

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	35P2011	December 5, 2011
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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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BYLAW 1P2007

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- (39) “**contextual front setback**” means: 46P2009
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **front property line** of the **contextual adjacent buildings**;
 - (b) where there is only one other **building** on the same block face, the **building setback** from the **front property line** of the **contextual adjacent building**; and
 - (c) where there is no other **building** on the same block face, 3.0 metres measured from the **front property line**.
- (40) “**contextual height**” means the **average contextual high point**, less the greatest **building reference point**. 3P2010
- (41) “**contextual multi-residential setback**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **property line** shared with a **street** of the **contextual adjacent buildings**;
 - (b) where there is only one other **building** on the same block face, the **building setback** of such **building** from a **property line** shared with a **street**; and
 - (c) where there is no other **building** on the same block face, zero metres from a **property line** shared with a **street**.
- (41.1) “**copy**” means any image, written material, structure, graphics, pictures, logo, symbol or letters placed on a **sign**. 67P2008, 35P2011
- (42) “**copy area**” means: 35P2011
- (a) a rectangular area formed by the outermost extremities of the **copy** contained on the **sign**, as illustrated in Sign Illustration 1 and includes, but is not limited to, graphics related to the specific nature of the **copy**; and
 - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **copy area**.

Sign Illustration 1:
Copy Area
Subsection 13(42)

35P2011



- 13P2008
- (43) “**corner parcel**” means a **parcel** that abuts two **streets** which intersect at an angle not exceeding 135 degrees.
- (44) “**corner visibility triangle**” means a triangular area formed on a **corner parcel** by the two curb lines and a straight line which intersects them 7.5 metres from the corner where they meet.
- 13P2008, 24P2014
- (45) “**cottage building**” means a residential **building** located within a **Cottage Housing Cluster** that is restricted in size and contains one, two or three **Dwelling Units**.
- (46) “**Council**” means the municipal Council of the **City**.
- (47) “**deck**” means an uncovered horizontal structure with a surface height greater than 0.6 metres above **grade** at any point that is intended for use as an outdoor **amenity space** but does not include a **balcony**.
- 24P2014
- (48) “**density**” means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**, but does not include **Secondary Suites** or **Backyard Suites**.
- (49) “**designated flood level**” means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.
- (50) “**Developed Area**” means the area identified as the **Developed Area** on the Developed Area and Developing Area Map and illustrated on Map 2.
- (51) “**Developing Area**” means the area identified as the **Developing Area** on the Developed Area and Developing Area Map and illustrated on Map 2.

- (76) “**landing**” means an uncovered platform extending horizontally from a **building**, abutting an entry door and providing direct access to **grade** or stairs.
- (77) “**landscaped area**” means that portion of a **parcel** that is required to be a **hard surfaced landscaped area** or **soft surfaced landscaped area**.
- (78) “**lane**” means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.
- (79) “**laned parcel**” means a **parcel** which is bounded at least in part by a **lane**.
- (80) “**laneless parcel**” means a **parcel** which is not bounded wholly or partially by a **lane**.
- (81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**:
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 4536 kilograms;
 - (b) with one or more of the following characteristics:
 - (i) tandem axles;
 - (ii) a passenger capacity in excess of 15 persons; or
 - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or
 - (c) that can be generally described as a:
 - (i) bus;
 - (ii) cube van;
 - (iii) dump truck;
 - (iv) flatbed truck; or
 - (v) tractor, trailer, or tractor trailer combination.
- (82) “**light fixture**” means a lighting module that has one or more luminaires and luminaire holders.
- (83) “**loading stall**” means an area to accommodate a vehicle while being loaded or unloaded.
- (84) “**low density residential district**” means any one or more of the land use districts described in Part 5.
- (85) “**low water irrigation system**” means an automated underground irrigation system which includes:
- (a) a rain sensor or a soil moisture sensor;
 - (b) a flow sensor for leak detection; and
 - (c) a master valve to secure the system if a leak is detected.

5P2013

- (86) “**LRT corridor**” means a **street, parcel** or railroad right-of-way used for a light rail transit system.
- (87) “**LRT platform**” means a platform used for embarking and disembarking light rail transit passengers.
- (88) “**LRT station**” means a light rail transit station.
- 12P2010, 24P2014 (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include a **Backyard Suite**.
- 9P2012 (90) “**major street**” means a **street** identified as a Street in the Transportation Bylaw.
- 7P2014 (90.1) “**medical marihuana**” means a substance used for medical purposes authorized by a licence issued under the federal government’s Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.
- (91) “**modular construction**” means a method of constructing whereby most of the parts of a **building** have been constructed in an off-site manufacturing facility and transported to a **parcel** where the parts are assembled and anchored to a permanent foundation.
- (92) “**motor vehicle parking stall**” means an area for the parking of a single motor vehicle.
- (93) “**mounting height**” means the vertical distance between the lowest part of the **light fixture** and the **grade** directly below the **light fixture**.
- 51P2008 (94) “**multi-residential district**” means any one or more of the land use districts described in Part 6 and the CC-MH and CC-MHX districts contained in Part 11.
- (95) “**non-conforming building**” means a **building**:
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and
 - (b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.
- (96) “**non-conforming use**” means a lawful specific use:
- (a) being made of land or a **building** or intended to be made of a **building** lawfully under construction, at the date a land use bylaw affecting the land or **building** becomes effective; and
 - (b) that on the date the land use bylaw becomes effective does not, or in the case of a **building** under construction will not, comply with the land use bylaw.

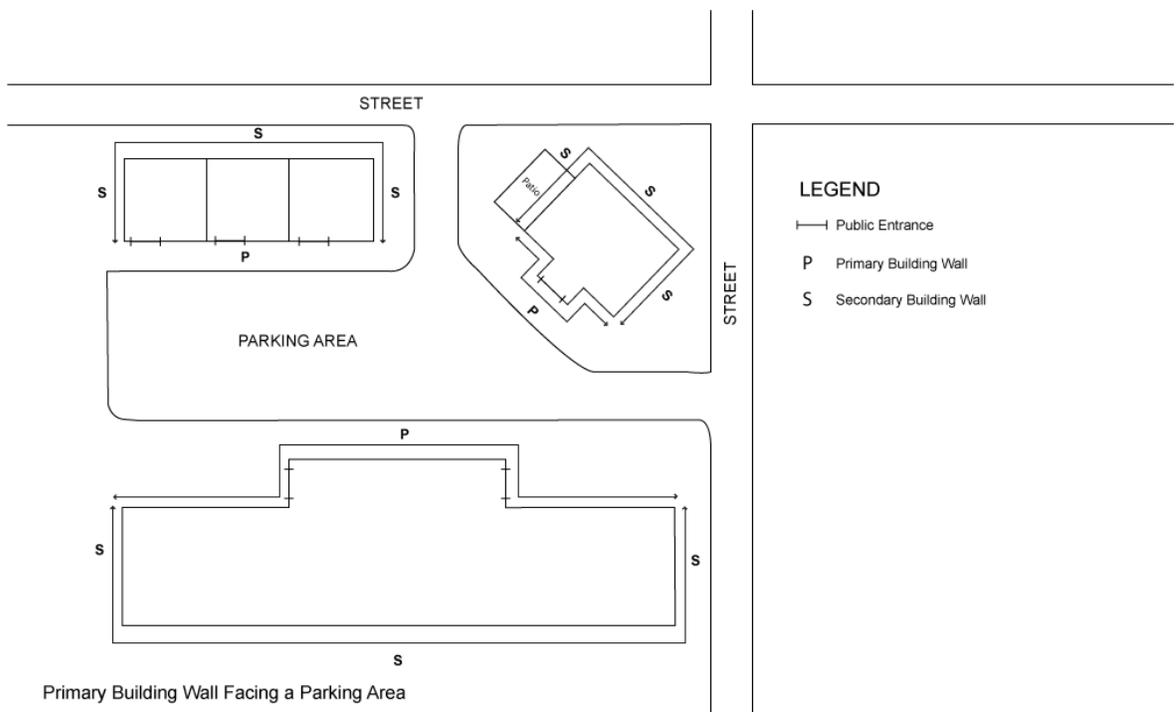
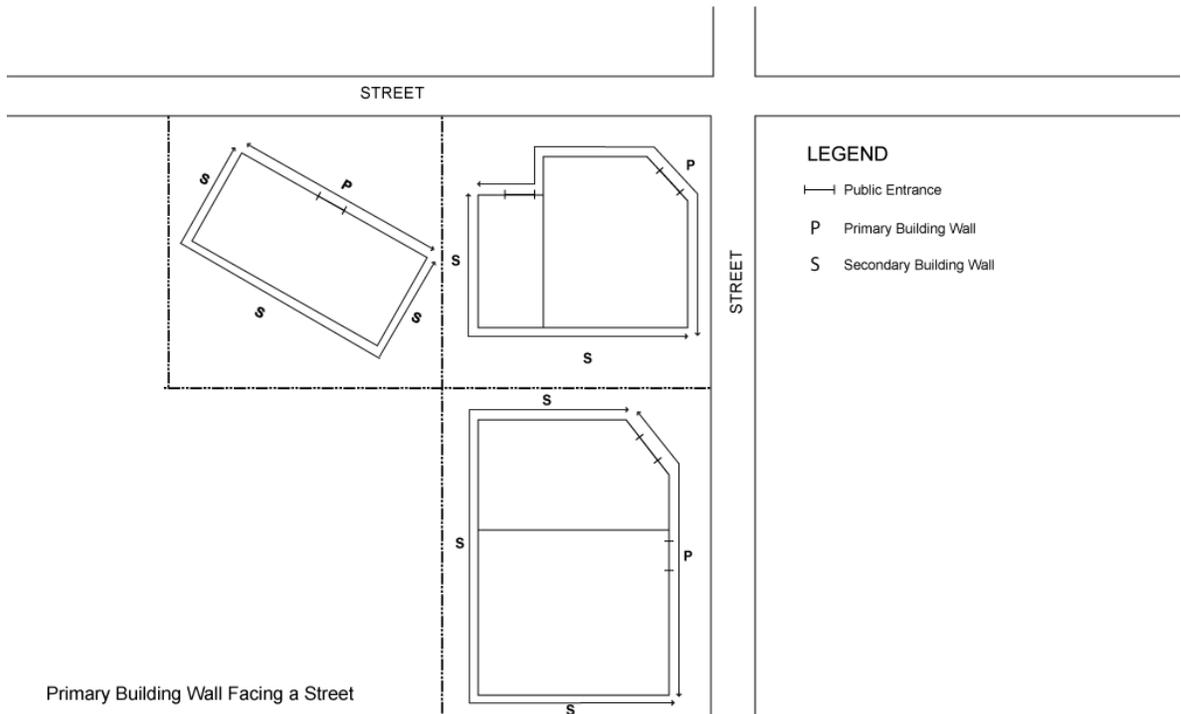
- (96.1) “**Officer**” means a Bylaw Enforcement Officer or a Peace Officer. 9P2012
- (97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.
- (98) “**overland flow area**” means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the Floodway/ Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.
- (99) “**parcel**” means 32P2009
- (a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
- (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2 and R-CG districts, includes a **bare land unit** created under a condominium plan; 24P2014
- (100) “**parcel coverage**” means the cumulative **building coverage** of all **buildings** on a **parcel** excluding, **Accessory Residential Buildings** which in aggregate are less than 10.0 square metres. 47P2008, 5P2013
- (101) “**parcel depth**” means the length of a line joining the mid-points of the **front property line** and the **rear property line**.
- (102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.
- (102.1) “**parking area – short stay**” means an area designed for the parking of motor vehicles within a **building** where: 33P2013
- (a) the vehicle remains parked for no more than 4 hours at a time; and
- (b) there is convenient pedestrian access to the street level and publicly accessible **uses** within the **development**.
- (103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.
- (104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.
- (106) “**pick-up and drop-off stall**” means a **motor vehicle parking stall** intended only for a motor vehicle to stop while picking up or dropping off passengers.

35P2011

(107) “**plan of subdivision**” means a plan of subdivision registered or approved for registration at the land titles office.

(108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**.

Primary and Secondary Building Wall
 Subsection 13(108.1) and 13(122.1)



- (108.1) “**primary building wall**” means any exterior **building** wall that forms part of a façade that contains a **public entrance** and faces, or is oriented to, a **street** or a parking area on the same **parcel** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two **primary building walls** not withstanding one façade may not contain a **public entrance**. 35P2011
- (109) “**privacy wall**” means a structure that: 13P2008, 67P2008
- (a) provides visual **screening**;
 - (b) is located on a **balcony, deck** or **patio**; and
 - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
 - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of an **irregular parcel**, the **rear property line** is established by drawing a line the maximum distance from the **front property line** that: 9P2012
- (a) is wholly within the **parcel**;
 - (b) is not less than 3.0 metres long; and
 - (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.

- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- 33P2013 (117.1) “**receiving parcel**” means the **parcel**, comprising the area of the Municipal Historic Resource, that will receive the transfer of **motor vehicle parking stalls** from a **transferring parcel**.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.
- (119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:
- (a) motor homes;
 - (b) travel trailers;
 - (c) fifth wheel travel trailers;
 - (d) campers, whether located on a truck or other vehicle or not;
 - (e) tent trailers;
 - (f) boats; and
 - (g) a trailer used to transport any of the above.
- 32P2009 (119.1) “**research and development**” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:
- (120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.
- (121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.
- 38P2013, 24P2014 (121.1) “**rooftop terrace**” means a horizontal platform that is located on top of a **building** or a portion of a **building**, is intended for use as an outdoor **amenity space**, is located above the first **storey** and may project from a façade of the **building**, but does not project beyond any façade of the **building**.
- 24P2014 (121.2) “**rotor’s arc**” means the largest circumferential path travelled by a **blade**.
- 33P2013 (121.3) “**scramble parking**” means a parking area where the **motor vehicle parking stalls** are not assigned to individual users or vehicles and where access is available to vehicles for periods no longer than four hours at a time.

- (122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.
- (122.1) “**secondary building wall**” means any exterior **building** wall that is not a **primary building wall** as illustrated in Sign Illustration 2. 35P2011
- (123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.
- (124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that: 71P2008
- (a) is 0.40 hectares or larger;
 - (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
 - (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.
- (125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.
- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means any device or fixture intended to identify or convey information or to advertise or attract attention to a product, service, place, activity, event, person, institution or business. 30P2011, 35P2011
- (128) “**sign area**” means: 35P2011
- (a) the entire area of a **sign** on which **copy** is intended to be placed; and
 - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign**.
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard ramp**” means a structure that is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices.
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are living, or derived from living organisms;
 - (b) are not formed into a structure; and

- (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.

68P2008

(131.1) “**solar collector**” means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

(132) “**special purpose district**” means any one or more of the land use districts described in Part 9.

33P2013

(132.1) “**Stephen Avenue Mall heritage area**” means the area identified below in Map 1:

Map 1: Stephen Avenue Mall Heritage Area



(133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.

(134) “**street**” means:

- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
- (b) a **private condominium roadway**.

7P2011, 9P2012, 5P2013

(135) “**street-oriented multi-residential building**” means a **Multi-Residential Development** where all of the **buildings** in the **development** include the following characteristics:

- (a) the facade of the **main residential building** on the floor closest to **grade** facing a **street** is comprised of **units** or **commercial multi-residential uses**, and may only include the following additional elements:
 - (i) emergency exits and **public entrances**; and

- (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
- (e) that the objection must include:
- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Backyard Suite**; 26P2010, 24P2014
- (a.1) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts; 51P2008, 24P2014
- (a.2) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts; 24P2014
- (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; 51P2008
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (c.1) **Home Based Child Care – Class 2**; 17P2009
- (d) **Home Occupation – Class 2**;
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; 51P2008
- (e.1) **Medical Marihuana Production Facility**; 7P2014
- (f) **Multi-Residential Development** in the **Developed Area**;
- (f.1) **Night Club** in the CC-EIR District or CR20-C20/R20 District in the area indicated in Map 11; 26P2010, 33P2013
- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR Districts or CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 33P2013
- (h) **Place of Worship – Large**; 14P2010
- (h.1) **Recyclable Construction Material Collection Depot (temporary)**; 14P2010
- (i) *deleted* 12P2010, 14P2010, 24P2014
- (i.1) *deleted* 12P2010, 9P2012, 24P2014
- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts; and 51P2008, 14P2010, 38P2013
- (k) **Waste Disposal and Treatment Facility**. 14P2010, 38P2013

- 38P2013 (l) **Wind Energy Conversion System - Type 1**; and
- 38P2013 (m) **Wind Energy Conversion System - Type 2.**
- 30P2011 (2.1) The following **uses** must be notice posted when **adjacent** to a **parcel** containing a **Dwelling Unit**:
- (a) **Digital Third Party Advertising Sign**; and
- 4P2013 (b) **Digital Message Sign.**
- (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, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET Districts or CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 26P2010,
9P2012, 33P2013
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5). 30P2011

Division 3: Floodway, Flood Fringe and Overland Flow

Floodway, Flood Fringe and Overland Flow

55 For *parcels* located in the *floodway*, *flood fringe* or *overland flow area*, the requirements of this Division apply and prevail when there is any conflict between the requirements of this Division and any other requirements of this Bylaw.

33P2013

Floodway Regulations

- 56** (1) For *parcels* located in the *floodway* on which a *building* existed and the use of that *parcel* was approved as of September 9, 1985, the use may continue as a *permitted* or *discretionary use* provided that the *use* is listed in the land use district that the *parcel* is designated.
- (2) Subject to subsection (1), in the *floodway* only those *permitted* and *discretionary uses* which are listed below, and which are also listed in the land use district for which the *parcel* is designated, may be allowed as *permitted* and *discretionary uses*:
- (a) **Extensive Agriculture;**
 - (b) **Natural Area;**
 - (c) **Outdoor Recreation Area;**
 - (d) **Park; and**
 - (e) **Utilities.**

New Buildings and Alterations

- 57** (1) No new *buildings* or other new structures are allowed in the *floodway*, except for the replacement of existing **Accessory Residential Buildings, Backyard Suites, Duplex Dwellings, Secondary Suites, Semi-detached Dwellings** and **Single Detached Dwellings** on the same *building* footprint.
- (2) An addition to a *building* in the *floodway* may only occur if it does not increase the *building* footprint or increase the obstruction to floodwaters.
- (3) In the *floodway*, nothing must be stored outside of a *building*.

32P2012, 11P2014,
24P2014

Alterations to the Floodway and Riverbanks

58 On those areas of land within the *floodway* that are subject to municipal jurisdiction, no alterations shall be made to a *floodway* and no structures including, but not limited to, berms, *decks*, docks, *fences*, gates, *patios*, rip-rap or walls shall be constructed on, in or under a *floodway* unless those structures are being constructed by, or on behalf of, the *City* for the purpose of erosion control, where the primary purpose is to protect public infrastructure.

11P2014

32P2012, 11P2014

Fringe and Overland Flow Area Regulations

- 59** (1) Only those goods that are easily moveable may be stored on a *parcel* in the **flood fringe** or the **overland flow area**.
- (2) Unless stated in subsection (3), all **buildings** must be set back 6.0 metres from the edge of the **floodway**.
- (3) Where a *parcel* was vacant on 1985 July 22, all **buildings** must be set back the greater of the following distances:
- (a) 60.0 metres from the edge of the Bow River;
 - (b) 30.0 metres from the edge of the Elbow River, Nose Creek, West Nose Creek; or
 - (c) 6.0 metres from the edge of the **floodway**.

13P2008, 32P2012,
11P2014**Building Design in the Flood Fringe**

- 60** (1) All **buildings** in the **flood fringe** must be designed in the following manner:
- (a) to prevent structural damage by floodwaters;
 - (b) the first floor of all **buildings** must be constructed at or above the **designated flood level**;
 - (c) all electrical and mechanical equipment within a **building** must be located at or above the **designated flood level**; and
 - (d) have a sewer back-up valve must be installed in every building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
- (a) an addition that does not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing as of June 09, 2014;
 - (b) a **fence, gate, deck, landing, patio**, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.
- (3) Notwithstanding subsection (1) and (2), in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) provide electrical isolation for the entire **building** through the placement of the master switch above the **designated flood level**; and,
 - (b) install a sewer back-up valve in the building.

- (4) Notwithstanding subsection (1), (2) and (3), in addition to the conditions listed in section 38, additions to **buildings** that increase the **gross floor area** of the **building** by at least 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) fully mitigate as per subsection (1).

Building Design in the Overland Flow Area

32P2012, 11P2014

- 61 (1) All **buildings** in the **overland flow area** must be designed in the following manner:
- (a) to prevent structural damage by floodwaters;(b)
- (b) the first floor of all **buildings** must be constructed at a minimum of 0.3 metres above the highest **grade** existing on the street abutting the **parcel** that contains the **building**;
- (c) all electrical and mechanical equipment within a **building** must be located at or above the first floor of the **building** referenced in subsection (b); and
- (d) a sewer back-up valve must be installed in the building.
- (2) The rules regarding **building** design referenced in subsection (1) do not apply to:
- (a) an addition that does not increase the **gross floor area** of the **building** by more than 10.0 per cent of the **gross floor area** legally existing as of June 09, 2014;
- (b) a **fence, gate, deck, landing, patio**, air conditioning unit, satellite dish, hot tub, above ground private swimming pool, and an **Accessory Residential Building**.
- (3) Notwithstanding subsection (1) and (2), additions that increase the **gross floor area** of the **building** by more than 10.0 per cent but less than 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) provide electrical isolation for the entire **building** through the placement of the master switch a minimum of 0.3 metres above the highest **grade** existing on the **adjacent street**; and,
- (b) install a sewer back up valve installed in the building.
- (4) Notwithstanding subsection (1), (2), and (3), additions that increase the **gross floor area** of the **building** by at least 75.0 per cent of the **gross floor area** legally existing as of June 09, 2014 must:
- (a) fully mitigate as per subsection (1).

Rules Governing Class G Signs – Digital Third Party Advertising Signs

30P2012, 4P2013

115.1 *deleted***Prohibited Locations for Digital Third Party Advertising Signs**115.2 (1) *deleted*

30P2012, 4P2013

(2) **Digital Third Party Advertising Signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is visible from:

- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;
- (b) 14 Street S.W. from Glenmore Trail S.W., south to Canyon Meadows Drive S.W.;
- (c) 52 Street East, from 17 Avenue S.E., north to McKnight Boulevard;
- (d) 85 Street N.W. from Bowness Road, north to Bearspaw Dam Road;
- (e) 87 Street N.W. from Bearspaw Dam Road, north to Nose Hill Drive;
- (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
- (g) 32 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (h) 64 Avenue N.E. from 36 Street N.E., east to the **City** limits;
- (i) 96 Avenue N.E. from Harvest Hills Boulevard to Deerfoot Trail; 4P2013
- (j) 144 Avenue N.W.;
- (k) 162 Avenue S.W. from 37 Street S.W., east to Macleod Trail;
- (k.1) Airport Trail; 4P2013
- (l) Anderson Road;
- (m) Barlow Trail from the north **City** limits, south to the junction of McKnight Boulevard;
- (n) Bearspaw Dam Road from 87 Street N.W., east to 85 Street N.W.;
- (o) Beddington Trail;
- (p) Bow Bottom Trail;
- (q) Bow Trail from the junction of Sarcee Trail S.W., east to the junction of Crowchild Trail;
- (r) Canyon Meadows Drive;

- (s) Chaparral Boulevard;
- (t) Country Hills Boulevard;
- (u) Crowchild Trail;
- (v) Deerfoot Trail;
- (w) Falconridge Boulevard N.E.;
- (x) Glenmore Trail from Elbow Drive S.W., west to the **City** limits;
- (y) Glenmore Trail from the Bow River, east to Ogden Road S.E.;
- (z) Harvest Hills Boulevard;
- (aa) Heritage Drive from 14 Street S.W., east to Haddon Road S.W.;
- (bb) Heritage Drive from Bonaventure Drive S.E., east to Blackfoot Trail;
- (cc) John Laurie Boulevard from Nose Hill Drive, east to McKnight Boulevard;
- (dd) Macleod Trail from 162 Avenue S.W., south to the **City** limits;
- (ee) McKenzie Lake Boulevard S.E.;
- (ff) McKenzie Towne Boulevard S.E.;
- (gg) McKenzie Towne Drive S.E.;
- (hh) McKnight Boulevard from Deerfoot Trail east to Barlow Trail and from 36 Street N.E., east to the **City** limits;
- (ii) Memorial Drive N.E. from 39 Street S.E., east to the **City** limits;
- (ii.1) Metis Trail;
- (jj) Nose Hill Drive;
- (kk) Peigan Trail;
- (ll) Sarcee Trail N.W. from Crowchild Trail, north to the Transportation and Utility Corridor;
- (mm) Sarcee Trail from the Trans-Canada Highway, south to the junction of Glenmore Trail and from Southland Drive, south to the **City** limits;
- (nn) Shaganappi Trail;
- (oo) Shawnessy Boulevard from west **City** limits, east to Shawnessy Drive S.W.;
- (pp) Southland Drive from west **City** limits, east to Haddon Road S.W.;
- (qq) Southland Drive from Bonaventure Drive S.E., east to Deerfoot Trail;

- (e) **bicycle parking stalls – class 1** required for **Dwelling Units** and **Live Work Units**; and
- (f) **bicycle parking stalls – class 2** required for **Dwelling Units** and **Live Work Units**.

