minimum of 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be:
 - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
 - (ii) shown on the plan submitted for a **development permit**;
- (i) does not require **bicycle parking stalls – class 1**; and
- (j) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

326 “Vehicle Sales – Minor”

- (a) means a **use**:
 - (i) where motor vehicles are sold or leased; and

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- (ii) where no more than five (5) vehicles, each with a **gross vehicle weight** equal to or less than 4500 kilograms, are available for sale or lease; 71P2008
- (iii) *deleted* 71P2008
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have an outdoor speaker system;
- (d) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;
- (e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (f) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (g) requires a minimum of 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be;
 - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
 - (ii) shown on the plan submitted for a **development permit**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

327 “Vehicle Storage – Large”

- (a) means a **use**:
 - (i) where motor vehicles with a **gross vehicle weight** greater than 4500 kilograms are stored outdoors;
 - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
 - (iii) that does not accommodate the storage of any equipment;
 - (iv) that does not accommodate the storage of any **dilapidated vehicles**;
 - (v) that may have a **building** for administrative functions associated with the **use**; and
 - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be;
 - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
 - (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

328 “Vehicle Storage – Passenger”

- (a) means a **use**:
 - (i) where motor vehicles with a **gross vehicle weight** of 4500 kilograms or less are stored outdoors;
 - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
 - (iii) that does not accommodate the storage of any equipment;
 - (iv) that does not accommodate the storage of any derelict vehicles;
 - (v) that may have a **building** for administrative functions associated with the **use**; and
 - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be;

- (i) signed as being for the exclusive use of the customers and employees of the **use**; and
- (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

329 “Vehicle Storage – Recreational”

- (a) means a **use**:
 - (i) where **recreational vehicles** are stored outdoors;
 - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
 - (iii) that does not accommodate the storage of any equipment;
 - (iv) that does not accommodate the storage of any derelict vehicles;
 - (v) that may have a **building** for administrative functions associated with the **use**; and
 - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be:
 - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
 - (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

330 “Veterinary Clinic”

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

331 “Video Store”

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

13P2008

13P2008

- (c) in Area 3 of the “Parking Areas Map”, as illustrated on Map 7:
 - (i) for each **Dwelling Unit** and **Live Work Unit** is 1.0 stalls for resident parking;
 - (ii) for each **Dwelling Unit** is 0.15 *visitor parking stalls* per *unit*; and
 - (iii) for each **Live Work Unit** is 0.5 *visitor parking stalls* per *unit*.

Bicycle Parking Stall Requirements in Multi-Residential Development

559 Where a *building* contains three or more *units* with shared entrance facilities in a **Multi-Residential Development** or **Multi-Residential Development – Minor**, the minimum number of *bicycle parking stalls* is:

- (a) no requirement where the number of *units* is less than 20;
- (b) 0.5 *stalls – class 1* per *unit*, where the total number of *units* is equal to or exceeds 20; and
- (c) 0.1 *stalls – class 2* per *unit*, with a minimum of 2.0 stalls.

Reduction for Transit Supportive Multi-Residential Development

560 (1) Where a *building* contains three or more *units* with shared entrance facilities in a **Multi-Residential Development** and **Multi-Residential Development – Minor**, the required number of *motor vehicle parking stalls* for resident parking is reduced by 10.0 per cent where:

- (a) the *parcel* on which the *building* is located is within Area 1 or 2 of the “Parking Areas Map”, as illustrated on Map 7;
- (b) any portion of the *parcel* is within 600.0 metres of an existing or approved Capital funded *LRT platform*; and
- (c) there are pedestrian connections between the *parcel* and an *LRT station*.

47P2008

(2) Where a *building* contains three or more *units* with shared entrance facilities in a **Multi-Residential Development** and **Multi-Residential Development – Minor**, the required number of *motor vehicle parking stalls* for resident parking is reduced by 10.0 per cent where:

- (a) the reduction referenced in subsection (1) is not applied;
- (b) the *parcel* on which the *building* is located is within Area 1 or 2 of the “Parking Areas Map”, as illustrated on Map 7; and
- (c) the *parcel* is within 150.0 metres of an existing *street* where a *frequent bus service* operates.

Parking Maximums Close to LRT Stations

47P2008, 1P2009

561 Where a **building** contains three or more **units** with shared entrance facilities in a **Multi-Residential Development** and **Multi-Residential Development – Minor** located on a **parcel** within 600.0 metres of an existing or approved Capital funded **LRT Platform**, the maximum number of **motor vehicle parking stalls** is:

- (a) 1.5 stalls per **Dwelling Unit** for resident parking in Area 1 of the “Parking Areas Map”, as illustrated on Map 7; and
- (b) 1.25 stalls per **Dwelling Unit** for resident parking in Area 2 of the “Parking Areas Map”, as illustrated on Map 7.