Standards for Motor Vehicle Parking Stalls

- 122 (1)** Unless otherwise specified, the minimum width and depth of **motor vehicle parking stalls** are illustrated in Table 2.

Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls

28P2009

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

- (1.1)** The minimum width of a **motor vehicle parking stall** when it abuts a physical barrier, is: 28P2009
- (a) 3.1 metres when a physical barrier abuts both sides; and
 - (b) 2.85 metres when a physical barrier abuts only one side.
- (2)** The angle of a **motor vehicle parking stall** must be 90 degrees or must be between 75 degrees and 45 degrees. Minimum required **motor vehicle parking stall** dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.
- (3)** The minimum depth of a **motor vehicle parking stall** is 5.9 metres where it is required for: 47P2008, 28P2009
- (a) a **Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling**; and 12P2010, 27P2011, 24P2014
 - (b) a **Dwelling Unit** where the stall is provided in a **private garage** intended to be used for the occupants of only one **Dwelling Unit**.
- (4)** The minimum width of a **motor vehicle parking stall** required for a **Dwelling Unit** is: 28P2009
- (a) 3.0 metres where both sides of a stall abut a physical barrier;
 - (b) 2.85 metres where one side of a stall abuts a physical barrier; and
 - (c) 2.5 metres in all other cases.

- 28P2009 (5) *deleted*
- 28P2009 (6) *deleted*
- 24P2014 (7) The minimum width of a **motor vehicle parking stall** for **Multi-Residential Development, Multi-Residential Development – Minor, a Townhouse or a Rowhouse Building** provided for the exclusive use of a **Dwelling Unit** is reduced to 2.60 metres where:
- (a) the stall is one of two or more **motor vehicle parking stalls** that are provided in a **private garage**;
 - (b) the **motor vehicle parking stalls** in the **private garage** are for the sole use of the occupants of the **Dwelling Unit**; and
 - (c) the **motor vehicle parking stalls** are only counted towards fulfilling the minimum **motor vehicle parking stall** requirements for that **Dwelling Unit**.
- 47P2008, 28P2009 (8) *deleted*
- (9) The minimum vertical clearance of a **motor vehicle parking stall** is 2.1 metres.
- (10) Minimum required **motor vehicle parking stall** dimensions must be clear of all obstructions, other than wheel stops and structural columns.
- (11) Where structural columns encroach into a **motor vehicle parking stall**, such columns:
- (a) must not encroach into the width of the **motor vehicle parking stall** by more than a total of 0.30 metres;
 - (b) must be located within 1.2 metres of either end of the **motor vehicle parking stall**; and
 - (c) must not encroach into a **motor vehicle parking stall** within 0.30 metres of a drive aisle.
- (12) Wheel stops:
- (a) must have a maximum height of 0.10 metres;
 - (b) must be placed perpendicular to the **motor vehicle parking stall** depth; and
 - (c) must be a minimum of 0.60 metres from the front of the **motor vehicle parking stall**.
- (13) The maximum slope of a **motor vehicle parking stall** is 4.0 per cent in any direction.
- (14) **Motor vehicle parking stalls** must not be provided as tandem parking unless otherwise allowed in this Bylaw.

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

41P2009

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

Deemed Uses

32P2009

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

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

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

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

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

- (a) **Industrial Design and Testing – Inside;**
 - (b) **Industrial Repair and Service – Inside;**
 - (c) **Manufacturer – Class 1;** and
 - (d) **Health Services Laboratory – Without Clients.**
- (4) In any **development permit** or Direct Control District approved after the effective date of this Bylaw:
- (a) **Manufacturer – Class 3** is deemed to be the **General Industrial – Heavy use;**
 - (b) **Instructional Facility – Inside** and **Instructional Facility – Outside** are deemed to be the **Instructional Facility use;**
 - (c) **Large Vehicle Sales** is deemed to be the **Large Vehicle and Equipment Sales use;**
 - (d) **Auto Wrecker** is deemed to be the **Salvage Yard use;**
 - (e) **Recycling Plant** is deemed to be the **Salvage Yard use** when any part of the processes or functions related to the **use** are located outside of a **building;** and
 - (f) **Recycling Plant** is deemed to be the **General Industrial – Light use** when all of the processes and functions associated with the **use** are contained within a fully enclosed **building.**
- 39P2010 (5) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Retail and Consumer Service use:**
- (a) **Beauty and Body Service;**
 - (b) **Household Appliance and Furniture Repair Service;**
 - (c) **Personal Apparel Service;**
 - (d) **Photographic Studio;**
 - (e) **Proshop;**
 - (f) **Retail Store;** and
 - (g) **Video Store**
- 24P2014 (6) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Backyard Suite use:**
- (a) **Secondary Suite – Detached Garage;** and
 - (b) **Secondary Suite – Detached Garden.**

Division 2: Defined Uses

Defined Terms

135 In this Bylaw, the following terms have the following meanings.

136 “**Accessory Food Service**”

- (a) means a portion of a premises used for the sale and consumption of food for the patrons of, and located within, another approved **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum floor area of 15.0 square metres to accommodate food preparation and seating area;
- (d) must operate only in conjunction with another approved **use**;
- (e) must not have an independent customer access from the **building** in which the **use** is located;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

137 “**Accessory Liquor Service**”

- (a) means a portion of a premises used for the sale and consumption of alcoholic beverages for the patrons of another approved **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to the Bylaw;
- (c) must serve only the patrons attending events or performances at the **use** in which it is located;
- (d) must not provide any seating area for the patrons;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

12P2010, 5P2013,
44P2013, 24P2014

138 “Accessory Residential Building”

- (a) means a **use** where a **building**:
 - (i) accommodates a **use** that is subordinate to the main residential **use** on a **parcel**;
 - (ii) is not attached to a **main residential building** except where the attachment is entirely below **grade** or directly below a **patio**; and
 - (iii) may be below or attached to a **Backyard Suite** on a **parcel** where a **Backyard Suite** is a listed **use** in the applicable land use district;
- (b) is a **use** with in the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**, and
- (d) does not require **bicycle parking stalls - class 1** or **class 2**.

139 “Addiction Treatment”

- (a) means a **use**:
 - (i) where one or more persons with alcohol, drug or similar addiction issues live under the care or supervision of professional health or counselling care providers; and
 - (ii) that has at least one staff person at the facility at all times;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

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

151 “Auto Service – Minor”

- (a) means a **use**:
 - (i) where motor vehicles are serviced and repaired in a **building** provided they are not **large vehicles** or **recreational vehicles**; and 67P2008, 71P2008,
44P2013
 - (ii) where no more than three motor vehicles are capable of being serviced or repaired at a time; 67P2008
 - (iii) *deleted* 67P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a **development permit**; 67P2008
- (c) *deleted* 67P2008
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;

- 47P2008
- (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
 - (i) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
 - (i) shown on plans required at the time the application for the **use** is made;
 - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (iii) constructed of materials and to the standards required by the **Development Authority**;
 - (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
 - (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (l) does not require **bicycle parking stalls – class 1**; and
 - (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009 **152** *deleted*

32P2010 **153** *deleted*

24P2014 **153.1** **“Backyard Suite”**

- (a) means a **use**:
 - (i) that contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
 - (iii) that is secondary to the main residential **use** on the **parcel**;
 - (iv) that is located in a detached **building** located behind the front façade of the **main residential building**;
 - (v) that may be located in the same **building** as a detached **private garage**;
 - (vi) except as otherwise indicated in subsection (vii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**; and

- (vii) in the R-CG District must be located on the same **parcel** as a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling, or a Single Detached Dwelling**.
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

154 “Bed and Breakfast”

- (a) means a **use**:
 - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and 27P2011
 - (ii) that must not provide liquor; 13P2008
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling**; 27P2011
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) **deleted** 14P2010
- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the **use**; 27P2011
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

155 “Beverage Container Drop-Off Depot”

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

156 “Billiard Parlour”

- (a) means a **use**:
 - (i) where the primary function is the rental of billiard tables, pool tables or similar games tables to the public for a fee; and
 - (ii) that may include a maximum of three (3) mechanical or electronic games that are kept for the purpose of furnishing entertainment or amusement;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 11.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

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

158.1 “Building Supply Centre”

32P2009

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

159 “Bulk Fuel Sales Depot”

- (a) means a **use**:
 - (i) where fuel for motor vehicles and trucks is sold either with or without an attendant; and
 - (ii) where the motor vehicles receiving fuel are **large vehicles**;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

44P2013

160 “Campground”

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

161 “Car Wash – Multi Vehicle”

71P2008, 44P2013

9P2012

47P2008

9P2012

- (a) means a **use**:
 - (i) where motor vehicles are washed, provided they are not **large vehicles** or **recreational vehicles**; and
 - (ii) where more than one vehicle may be washed at one time;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least five (5) vehicle stacking spaces for each wash bay entrance door;
- (e) must provide a drying area in the form of one (1) **motor vehicle parking stall** for each vehicle that can be accommodated by a wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
 - (i) within the **building**; or
 - (ii) within a **screened** enclosure that must be:

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

162 “Car Wash – Single Vehicle”

- (a) means a **use**:
- (i) where motor vehicles are washed, provided they are not **large vehicles** or **recreational vehicles**; and 44P2013
 - (ii) that contains one wash bay, and this wash bay is only capable of washing one motor vehicle at a time; 71P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a motor vehicle **parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
- (i) within the **building**; or
 - (ii) within a **screened** enclosure that must be:
 - (A) shown on plans required at the time the application for the **use** is made;
 - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (C) constructed of materials and to the standards required by the **Development Authority**;

- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1** or **class 2**.

163 “Catering Service – Major”

- (a) means a **use**:
 - (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and
 - (ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a **building**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

54P2008

164 “Catering Service – Minor”

- (a) means a **use**:
 - (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises;
 - (ii) that is entirely within a **building**; and
 - (iii) that may only have delivery vehicles that are necessary for the operation of the **use**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

54P2008

165 “Child Care Service”

- (a) means a **use**:
 - (i) where temporary care and supervision is provided to seven or more children:
 - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and

17P2009

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

166 “Cinema”

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

167 “Columbarium”

- (a) means a **use**:
- (i) where urns containing the ashes of cremated human remains are kept; and
 - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small** where they are a listed **use** in a District and where those **uses** have been approved;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of non-**assembly areas**, and 1.0 stalls per four (4) persons capacity of the largest **assembly area**, which is calculated by one of the following methods:
- (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

67P2008

168 “Community Entrance Feature”

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

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

169 “Community Recreation Facility”

- (a) means a *use*:
 - (i) operated by, or on behalf of, an organization whose membership is voluntary and generally serves the residents of a specific neighbourhood with the purpose of:
 - (A) providing programs, public facilities or services;
 - (B) providing non-profit sporting, educational, social, recreational or other activities; or
 - (C) where members of the facility and the public participate in recreation and leisure activities;
 - (ii) that has recreation space within a **building**; and
 - (iii) that may have outdoor sports fields and equipment on the same **parcel** as the **building**;
- (b) is a *use* within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

170 “Computer Games Facility”

- (a) means a **use**:
 - (i) where the Internet or computer games are provided for four or more customers; and
 - (ii) that is entirely within a **building**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

67P2008

170.1 “Conference and Event Facility”

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

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

170.2 “Contextual Semi-detached Dwelling”

27P2011, 24P2014

- (a) means a **use** where a **building** :
 - (i) contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
 - (ii) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district; and
 - (iii) meets all of the rules specified for the **use** in a district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

171 “Contextual Single Detached Dwelling”

47P2008, 12P2010,
24P2014

- (a) means a **use** where a **building** contains one **Dwelling Unit** that:
 - (i) meets all of the rules specified for the **use** in a district; and
 - (ii) may contain a **Secondary Suite** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and

9P2012

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

32P2009 **172** *deleted*

32P2009 **173** *deleted*

174 “Convenience Food Store”

- (a) means a **use**:

- 13P2008 (i) where fresh and packaged food is sold;
- 13P2008 (ii) where daily household necessities may be sold;
- (iii) that is entirely within a **building**;
- (iv) that has a maximum **gross floor area** of 465.0 square metres;
- (v) that may display the items for sale within the **use** outside of a **building** a maximum distance of 6.0 metres from the public entrance of the **use**; and
- 9P2012, 5P2013 (vi) that may include the preparation of food and non-alcoholic beverages for human consumption;

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

9P2012 (b.1) may have a maximum floor area of 7.5 square metres to accommodate a seating area;

- (c) must not locate any outdoor display area in a required **setback area**, a parking area or on a sidewalk, if it impedes pedestrian movement;

- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;

- (e) does not require **bicycle parking stalls – class 1**; and

- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

13P2008, 24P2014 **175** “Cottage Housing Cluster ”

- (a) means a **use**:

- (i) that is a grouping of **cottage buildings** around an open space; and
- (ii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**;

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

- (c) that has a minimum of four **cottage buildings**;

- (d) that has a maximum of twelve **cottage buildings**;

- (e) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit** with a floor area equal to or greater than 45.0 square metres, not including areas covered by stairways;
- (f) requires a minimum of 0.15 **visitor parking stalls** per **Dwelling Unit**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

176 “Counselling Service”

- (a) means a **use** where people receive treatment, advice or guidance for emotional, psychological or life management issues;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

177 “Crematorium”

5P2013

- (a) means a **use**:
 - (i) where the deceased are incinerated and the ashes of the deceased are collected for interment; and
 - (ii) that may provide services such as the preparation of the deceased for burial, the organization and direction of funeral services, and the facilities for the purpose of viewing a body;
- (b) is a **use** within the Infrastructure 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**.

5P2013

33P2013

177.1 “Cultural Support”

- (a) means a **use**:
 - (i) where support functions necessary for a cultural organization’s day-to-day operations are provided and which may include, but is not limited to, administrative support, meeting rooms, storage, set production and rehearsal space;
 - (ii) where the primary cultural objective of the organization, which is intended for public viewing or sale, is not located in the same **use area**; and
 - (iii) that must only be located in a publicly accessible space that has been approved by a **development permit** as a ‘Cultural Support Space’ in accordance with incentive item 8.11 of the Incentive Density Table contained in Part 13 Division 3 of this Bylaw.
- (b) is a **use** within the Culture and Leisure 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**.

24P2011

178 “Custodial Care”

- (a) means a **use**:
 - (i) where care, accommodation and on-site professional supervision is provided to one or more persons who have been required to reside full –time in the facility as part of a conditional or early release from a correctional institution or part of an open custody program; and
 - (ii) that has at least one staff person at the facility at all times;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) resident staff and additional **motor vehicle parking stalls** may be required based on the projected level of visits by non-resident staff and visitors; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

179 “Custodial Quarters”

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

236 “Motion Picture Filming Location”

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

237 “Motion Picture Production Facility”

- (a) means a *use*:
 - (i) where motion pictures are filmed and produced;
 - (ii) where part of the processes and functions associated with the *use* may be located outside of a ***building***;
 - (iii) that may have the functions of packaging or shipping the products made as part of the *use*; and
 - (iv) that may have the administrative functions associated with the *use*;
- (b) is a *use* within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum number of ***motor vehicle parking stalls*** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of ***gross usable floor area*** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the *use* at any given time;
- (d) does not require ***bicycle parking stalls – class 1***; and
- (e) requires a minimum of 1.0 ***bicycle parking stalls – class 2*** per 2000.0 square metres of ***gross usable floor area***.

32P2009

238 “Motorized Recreation”

- (a) means a **use**:
 - (i) where people participate in motorized sports and recreation activities outdoors;
 - (ii) that may provide a **building** containing change rooms, washrooms, showers and rooms for the administrative and storage functions required to operate the **use**;
 - (iii) that may provide seating areas for viewing the sport and recreation activities associated with the **use**; and
 - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Motorized Recreation** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

67P2008

239 “Multi-Residential Development”

- (a) means a **use**:
 - (i) that consists of one or more **buildings**, each containing one or more **units**;
 - (ii) that has a minimum of three **units**;
 - (iii) where all of the **units** in a **development** with only three **units** are provided within the same **main residential building**;
 - (iv) where a minimum of 50.0 per cent of the **units** in a **development** with a minimum of four **units** and a maximum of nine **units** are provided in **buildings** containing two or more **units**; and
 - (v) where a minimum of 90.0 per cent of the **units** in a **development** with 10 or more **units** are provided in **buildings** containing three or more **units**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse Building**, unless otherwise referenced in a District;
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1 or Part 11;
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1 or Part 11; and

24P2014

51P2008

51P2008

- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1 or Part 11. 51P2008

240 “Multi-Residential Development – Minor”

- (a) means a **use**: 67P2008
- (i) on a **parcel** 1.0 hectares or less in area;
 - (ii) that consists of one or more **buildings**, each containing one or more **units**;
 - (iii) that has a minimum of three **units**;
 - (iv) where a minimum of 90.0 per cent of the **units** are provided in **buildings** containing three or more **units**; and
 - (v) that complies with all of the rules specified for the **use** in the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse Building**, unless otherwise referenced in a District; 24P2014
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1;
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1;
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1.

241 “Municipal Works Depot”

- (a) means a **use**:
- (i) where infrastructure maintenance services are provided by a level of government;
 - (ii) where large areas of land are required for **buildings** and storage;
 - (iii) that may store and service equipment, vehicles, LRT trains and other municipal vehicles; 13P2008
 - (iv) that may store sand, gravel and other goods that are capable of being stacked or piled; 13P2008
 - (v) that may have **buildings** to service the equipment, vehicles, and LRT trains;

- (vi) that may have a **building** for training staff in the operation of the vehicles, equipment or LRT trains; and
- (vii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** on the same **parcel** as the **use** where the **parcel** shares a **property line** with a **residential district** or **special purpose district** and where there are piles or stacks of loose materials stored on the **parcel**;
- (d) must provide **screening** equal to the height of the piles or stacks of materials stored on the **parcel**, as referenced in subsection (c).
- (e) must provide a berm with a 3:1 slope if the berm is used to satisfy the **screening** requirements referenced in subsections (3) and (4);
- (f) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

242 “Museum”

- (a) means a **use**:
 - (i) where artifacts and information are displayed for public viewing;
 - (ii) where artifacts are investigated, restored and preserved for the public;
 - (iii) that may be contained entirely within or partially outside of a **building**;
 - (iv) that may have rooms for the provision of educational programs related to the **use**;
 - (v) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**;

286.1 “Retail and Consumer Service”

39P2012

- (a) means a **use** where any of the following activities occur:
- (i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a **Building Supply Centre**;
 - (ii) services related to the care and appearance of the human body or hair;
 - (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies;
 - (iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;
 - (v) portrait and professional photography services; or
 - (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
- (i) is within 6.0 metres of a public entrance of the **use**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (d) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
- (i) does not include a **Dry-cleaning and Fabric Care Plant**; and
 - (ii) is not located within a **Live Work Unit**;
- (f) when located in the C-R1 District, may incorporate the following **uses** within a **Retail and Consumer Service**, provided the requirements referenced in subsection (g) 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;**
 - (viii) **Office;**
 - (ix) **Pet Care Service;**
 - (x) **Print Centre;**
 - (xi) **Radio and Television Studio;**
 - (xii) **Restaurant: Food Service Only – Small;**
 - (xiii) **Restaurant: Food Service Only – Medium;**
 - (xiv) **Take Out Food Service;** and
 - (xv) **Veterinary Clinic;**
- (g) must only incorporate the **uses** referenced in section (f) when those **uses**:
- (i) are located in an existing approved **building**;
 - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
 - (iii) are located within a **use area** that contains a **Retail and Consumer Service**;
 - (iv) do not exceed 10.0 per cent of the **use area** of the **Retail and Consumer Service** within which they are located; and
 - (v) do not have direct customer access outside of the **Retail and Consumer Service** within which they are located;
- (h) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (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**.

24P2014

287 “Rowhouse Building”

- (a) means a **use** where a **building**:
- (i) contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
 - (ii) where one façade of each **Dwelling Unit** directly faces a public **street**;
 - (iii) where no intervening **building** is located between the **street** facing façade of each **Dwelling Unit** and the **adjacent** public **street**;
 - (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public sidewalk or an adjacent public **street**;

- (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
- (vi) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

288 “Salvage Processing – Heat and Chemicals”

- (a) means a **use**:
 - (i) where salvaged and recycled material are processed using heat or the application of chemicals;
 - (ii) that is not a landfill or waste disposal facility for any goods;
 - (iii) that does not involve the disassembly of any goods;
 - (iv) where activities may occur entirely within a **building**, or partially outside of a **building**, or entirely outdoors;
 - (v) that does not involve the manufacture or assembly of any goods;
 - (vi) that may have a **building** for administrative functions associated with the **use**; and
 - (vii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Salvage Processing – Heat and Chemicals** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

288.1 “Salvage Yard”

32P2009

- (a) means a **use**:
 - (i) where any of the following are stored, dismantled or crushed:
 - (A) **dilapidated vehicles**; and

5P2013

5P2013

- (B) damaged, inoperable or obsolete goods, machinery or equipment, building materials, or other scrap material;
- (ii) where motor vehicles in their complete and operable state are not displayed or sold;
- (iii) where part or all of the **use** takes place outside of a **building**;
- (iv) that may have equipment located outdoors to assist in the processes and functions of the **use**;
- (v) that may have the incidental sale of parts and materials that are recovered from the **dilapidated vehicles**, goods, machinery or equipment, building materials, or other scrap material;
- (vi) that may have a **building** for administrative functions associated with the **use**;
- (vii) that does not involve the manufacture or assembly of any goods; and
- (viii) that does not involve the servicing or repair of anything;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:
 - (i) for a **building**, the greater of:
 - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
 - (ii) for outdoor storage:
 - (A) 0.25 stalls for 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
 - (B) 0.1 stalls per 100.0 square metres thereafter;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

289 “Sawmill”

- (a) means a **use**:
 - (i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;
 - (ii) that may include facilities for the kiln drying of lumber;
 - (iii) that may include areas for the outdoor storage of raw or finished lumber products;
 - (iv) that may include the distribution or sale of lumber products; and
 - (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Sawmill** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

290 “School – Private”

67P2008

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

- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.

67P2008

291 “School Authority – School”

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

- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the maximum number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.

292 “School Authority Purpose – Major”

- (a) means a **use**:
 - (i) where a school division or school district may:
 - (A) provide the administration of the school division or school district;
 - (B) provide training for teachers, school administrators or other employees;
 - (C) provide programs to the public to further parental and community involvement in the schools;
 - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
 - (E) store surplus equipment and materials used by that school division or school district; and
 - (ii) where the activities associated with the **use** occur either within a **building** or outside of a **building**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

293 “School Authority Purpose – Minor”

- (a) means a **use**:
 - (i) where a school division or school district may:

- (A) provide the administration of the school division or school district;
 - (B) provide training for teachers, school administrators or other employees;
 - (C) provide programs to the public to further parental and community involvement in the schools;
 - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
 - (E) store surplus equipment and materials used by that school division or school district;
- (ii) where the storage of surplus equipment and materials associated with the **use** occur entirely within a **building**;
 - (iii) where another approved **use** is located within the **building**;
 - (iv) where the **gross floor area** of the **use** is a maximum of 25.0 per cent of the **gross floor area** of the entire **building**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
 - (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres or greater;
 - (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

294 “Seasonal Sales Area”

- (a) means a **use**:
 - (i) where goods are displayed and offered for sale;
 - (ii) where those goods are not fully contained within an enclosed **building**; and
 - (iii) that must always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;

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

295 “Secondary Suite”

12P2010,

- (a) means a **use**:

24P2014

- (i) that contains two or more rooms used or designed to be used as a residence by one or more persons;
- (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
- (iii) that is self-contained and located within a **Dwelling Unit**;
- (iv) that is secondary to the main residential **use** on the **parcel**;
- (v) except as otherwise indicated in subsection (vi), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**; and
- (vi) in the R-CG District must be located on the same **parcel** as a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling, or a Single Detached Dwelling**.

- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

24P2014

295.1 deleted

12P2010, 24P2014

295.2 deleted

12P2010, 24P2014

296 “Self Storage Facility”

- (a) means a **use**:

- (i) where goods are stored in a **building**;
- (ii) where the **building** is made up of separate compartments and each compartment has separate access;
- (iii) that may be available to the general public for the storage of personal items;
- (iv) that may include the administrative functions associated with the **use**; and
- (v) that may incorporate **Custodial Quarters** for the custodian of the facility;

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

24P2014

297 “Semi-detached Dwelling”

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

298 “Service Organization”

- (a) means a **use**:
 - (i) where health or educational programs and services are offered to the public;
 - (ii) that does not include a **Health Services Laboratory – With Clients** or **Medical Clinic**;
 - (iii) that does not provide a food preparation **kitchen** or eating area for the public;
 - (iv) where there are rooms for the administrative functions of the **use**; and
 - (v) where there may be a meeting room or auditorium available for programs related to the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the office area of the **use**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

299 “Sign – Class A”

67P2008, 35P2011

- (a) means only the following **sign** types:
- (i) “**Address Sign**” which means a **sign** that identifies:
 - (A) the municipal address of a **building**;
 - (B) the name of a **building**;
 - (C) the name of a business or organization operating a **building**; or
 - (D) the name of any individuals occupying a **building**;
 - (ii) “**Art Sign**” which means a **sign** that is primarily an artistic rendering applied to or affixed to any exterior of a **building** and where less than 10.0 per cent of the area of the **sign** contains written **copy**;
 - (iii) “**Banner Sign**” which means a **sign** that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
 - (iv) “**Construction Sign**” which means a **sign** that is displayed on a **parcel** undergoing construction, which identifies the party responsible for the management of a **parcel**, a person who is furnishing labour, services, materials or financing, or the future use of the **parcel**;
 - (v) “**Directional Sign**” which means a **sign** that guides, warns or restrains people or motor vehicles and may be freestanding on a permanent structure or attached to a **building**;
 - (vi) “**Election Sign**” which means a **sign** that:
 - (A) indicates support for a candidate in a Federal, Provincial or local election;
 - (B) sets out a position or information relating to an issue in an election; or
 - (C) provides information respecting an election;
 - (vii) “**Flag Sign**” which means a **sign** that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole or light standard;
 - (viii) “**Gas Bar Sign**” which means a **sign** that is accessory to a **Gas Bar**, and which may advertise services or products stored outside of a **building** such as, but not limited to, windshield wiper fluid, motor vehicle oils, firewood, ice, air and propane;

- (ix) “**Pedestrian Sign**” which means a type of **Temporary Sign** with no external supporting structure that is intended to be placed near a sidewalk to attract attention from passing pedestrians;
- (x) “**Real Estate Sign**” which means a **sign** that contains information regarding the management, sale, leasing or rental of a **parcel** or **building**;
- (xi) “**Show Home Sign**” which means a **sign** that identifies a newly constructed residential **building** as a sample of the type of **building** a builder is providing, and where prospective purchasers may acquire information regarding the community and the purchase of homes from that builder;
- (xii) “**Special Event Sign**” which means a **sign** that promotes a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event;
- (xiii) “**Temporary Sign**” which means a **sign** that is not permanently affixed to a structure or is displayed on a structure that is designed to be moved from place to place or is easily movable;
- (xiv) “**Window Sign**” which means a **sign** that is attached to, painted on or displayed on the interior or exterior of a window of a **building** so that its content is visible to a viewer outside of the **building** and:
 - (A) in the Stephen Avenue Mall heritage area, includes signs that are erected 1.8 metres or less behind a window;
 - (B) in all other areas, includes signs that are erected 0.90 metres or less behind a window; and
 - (C) does not include any type of product or window display that is intended to be visible to a viewer outside of the **building**, and
- (xv) any type of **sign** located in a **building** not intended to be viewed from outside; and

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

33P2013

35P2011

300 “Sign – Class B”

- (a) means only the following **sign** type:
 - (i) “**Fascia Sign**” which means a **sign** that:

- (A) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and
- (B) does not project more than 0.40 metres from the wall of a **building**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.
- 301 “Sign – Class C”** 30P2011, 35P2011
- (a) means only the following **sign** type:
- (i) **“Freestanding Sign”** which means a **sign** that:
- (A) is displayed on a permanent, non-moveable structure other than a **building**;
- (B) may incorporate a **Message Sign**; and
- (C) may incorporate a **Digital Sign** that has an approved **development permit** for a **Sign – Class E**; and 4P2013
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.
- 302 “Sign – Class D”** 35P2011
- (a) means only the following **sign** types:
- (i) **“Canopy Sign”** which means a **sign** that displayed on, under or attached to a canopy, awning or marquee that is attached to an exterior wall of a **building**;
- (ii) **“Projecting Sign”** which means a **sign** that is attached to an exterior wall of a **building** and is perpendicular to the **building**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.
- 303 “Sign – Class E”** 67P2008, 30P2011,
35P2011
- (a) means only the following **sign** types:
- (i) **“Digital Message Sign”** which means a **“Message Sign”**, referenced in subsection (iv) that: 4P2013
- (A) displays **copy** by means of a **digital display**, but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or movement; and
- (B) does not display third party advertising;
- (ii) **“Flashing or Animated Sign”** which means a **sign** with **copy** that flashes or is animated;

- (iii) “**Inflatable Sign**” which means a **sign** consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;
 - (iv) “**Message Sign**” which means a **sign** that is either permanently attached to a **building** or that has its own permanent structure and is designed so that **copy** can be changed on a frequent basis;
 - (v) “**Painted Wall Sign**” which means a **sign** that is painted directly onto an exterior wall of a **building**, but does not include an **Art Sign**;
 - (vi) “**Roof Sign**” which means a **sign** installed on the roof of a **building** or that projects above the **eaveline** or the parapet of a **building**;
 - (vii) “**Rotating Sign**” which means a **sign** that rotates or has features that rotate;
 - (viii) “**Temporary Sign Marker**” which means an area of a **parcel** that has been approved and demarked as a location for “**Temporary Signs**”, which for the purposes of the rules regulating **signs**, is deemed to be a **sign**; and
 - (ix) any type of **sign** that:
 - (A) does not fit within any of the **sign** types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class F or Sign – Class G**; and
 - (B) does not contain a **digital display**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

304 “Sign – Class F”

35P2011

- (a) means only the following **sign** types:

30P2011, 4P2013

- (i) “**Third Party Advertising Sign**” which means a **sign** that displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the **sign** is located and does not contain a **digital display**; and

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

304.1 “Sign – Class G”

30P2011

- (a) means only the following **sign** types:

- (i) **“Digital Third Party Advertising Sign”** which means a **sign** that:
 - (A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the **sign** is located; and
 - (B) displays **copy** by means of a **digital display** but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or movement; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

305 **“Single Detached Dwelling”**

12P2010, 24P2014

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

306 **“Slaughter House”**

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

- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

307 “Social Organization”

- (a) means a **use**:
 - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
 - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
 - (iii) where there may be an area for the preparation or consumption of food; and
 - (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:

9P2012

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

308 “Special Function – Class 1”

10P2009, 39P2010,
21P2011, 4P2012

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

9P2012

10P2009, 21P2011,
4P2012**309 “Special Function – Class 2”**

- (a) means a **use** where temporary structures are erected on a **parcel** which operate as a:
 - (i) **Conference and Event Facility;**
 - (ii) **Drinking Establishment – Large;**
 - (iii) **Drinking Establishment – Medium;**
 - (iv) **Drinking Establishment – Small;**
 - (v) **Restaurant: Licensed – Large;**
 - (vi) **Restaurant: Licensed – Medium;**
 - (vii) **Restaurant: Licensed – Small;** or
 - (viii) **Night Club;**
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be located on a **parcel** for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle the temporary structures;
- (d) has a maximum height for covered temporary structures of one **storey**;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** unless that façade is separated from the residential district by a **street**;
- (f) must not exceed a cumulative area for covered temporary structures of 75.0 square metres when located on a **parcel** designated C-N1, C-N2, I-E, I-R, CC-ER and CC-EPR;
- (g) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycles parking stalls – class 1 or class 2**.

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*; and 9P2012
 - (vi) *deleted* 9P2012
 - (vii) that may have a *building* for the administrative functions associated with the *use*;
- (b) is a *use* within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the *use*, with tarps or a structure with a roof but it must be open on the sides;

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

13P2008

314 “Supermarket”

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

39P2010, 5P2013

- (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**.

- (ii) where each **Dwelling Unit** has a separate direct entry from **grade**; 71P2008
- (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
- (iv) that does not include a **Rowhouse Building**; 24P2014
- (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”

- (a) means a **use**: 1P2008
 - (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**.

1P2009

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, 5P2013

- (a) means a **building** greater than 10.0 square metres in **gross floor area**:
 - (i) where water or steam, sewage treatment or disposal, irrigation, drainage, gas, electricity, heat, waste management, water heating and cooling for the purpose of district energy and telecommunications are located;
 - (ii) where the **use** is partially or wholly above **grade**; and
 - (iii) that does not include a **Sewage Treatment Plant** or a **Water Treatment Plant**;
- (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**.

- (9) **Balconies** and **decks** must not project into any **side setback area**. 67P2008
- (10) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area**: 67P2008
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and 27P2011
- (b) for all other **uses**:
- (i) when located on a **corner parcel**; or
- (ii) where at least one **side setback area** is clear of all central air conditioning equipment, window wells and portions of the **building** measured from **grade** to a height of 2.4 metres.

Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in **building height**;
- (b) does not exceed 75.0 square metres in **gross floor area**; 27P2011
- (c) has no part that is located closer than 0.60 metres to the **rear property line**; and
- (d) has no eave closer than 0.6 metres to a **side property line**.
- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Patios

- 338.1 (1) Unless otherwise referenced in subsections (2) and (3), a **privacy wall** may be located on a **patio**, provided it does not exceed a height of 2.0 metres when measured from the surface of the **patio**. 67P2008
- (2) A **privacy wall** located on a **patio** must not exceed 2.0 metres in height, when measured from **grade** and when the **privacy wall** is located within:
- (a) a **side setback area**; or
- (b) 6.0 metres of a **rear property line**.

- (3) A **privacy wall** located on a **patio** must not exceed 1.2 metres in height when measured from **grade** when the **privacy wall** is located between the foremost front façade of the **main residential building** and the **front property line**.

Decks

- 339 (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

57P2008

- (2) The height of a **deck** in the **Developed Area** must not exceed:
- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
 - (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

67P2008, 3P2010

- (2.1) Unless otherwise referenced in subsection (3), a **privacy wall** located on a **deck**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,
9P2012, 24P2014

- (3) A **deck** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
 - (b) is a maximum of 3.0 metres in height; and
 - (c) extends the full depth of the **deck**.

Balconies

- 340 (1) An **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.

- (2) The floor area of a **recessed balcony** must not exceed 10.0 square metres.

67P2008

- (2.1) Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**:

- (a) must not exceed 2.0 metres in height when measured from the surface of the **balcony**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,
9P2012, 24P2014

- (3) A **balcony** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:

- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **balcony**.

(4) A **rooftop terrace** may be located on the roof of a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Rowhouse Building, Single Detached Dwelling and Semi-detached Dwelling** where:

24P2014

- (a) it is located in a **Residential – Grade-Oriented Infill (R-CG) District**;
- (b) it is located on the roof of the first or second **storey**;
- (c) it faces the **street** for a **Contextual Single Detached Dwelling** or a **Contextual Semi-detached Dwelling**; and
- (d) the area of the **rooftop terrace** is 30 per cent or less of the floor area of the **storey** below.

Driveways

341 (1) A driveway must not have direct access to a **major street** unless:

- (a) there is no practical alternative method of vehicular access to the **parcel**; and
- (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.

(2) A driveway connecting a **street** to a **private garage** must:

9P2012

- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - (i) the back of the public sidewalk to the door of the **private garage**; or
 - (ii) a curb where there is no public sidewalk to the door of a **private garage**; and
- (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.

(3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.

9P2012

(4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is hard surfaced.

9P2012

(5) That portion of a driveway, including a **motor vehicle parking stall**, within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:

9P2012

- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
- (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- 57P2008, 13P2011 (6) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
- (c) there is a legally existing driveway that it is not being relocated or widened.
- 13P2011 (7) A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.
- 57P2008, 13P2011 (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

Retaining Walls

- 342 (1) A **retaining wall** must be less than 1.0 metre in height when measured from **grade**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

Fences

- 343 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
- (b) 2.0 metres in all other cases; and
- (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

Solar Collectors

- 343.1 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- 68P2008 (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:

- (a) a maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
 - (b) in all other cases, maximum of 1.3 metres from the surface of a roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4) A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of:
 - (i) 1.5 metres from the surface of that wall, when the wall is facing a **rear property line**; and
 - (ii) in all other cases, 0.6 metres from the surface of that wall.