- (rr) **Sign – Class C;**
- (ss) **Sign – Class D;**
- (tt) **Specialty Food Store;**
- (uu) **Storage Yard;**
- (vv) **Utilities;**
- (ww) **Utility Building;**
- (xx) **Vehicle Storage – Large;**
- (yy) **Vehicle Storage – Passenger;**
- (zz) **Vehicle Storage – Recreational; and**
- (aaa) **Warehouse – Storage Only.**

Discretionary Uses

- 908 (1)** *Uses* listed in section 907 are ***discretionary uses*** if they are located on a ***parcel*** of land 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) **Animal Feed Processor – Class 1;**
 - (b) **Animal Feed Processor – Class 2;**
 - (c) **Auto Wrecker;**
 - (d) **Brewery and Distillery – Class 2;**
 - (e) **Bulk Fuel Sales Depot;**
 - (f) **Child Care Service;**
 - (g) **Convenience Food Store;**
 - (h) **Custodial Quarters;**
 - (i) **Drive Through;**
 - (j) **Gas Bar;**
 - (k) **Kennel;**
 - (l) **Large Vehicle Sales;**

71P2008

- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Pet Care Service;**
- (p) **Restaurant: Food Service Only – Small;**
- (q) **Restaurant: Licensed – Small;**
- (r) **Sign – Class E;**
- (s) **Sign – Class F;**
- (s.1) **Special Function Tent – Commercial;**
- (t) **Take Out Food Service;**
- (u) **Vehicle Sales – Minor; and**
- (v) **Veterinary Clinic.**

Rules

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

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

Building Size

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

Floor Area Ratio

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

Building Height

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

Building Setback

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

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

Purpose

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

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

Permitted Uses

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

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

1P2009

- (p) *deleted*
 - (q) **Tree Farm;**
 - (r) **Utilities;**
 - (s) **Utility Building;**
 - (t) **Vehicle Storage – Large;**
 - (u) **Vehicle Storage – Passenger;**
 - (v) **Waste Disposal and Treatment Facility;** and
 - (w) **Water Treatment Plant.**
- (2) The following **uses** are **permitted uses** in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved **buildings**:
- (a) **Temporary Shelter.**

Discretionary Uses

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

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

Division 10: Special Purpose – Transportation and Utility Corridor (S-TUC) District

Purpose

- 1092 (1)** The Special Purpose – Transportation and Utility Corridor District is intended to:
- (a) be applied to land located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and linear utilities; and
 - (b) accommodate select types of temporary and removable uses where there is approved access and where the use is compatible with adjacent uses and transportation facilities and linear utilities.
- (2)** Only those lands within the Provincial Transportation and Utility Corridor should be designated Special Purpose – Transportation and Utility Corridor District.

Permitted Uses

- 1093 (1)** The following *uses* are *permitted uses* in the Special Purpose – Transportation and Utility Corridor District:
- (a) **Extensive Agriculture;**
 - (b) **Home Occupation – Class 1;**
 - (c) **Municipal Works Depot;**
 - (d) **Natural Area;**
 - (e) **Park;**
 - (f) **Park Maintenance Facility – Small;**
 - (g) *deleted* 53P2008
 - (h) **Sign – Class A;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class D;**
 - (k) **Special Function Tent – Recreational;**
 - (l) *deleted* 1P2009
 - (m) **Utilities.**

- (2) The following **uses** are additional **permitted uses** if they are located on the lands described in subsection (3):
- (a) **Vehicle Storage – Large;**
 - (b) **Vehicle Storage – Passenger;** and
 - (c) **Vehicle Storage – Recreational.**
- (3) Those areas cross-hatched and illustrated as Area A and Area B on Map 8, and more particularly described as:
- (a) Area A: the full width of the Transportation and Utility Corridor lands from the north intersection of the Transportation and Utility Corridor and Deerfoot Trail N.E. to the intersection with the Transportation and Utility Corridor and 44 Street N.E.; and
 - (b) Area B: the full width of the Transportation and Utility Corridor lands from the intersection with the Transportation and Utility Corridor and Peigan Trail S.E. to the intersection between the Transportation and Utility Corridor and 130 Avenue S.E.

Discretionary Uses

- 1094 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Transportation and Utility Corridor District:
- (a) **Equipment Yard;**
 - (b) **Home Occupation – Class 2;**
 - (c) **Outdoor Recreation Area;**
 - (d) **Parking Lot – Grade;**
 - (e) **Power Generation Facility – Medium;**
 - (f) **Power Generation Facility – Small;**
 - (g) **Sign – Class C;**
 - (h) **Utility Building;**
 - (i) **Vehicle Storage – Large;**
 - (j) **Vehicle Storage – Passenger;** and
 - (k) **Vehicle Storage – Recreational.**

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

DISASSEMBLY GROUP

Auto Wrecker
Recycling Plant

EATING AND DRINKING GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

PERSONAL SERVICE GROUP

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

PRODUCTION GROUP

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

RESIDENTIAL GROUP

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

SALES GROUP

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

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Identification Sign

Sign – Class C

Freestanding Identification Sign

Sign – Class D

Canopy Identification Sign
 Projecting Identification Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational
 Warehouse – Storage Only

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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