Objects Prohibited or Restricted

- 344 (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer that may be used or is intended to be used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except while actively engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not be located outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading. Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
- (a) not be located in an **actual front setback area** or in an **actual side setback area** where the **parcel** shares a **property line** with a **street**;
 - (b) not be located higher than 3.0 metres from **grade**; and
 - (c) not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:

- (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.
- (7) A **skateboard ramp** must not be located on a **parcel**.
- (8) A **Power Generation Facility – Small** with a capacity greater than 100kW must not be located on a **parcel** when the principal **use** on the **parcel** is a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling, or Semi-detached Dwelling**.

13P2014

Accessory Residential Building

- 345 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:
- (a) 1.2 metres from a **side or rear property line** shared with a **street**; or
 - (b) 0.6 metres from a **side or rear property line** in all other cases.
- (2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side or rear property line** with a **street** may be reduced to zero metres when:
- (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**;
 - (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
 - (c) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:
 - (i) be registered against the title of the **parcel** proposed for development and the title of the **adjacent parcel**; and
 - (ii) include a 0.60 metre eave and footing encroachment easement.
- (3) An **Accessory Residential Building** must not be located in the **actual front setback area**.
- (4) A **private garage** on a **laneless parcel** may be located within the required 3.0 metre **side setback area**, except along the **street** side of a **corner parcel**.
- (5) The minimum distance between any façade of an **Accessory Residential Building** and a **main residential building** is 1.0 metres.
- (6) The height of an **Accessory Residential Building** must not exceed:
- (a) 4.6 metres, measured from the finished floor of the **building**;

12P2010

67P2008

- (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; and
- (c) one **storey**, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346** (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Backyard Suite** has been approved. 24P2014
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**, must not exceed the lesser of:
- (a) the **building coverage** of the **main residential building**; or
 - (b) 75.0 square metres; and 27P2011
 - (c) the calculation to determine the area of a **parcel** covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less.
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the **parcel** on which the **building** is located.

Contextual Single Detached Dwelling

- 347** (1) A **Contextual Single Detached Dwelling**: 3P2010
- (a) must have:
 - (i) a portion of the front façade recessed or projecting forward from the remaining façade that has a minimum dimension of:
 - (A) 2.0 metres in width
 - (B) 0.6 metres in depth; and;
 - (C) 2.4 metres in height; or

- (ii) a **porch** projecting from the front façade with a minimum dimension of:
- (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must not have vehicular access from the **lane** to an attached **private garage**;
- 9P2012 (c) must not have windows that are located beyond the rear façade of a **main residential building** on an adjoining **parcel** unless:
- (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- 27P2011 (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;
- 27P2011 (e) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and
- 27P2011 (f) must not have an exterior entrance to a **basement** except where:
- (i) the exterior entrance is located on the same façade as the at-**grade** entrance to a **walkout basement**;
 - (ii) the exterior entrance provides access to a **basement** level **private garage**; or
 - (iii) the exterior entrance provides access to a **Secondary Suite**.
- (2) **A Contextual Single Detached Dwelling:**
- (a) may have a **balcony** located on a side façade:
- (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
- (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **parcel**; and

- (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**. 27P2011
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres the maximum **building depth** is the greater of:
- (a) 65.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10 metres the maximum **building depth** is the **contextual building depth average**.
- (5) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** must not exceed the **building coverage**.
- (6) Where a **private garage** is attached to a **Contextual Single Detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**. 27P2011

Contextual Semi-detached Dwelling

- 347.1 (1) A **Contextual Semi-detached Dwelling**: 27P2011
- (a) must have:
 - (i) the principal front façade of one **unit** staggered a minimum of 0.6 metres behind the principal front façade of the other **unit**; and
 - (ii) the principal rear façade of one **unit** staggered a minimum of 0.6 metres behind the principal rear façade of the other **unit**;
 - (b) must have façade articulation for each **unit**, by including:
 - (i) a portion of the front façade of each **unit** recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.6 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from the front façade a minimum dimension of:

- (A) 2.0 metres in width; and
- (B) 1.2 metres in depth;
- (c) located on a **corner parcel** must have an exterior entrance which is visible from the **street** side of the **corner parcel**;
- (d) must not have vehicular access from the lane to an attached **private garage**;
- (e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;
- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres;
- (h) must not have an exterior entrance from **grade**:
 - (i) directly accessing an internal stairwell; or
 - (ii) located on a side façade, except on the **street** side of a **corner parcel**; and
- (i) must not have an exterior entrance to a **basement** except where:
 - (i) the exterior entrance is located on the same façade as the at-**grade** entrance to a **walkout basement**; or
 - (ii) the exterior entrance provides access to a **basement** level **private garage**.

(2) A Contextual Semi-detached Dwelling:

- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;

9P2012, 44P2013

- (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.

Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings

- 347.2 (1) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) The requirement for the provision of 1.0 trees is met where:

- (a) a deciduous tree has a minimum **calliper** of 50 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metre.
- (6) The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.

24P2014

Permitted use Rowhouse Building

- 347.3 (1)** To be a **permitted use** a **Rowhouse Building**:
- (a) must have façade articulation for each **Dwelling Unit**, by including:
 - (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
 - (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
 - (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
 - (d) must not have an attached **private garage**;
 - (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
 - (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;

- (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or
 - (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) A **Rowhouse Building** that is a **permitted use**:
- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
 - (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of an exposed side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height;
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**; and
 - (d) may have a **rooftop terrace** where it faces a public **street**.
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

Visibility Setback

- 348** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above lowest elevation of the **street**.

Roof Equipment Projection

- 349** (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

68P2008

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

12P2010, 24P2014

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
- (2) The maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (3) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
- (c) is shown on a plan approved by the **Development Authority**.

12P2012, 24P2014

351.1 *deleted*

12P2012, 24P2014

Backyard Suite

- 352** (1) For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:

- (a) 1.5 metres for any portion of the **building** used as a **Backyard Suite**; and
 - (b) 0.6 metres for any portion of the **building** used as a **private garage**.
- (2) Unless otherwise specified in the district, for a **Backyard Suite**, the minimum **building setback** from a **side property line** is 1.2 metres for any portion of the **building** used as a **Backyard Suite**.
- (3) A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- (4) The maximum **building height** for a **Backyard Suite** is 7.5 metres.
- (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and **landings**, is 75.0 square metres.
- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) A **Backyard Suite** must have a **private amenity space** that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted***Accessory Suite – Density**

12P010, 24P2014

- 354 (1) There must not be more than one **Secondary Suite** or **Backyard Suite** located on a parcel.
- (2) A **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**.

Secondary Suite – Entry and Stairways355 *deleted*

12P2010

Secondary Suite – Building Height356 *deleted*

12P2010, 24P2014

Parcels Deemed Conforming

- 357 Where a **parcel** is legally existing or approved prior to the effective date of this Bylaw and the **parcel width**, **parcel depth** or the area of the **parcel** is less than the minimum required in a district the **parcel** is deemed to conform to the minimum requirement of this Bylaw provided that the **use** of the **parcel** is not being intensified.

9P2012

- 5P2013 **Dwellings Deemed Conforming**
- 358 (1) **Decks** greater than 1.5 metres in height, **landings, retaining walls** and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- 27P2011 (2) When a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum **building height**, minimum **building setback** from a **front property line** and maximum **building depth** determined at the time of the **development** are the requirements until further **development** occurs on the **parcel**.
- 53P2008 (3) The **building setback** from the **front property line** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
- (b) the **building setback** from the **front property line** is:
- (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
- (ii) a minimum of 3.0 metres for any other **residential district**; and
- (c) the **main residential building**:
- (i) has not been added to after the effective date of this Bylaw; or
- (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a **building setback** from the **front property line**.
- 67P2008 (4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
- (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- 67P2008, 46P2008 (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.
- 46P2008

Personal Sales

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

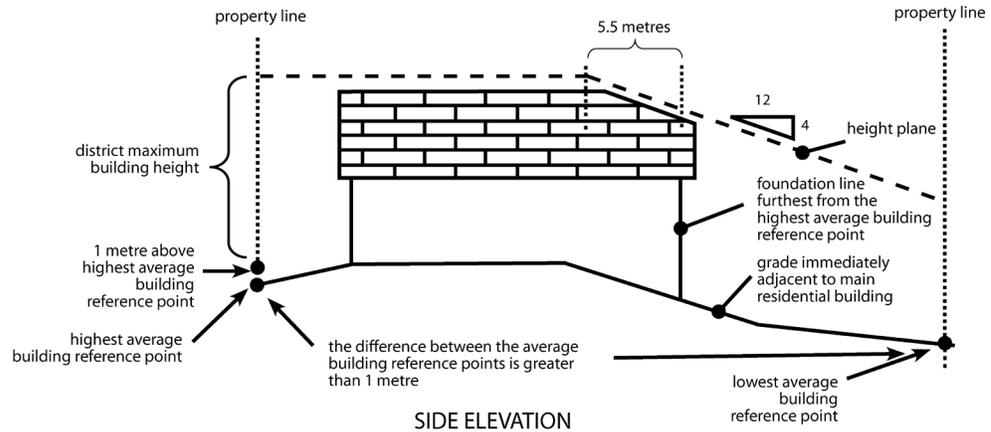
Building Height

- 360** (1) Unless otherwise referenced in (5), the ***building height*** of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling**, must not exceed a height plane described in this section. 3P2010
- (2) When the difference between the ***average building reference point*** at the front corners of the *parcel* and those at the rear of the *parcel* is greater than or equal to 1.0 metres, the ***building height*** must not be greater than a height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest ***average building reference point***; and 9P2012
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the ***average building reference points*** at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the ***building height*** must not be greater than the height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the *parcel*.

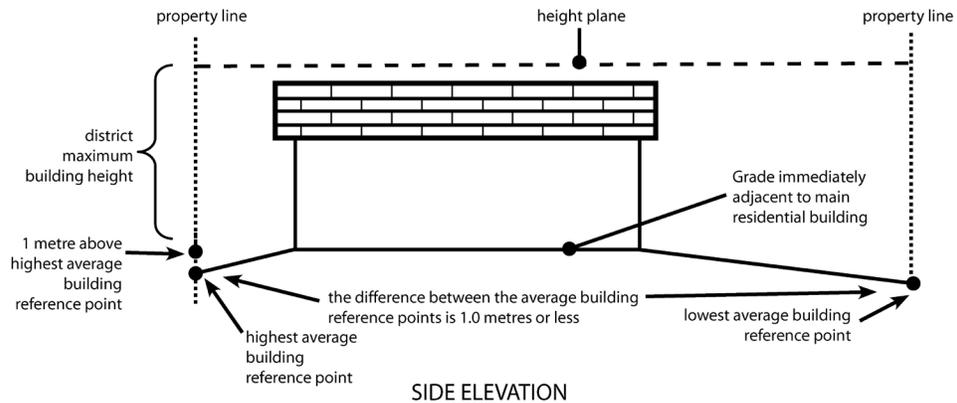
- (4) The following diagrams illustrate the rules of subsections (2) and (3).

3P2010

Illustration 1:
Building Height
Subsection 360(2)



Subsection 360(3)



3P2010

- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point adjacent to the addition when the addition is less than or equal to:
- 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**; and
 - 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.

3P2012, 24P2014 **Building Height on a Corner Parcel**

- 361** In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** located on a **corner parcel**, no portion of a **building** facing a **street** may exceed the maximum **building height** for the District when measured vertically at any point from **grade** adjacent to the **building**.

362 *deleted*

3P2010

Approved Building Grade Plans

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

47P2008, 46P2009,
9P2012

Gated Access

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

Exempt Additions

365 In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:

32P2012

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

3P2010

- (d) the addition or exterior alteration must meet the rules:
 - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
 - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

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

Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.
- (2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**. 12P2010, 24P2014

Permitted Uses

- 367** The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**

Discretionary Uses

- 368** The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Bed and Breakfast;**
 - (b) **Community Entrance Feature;**
 - (b.1) **Home Based Child Care – Class 2;** 17P2009
 - (c) **Home Occupation – Class 2;**
 - (d) **Place of Worship – Small;**
 - (e) **Power Generation Facility – Small;**

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

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 (1) *Parcels* designated R-C1Ls have the same **permitted uses** referenced in section 367 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-C1Ls have the same **discretionary uses** referenced in section 368 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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

Parcel Depth

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

12P2010

(2) The minimum **parcel depth** for a **parcel** designated R-C1Ls is 30.0 metres.

Parcel Area

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

Parcel Coverage

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

376 *deleted*

3P2010

Building Setback Areas

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

Building Setback from Front Property Line

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

3P2010

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

(2) *deleted*

46P2009

(3) *deleted*

3P2010

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

46P2009

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

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

Building Setback from Side Property Line

379 (1) For a *laned parcel*, the minimum *building setback* from any *side property line* is 2.4 metres.

(2) For a *laneless parcel*, the minimum *building setback* from any *side property line* is:

- (a) 2.4 metres; or

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

Building Setback from Rear Property Line

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

Building Height

3P2010

381 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

3P2010

(2) *deleted*

(3) For all other uses, the maximum **building height** is 10.0 metres.

3P2010

382 *deleted*

3P2010

383 *deleted*

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

Purpose

- 384 (1)** The Residential – Contextual One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**.
- (2)** **Parcels** designated R-C1s are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**. 12P2010, 24P2014

Permitted Uses

- 385 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;** 46P2009
 - (d) *deleted*
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 53P2008
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 386 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;** 24P2011

17P2009

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

53P2008

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

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

Permitted and Discretionary Uses for Parcels Designated R-C1s

- 387 (1)** *Parcels* designated R-C1s have the same **permitted uses** referenced in section 385 with the additional **permitted uses** of: 12P2010, 33P2011
- (a) **Secondary Suite.**
- (2)** *Parcels* designated R-C1s have the same **discretionary uses** referenced in section 386 with the additional **discretionary uses** of: 24P2014
- (a) **Backyard Suite.**

Rules

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

Number of Main Residential Buildings on a Parcel

- 389** The maximum number of **main residential buildings** on a **parcel** is one. 13P2008

Parcel Width

- 390 (1)** Unless otherwise referenced in subsection (2), the minimum **parcel width** is 12.0 metres.
- (2)** The minimum **parcel width** for a **parcel** designated R-C1s is 15.0 metres.

Parcel Depth

- 391 (1)** Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres. 12P2010
- (2)** The minimum **parcel depth** for a **parcel** designated R-C1s is 30.0 metres.

Parcel Area

- 12P2010 **392** (1) Unless otherwise referenced in subsection (2), the minimum area of a *parcel* is 330.0 square metres.
- (2) The minimum area of a *parcel* designated R-C1s is 400.0 square metres.

Parcel Coverage

- 393** The maximum *parcel coverage* is 45.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not provided in a *private garage*.
- 12P2010 **394** *deleted*

Building Setback Areas

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

Building Setback from Front Property Line

- 3P2010 **396** (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum *building setback* from a *front property line* is the greater of:
- (a) the *contextual front setback* less 1.5 metres; or
 - (b) 3.0 metres.
- 46P2009 (2) *deleted*
- 3P2010 (3) *deleted*
- 46P2009 (4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum *building setback* from a *front property line* is the lesser of:
- (a) the *contextual front setback* less 1.5 metres to a minimum of 3.0 metres; or
 - (b) the existing *building setback* less 1.5 metres to a minimum of 3.0 metres.
- (5) For all other *uses*, the minimum *building setback* from a *front property line* is 3.0 metres.

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

Purpose

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A; and** 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

- 34P2010 (h) **Residential Care;**
- 34P2010, 24P2014 (h.1) **Secondary Suite;**
- 34P2010, 24P2014 (h.2) *deleted*
- 34P2010, 24P2014 (h.3) *deleted*
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

Rules

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

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

Number of Main Residential Buildings on a Parcel

13P2008 **408** The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

- 3P2010, 34P2010 **409 (1)** The minimum **parcel width** is:
 - 5P2013 (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
 - (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
 - 24P2014 (c) 13.0 metres for a **parcel** containing a **Backyard Suite**.
- (2)** The maximum **parcel width** is 11.6 metres unless the **parcel** is:
 - (a) a **corner parcel**;
 - (b) a **parcel** on the bulb of a cul-de-sac; or
 - (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

Parcel Depth

- 410** (1) Unless referenced in subsection (2), the minimum **parcel depth** is 22.0 metres. 34P2010
- (2) The minimum **parcel depth** for a **parcel** containing a **Backyard Suite** is 30.0 metres. 24P2014

Parcel Area

- 411** (1) Unless referenced in subsection (2), the minimum area of a **parcel** is 233.0 square metres. 34P2010
- (2) The minimum area of a **parcel** containing a **Backyard Suite** is 400.0 square metres. 24P2014

Parcel Coverage

- 412** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** is 50.0 per cent of the area of a **parcel** where:
- (a) the area of a **parcel** is equal to or less than 300.0 square metres; and
- (b) the **parcel width** is less than 10.0 metres.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- 413** *deleted* 3P2010

Building Setback Areas

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

Building Setback from Front Property Line

- 415** (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.
- (2) *deleted* 46P2009
- (3) *deleted* 3P2010

46P2009

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

Building Setback from Side Property Line

- 416 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required by subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

3P2010

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

Purpose

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

Permitted Uses

- 425 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Contextual Semi-detached Dwelling;** 27P2011
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (f.1) **Secondary Suite;** 33P2011
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.** 53P2008
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 426 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;** 24P2011
 - (a.2) **Backyard Suite;** 24P2014

- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- 9P2012 (d.1) *deleted*
- (e) **Duplex Dwelling;**
- 17P2009, 9P2012 (e.1) **Home Based Child Care – Class 2;**
- (f) **Home Occupation – Class 2;**
- (g) **Place of Worship – Small;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- 33P2011 (j) *deleted*
- 12P2010, 24P2014 (j.1) *deleted*
- 12P2010, 24P2014 (j.2) *deleted*
- (k) **Semi-detached Dwelling;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Single Detached Dwelling;**
- (p) **Temporary Residential Sales Centre; and**
- (q) **Utility Building.**

- 53P2008 (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School Authority Purpose – Major;**
 - (e) **School – Private; and**
 - (f) **Service Organization.**

- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One / Two Dwelling District that has a **building** used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 425(2) and 426(2) and (3).

Number of Main Residential Buildings on a Parcel

13P2008

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

Parcel Width

429 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (a.1) 9.0 metres for a **parcel** containing a **Secondary Suite**;
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 13.0 metres for a **parcel** containing a **Backyard Suite**; and
- (d) 13.0 metres for a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** and if a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**.

34P2010

12P2010, 34P2010,
24P2014
27P2011

Parcel Depth

- 430** (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is 22.0 metres.
- 12P2010, 24P2014 (2) The minimum *parcel depth* for a *parcel* containing a **Backyard Suite** is 30.0 metres.

Parcel

- 431** The minimum area of a *parcel* is:
- (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- 12P2010, 34P2010, 24P2014 (c) 400.0 square metres for a *parcel* containing a **Backyard Suite**; and
- 27P2011 (d) 400.0 square metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel area* of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 432** The maximum *parcel coverage* is 45.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.
- 3P2010 **433** *deleted*

Building Setback Areas

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

3P2010, 27P2011

Building Setback from Front Property Line

- 435** (1) For a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling**, **Duplex Dwelling**, **Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.
- 3P2010 (2) *deleted*

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

Building Setback from Side Property Line

- 436 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **side property line** upon which the party wall is located.
- (4) Unless otherwise referenced in subsection (5), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.
- (5) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** forms part of a **plan of subdivision** approved by the Calgary Planning Commission prior to March 31, 1980, the minimum **building setback** from that **side property line** is 1.2 metres.
- (6) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (7) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

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

Building Height

3P2010, 27P2011

438 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

3P2010

(2) *deleted*

(3) For all other **uses**, the maximum **building height** is 10.0 metres.

3P2010

439 *deleted*

3P2010

440 *deleted*

3P2010

441 *deleted*

3P2010

442 *deleted*

13P2008, 28P2009

Motor Vehicle Parking Stalls

443 The minimum number of **motor vehicle parking stalls** for each **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling**, and **Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where:

- (a) the **parcel width** is less than 9.0 metres and the **parcel** is part of a plan of subdivision approved after September 7, 1982; or
- (b) the area of the **parcel** is less than 270.0 square metres and the **parcel** is part of a plan of subdivision approved after September 7, 1982.

Division 6: Residential – One Dwelling (R-1) (R-1s) District

Purpose

- 444** (1) The Residential – One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area*.
- (2) *Parcels* designated R-1s are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same *parcel* as a **Single Detached Dwelling**. 12P2010, 24P2014

Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) **Park;**
 - (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Single Detached Dwelling; and** 4P2012
 - (g) *deleted* 4P2012
 - (h) **Utilities.**

Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living** 24P2011
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) **Home Based Child Care – Class 2;** 17P2009
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**

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

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-1s

447 (1) *Parcels* designated R-1s have the same **permitted uses** referenced in section 445 with the additional **permitted uses** of:

(a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:

(a) **Backyard Suite.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcels Containing Suites

Parcel Width

450 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **parcel width** is 10.0 metres.

12P2010, 24P2014

(2) The minimum **parcel** width for a **parcel** containing a **Secondary Suite** or **Backyard Suite** is 11.0 metres.

12P2010, 24P2014

(3) *deleted*

Parcel Depth

- 451** (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.
- (2) The minimum **parcel depth** for a **parcel** designated R-1s is 30.0 metres. 12P2010

Parcel Area

- 452** (1) Unless otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 330.0 square metres.
- (2) The minimum area of a **parcel** containing a **Backyard Suite** is 330.0 square metres. 12P2010, 24P2014
- (3) *deleted* 12P2010, 24P2014

Parcel Coverage

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

Building Setback Areas

- 454** The depth of all **setback areas** must be equal to the minimum **building setback** required by sections 455, 456 and 457.

Building Setback from Front Property Line

- 455** The minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
 - (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

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

- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, on both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

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

Building Height

- 458** (1) The maximum **building height** is 11.0 metres where:
- (a) the area of the **parcel** is less than 400.0 square metres; or
 - (b) the **parcel width** is less than 15.0 metres.
- (2) The maximum **building height** is 12.0 metres where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 15.0 metres.

Division 7: Residential – Narrow Parcel One Dwelling (R-1N) District

Purpose

459 The Residential – Narrow Parcel One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area* on narrow or small *parcels*.

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Single Detached Dwelling; and** 4P2012
- (g) *deleted* 4P2012
- (h) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;** 34P2010

34P2010, 24P2014

(h.2) *deleted*

34P2010, 24P2014

(h.3) *deleted*

(i) **Sign – Class B;**

(j) **Sign – Class C;**

(k) **Sign – Class E;**

(l) **Temporary Residential Sales Centre;** and

(m) **Utility Building.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

3P2010, 34P2010

464 (1) The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
- (c) 13.0 metres for a **parcel** containing a **Backyard Suite**.

24P2014

(2) The maximum **parcel width** is 11.6 metres unless the **parcel** is:

- (a) a **corner parcel**;
- (b) a **parcel** on the bulb of a cul-de-sac; or
- (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

Parcel Depth

34P2010

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

24P2014

Parcel Area

- 466** (1) Unless referenced in subsection (2), the minimum area of a *parcel* is 233.0 square metres.
- (2) The minimum area of a *parcel* containing a **Backyard Suite** is 400.0 square metres.

34P2010

24P2014

Parcel Coverage

- 467** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum *parcel coverage* is 50.0 per cent of the area of a *parcel*.
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum *parcel coverage* is 60.0 per cent of the area of a *parcel* where:
- (a) the area of a *parcel* is less than 300.0 square metres; and
- (b) the *parcel width* is less than 8.7 metres.
- (3) Unless otherwise referenced in subsection (4), the maximum *parcel coverage* is 45.0 per cent of the area of a *parcel* where the *parcel width* is greater than 11.0 metres.
- (4) The maximum *parcel coverage* referenced in subsections (1), (2) and (3) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

57P2008

7P2011

Building Setback Areas

- 468** The minimum depth of all *setback areas* must be equal to the minimum *building setback* required in sections 469, 470 and 471.

Building Setback from Front Property Line

- 469** The minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
- (b) 3.0 metres for a *laneless parcel*.

Building Setback from Side Property Line

- 470** (1) For a *laned parcel*, the minimum *building setback* from any *side property line* is 1.2 metres.

- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) *deleted*

3P2010

3P2010

Building Setback from Rear Property Line

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

Building Height

- 472** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres. 13P2008
- (2) The maximum **building height** is 11.0 metres where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.

Motor Vehicle Parking Stalls

- 473** The minimum number of **motor vehicle parking stalls** is 2.0 stalls for a **Single Detached Dwelling** located on a **parcel** with a **parcel width** less than 9.0 metres. 10P2009

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

Purpose

474 The Residential – One / Two Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings**, **Semi-detached Dwellings** and **Duplex Dwellings** in the *Developing Area*.

Permitted Uses

475 The following *uses* are *permitted uses* in the Residential – One /Two Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Duplex Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 12P2010
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and** 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities.**

Discretionary Uses

476 The following *uses* are *discretionary uses* in the Residential – One / Two Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**

- 12P2010 (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- 12P2010, 24P2014 (i) *deleted*
- (i.1) *deleted*
- 12P2010, 24P2014 (i.2) *deleted*
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

479 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling;**
- 34P2010 (a.1) 9.0 metres for a **parcel** containing a **Secondary Suite;**
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling;**
- 12P2010, 34P2010, 24P2014 (c) 13.0 metres for a **parcel** containing a **Backyard Suite;** and

- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

Parcel Depth

- 480** (1) Unless otherwise specified in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2) The minimum *parcel depth* for a *parcel* containing a **Backyard Suite** is 30.0 metres. 12P2010, 34P2010,
24P2014

Parcel Area

- 481** The minimum area of a *parcel* is:
- (a) 330.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Backyard Suite**; and 12P2010, 34P2010,
24P2014
- (d) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 482** (1) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of a *parcel*.
- (2) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Semi-detached Dwelling** or **Duplex Dwelling** is 50.0 per cent of the area of a *parcel*. 13P2008
- (3) The maximum *parcel coverage* referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (4) For all other *uses*, the maximum *parcel coverage* is 45.0 per cent.

Building Setback Areas

- 483** The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 484, 485 and 486.

Building Setback from Front Property Line

484 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

485 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel**, when no provision is made for a **private garage** on the front or side of a **building**.

(3) For a **parcel** containing a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.

(4) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:

- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.

(5) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) provides unrestricted vehicle access to the rear of the **parcel**.

(6) One **building setback** from a **side property line** may be reduced to zero metres where:

71P2008

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

Purpose

489 The Residential – Low Density Multiple Dwelling District (R-2M) is intended to primarily accommodate comprehensively designed low density residential **development** in the form of **Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings,** and **Townhouses** in the **Developing Area**. 24P2014

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) *deleted* 46P2009
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Rowhouse Building;** 24P2014
- (g) **Sign – Class A;** and 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities.**

490.1 The following **uses** are **permitted uses** in the Residential – Low Density Multiple Dwelling District where there is only one **main residential building** located on a **parcel**: 13P2008, 12P2010

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

Discretionary Uses

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

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014

- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- 17P2009 (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- 12P2010 (i) *deleted*
- 12P2010, 24P2014 (i.1) *deleted*
- 12P2010, 24P2014 (i.2) *deleted*
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- 71P2008 (k.1) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Single Detached Dwelling;**
- (n) **Temporary Residential Sales Centre;**
- (o) **Townhouse; and**
- (p) **Utility Building.**

Rules

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

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

13P2008, 7P2011 **Density**

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

- 24P2014 (a) 50 **units** per hectare for **Rowhouse Buildings;**
- (b) 50 **units** per hectare for **Townhouses** when:
 - (i) all of the **buildings** containing **units** face a **street**; and

- (ii) each **unit** has a separate, direct exterior access facing a public road that is not a **private condominium roadway**;
- (c) 38 **units** per hectare for **Townhouses** in all other cases.

Parcel Width

494 The minimum **parcel width** is:

- (a) 10.0 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 13.0 metres for a **parcel** containing a **Backyard Suite**; 12P2010, 34P2010,
24P2014
- (d) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**; and
- (e) 5.0 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**. 24P2014

Parcel Depth

- 495** (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.
- (2) The minimum **parcel depth** for a **parcel** containing a **Backyard Suite** is 30.0 metres. 12P2010, 34P2012,
24P2014

Parcel Area

496 The minimum **parcel area** is:

- (a) 330.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a **parcel** containing a **Backyard Suite**; 12P2010, 34P2010,
24P2014
- (d) 400.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and

24P2014

- (e) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**.

Parcel Coverage

497 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is:

(a) 45.0 per cent of the area of the **parcel** for each **Single Detached Dwelling**;

(b) 50.0 per cent of the area of the **parcel** for each **Semi-detached Dwelling** and **Duplex Dwelling**; and

24P2014

(c) 60.0 per cent of the area of the **parcel** for each **Rowhouse Building** or **Townhouse**.

- (2) The maximum **parcel** coverage referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

498 The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 499, 500 and 501.

Building Setback from Front Property Line

499 The minimum **building setback** from a **front property line** is:

(a) 2.0 metres for a **laned parcel**; and

(b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

500 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

(a) 1.2 metres; or

(b) 3.0 metres on one side of the **parcel**, when no provision is made for a **private garage** on the front or side of a **building**.

(3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:

(a) the back of the public sidewalk; or

(b) the curb where there is no public sidewalk.

- (4) For a *parcel* with a **Rowhouse Building, Semi-detached Dwelling, or Townhouse** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**. 24P2014
- (5) The **building setback** required in subsection 2(b) may be reduced where the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the *parcel*.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the *parcel* on which the **building** is located.

Building Setback from Rear Property Line

24P2014

- 501 The minimum **building setback** from a **rear property line** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling** and **Townhouse** is 7.5 metres.

Building Height

- 502 The maximum **building height** is 11.0 metres.

Garbage

- 503 (1) Where the **development** is a **Townhouse**, garbage and waste material must be stored either: 41P2009
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) A garbage container enclosure: 41P2009
- (a) must not be located in an **actual front setback area**;
 - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and

- (c) unless specified in subsection (3) must not be located in any **setback area**.

41P2009

- (3) A garbage container enclosure may be located in a **setback area** provided that:
 - (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

24P2014

Recycling Facilities

- 504** Recycling facilities must be provided for all **developments** containing **Rowhouse Buildings** and **Townhouses**.

Motor Vehicle Parking Stalls

- 505** The minimum number of **motor vehicle parking stalls** for a **Duplex Dwelling**, **Semi-detached Dwelling**, and **Single Detached Dwelling** is 2.0 stalls where:
 - (a) the **parcel** width is less than 9.0 metres; or
 - (b) the area of the **parcel** is less than 270.0 square metres.

Division 11: Residential – Grade-Oriented Infill (R-CG) District

17P2009, 4P2012,
9P2012, 24P2014

Purpose

525

- (a) accommodates existing residential *development*;
- (b) accommodates grade-oriented development in the form of **Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;
- (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential *development*;
- (d) provides flexible *parcel* dimensions and *building setbacks* that facilitate integration of a diversity of grade-oriented housing over time; and
- (e) accommodates site and *building* design that is adaptable to the functional requirements of evolving household needs.

Permitted Uses

- 526 (1)** The following *uses* are *permitted uses* in the The Residential – Grade-Oriented Infill District:
- (a) **Accessory Residential Building**;
 - (b) **Contextual Semi-detached Dwelling**;
 - (c) **Home Based Child Care – Class 1**;
 - (d) **Home Occupation – Class 1**;
 - (e) **Park**;
 - (f) **Protective and Emergency Service**;
 - (g) **Secondary Suite**;
 - (h) **Sign – Class A**; and
 - (i) **Utilities**.
- (2)** A **Rowhouse Building** is a *permitted use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** complies with all the rules in the district for that use and where a **Rowhouse Building** complies with the rules of section 347.3.

Discretionary Uses

- 527 (1)** A **Rowhouse Building** is a *discretionary use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** does not comply with all the rules in the district for that *use* or where a **Rowhouse Building** does not comply with the rules of section 347.3.

- (2) The following **uses** are **discretionary uses** in the Residential – Grade-Oriented Infill District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Backyard Suite;**
 - (d) **Bed and Breakfast;**
 - (e) **Community Entrance Feature;**
 - (f) **Cottage Housing Cluster;**
 - (g) **Custodial Care;**
 - (h) **Duplex Dwelling;**
 - (i) **Home Based Child Care – Class 2;**
 - (j) **Home Occupation – Class 2;**
 - (k) **Place of Worship – Small;**
 - (l) **Power Generation Facility – Small;**
 - (m) **Residential Care;**
 - (n) **Semi-detached Dwelling;**
 - (o) **Sign – Class B;**
 - (p) **Sign – Class C;**
 - (q) **Sign – Class E;**
 - (r) **Single Detached Dwelling;**
 - (s) **Temporary Residential Sales Centre; and**
 - (t) **Utility Building.**

Rules

- 528** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3; and
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Density

- 529** The maximum density for **parcels** designated R-CG District is **75 units** per hectare.

Number of Main Residential Buildings on a Parcel

- 530** (1) Unless otherwise referenced in subsection (2) the maximum number of *main residential buildings* on a *parcel* is one.
- (2) There is no maximum number of *main residential buildings* on a *parcel* that contains a **Cottage Housing Cluster**.

Parcels Containing Suites

- 531** A **Secondary Suite** or **Backyard Suite** may only be contained on a *parcel* also containing a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Rowhouse Building**, **Semi-Detached Dwelling** or **Single Detached Dwelling**.

Parcel Width

- 532** The minimum *parcel width* is 7.5 metres for a *parcel* containing a **Duplex Dwelling**.

Facade Width

- 533** The minimum width of a *street* facing façade of a *unit* is 4.2 metres.

Parcel Area

- 534** The minimum area of a *parcel* for a **Cottage Housing Cluster** is 760.0 square metres.

Parcel Coverage

- 535** (1) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a parcel containing a **Contextual Semi-Detached Dwelling**, **Cottage Housing Cluster**, **Semi-Detached Dwelling** or **Single Detached Dwelling** is:
- (a) 45.0 per cent of the area of the *parcel* for a *parcel* with a *density* of less than 40 *units* per hectare;
 - (b) 50.0 per cent of the area of the *parcel* for a *parcel* with a *density* of 40 *units* per hectare or greater and less than 50 *units* per hectare; or
 - (c) 55.0 per cent of the area of the *parcel* for a *parcel* with a *density* of 50 *units* per hectare or greater.
- (2) Unless otherwise referenced in subsection (3), the maximum cumulative *building coverage* over all the *parcels* subject to a single *development permit* for a **Rowhouse Building** is:
- (a) 45.0 per cent of the area of the *parcels* subject to a single *development permit* for a *development* with a *density* of less than 40 *units* per hectare;
 - (b) 50.0 per cent of the area of the *parcels* subject to a single *development permit* for a *development* with a *density* of 40 *units* per hectare or greater and less than 50 *units* per hectare;

- (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
 - (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.
- (3) The maximum **parcel coverage** referenced in subsection (1), must be reduced by:
- (a) 21.0 square metres where one **motor vehicle parking stall** is required on a **parcel** that is not located in a **private garage**; and
 - (b) 19.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage** where more than one **motor vehicle parking stall** is required on a **parcel**.
- (4) For all other **uses**, the maximum **parcel coverage** is 45.0 percent.

Building Depths

- 536 (1) Unless otherwise referenced in subsection (2) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**.
- (2) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

Building Setback Areas

- 537 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 537.1, 537.2, 537.3 and 537.4.

Building Setback from Front Property Line

- 537.1 (1) For a **Contextual Semi-detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**:
- (a) where a **parcel** shares a **property line** with a **parcel** that is designated with a **low density residential district** other than R-CG the minimum **building setback** from a **front property line** is the greater of:
 - (i) the **contextual front setback** less 1.5 metres; or
 - (ii) 3.0 metres.
 - (b) unless otherwise stated in subsection (a), the minimum **building setback** from a **front property line** is 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:

- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.
 - (4) A **porch** may project 1.5 metres into the required minimum **building setback** from a **front property line**.

Block Face Requirements

- 537.2** (1) A **side setback area** with a minimum depth of 1.2 metres must be provided at a minimum interval of 60.0 metres along the entire length of a block face.
- (2) The **side setback area** in subsection (1) must be clear of all air conditioning units, window wells and portions of a **building** measured from **grade** to a height of 2.4 metres.

Building Setback from Side Property Line

- 537.3** (1) Subject to subsections (3) through (9), for a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (9), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **Backyard Suite, Contextual Semi-detached Dwelling, Rowhouse Building** or **Semi-detached Dwelling**, there is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (4) The minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement;
 - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;

- (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (5) For a **Rowhouse Building, Contextual Semi-detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **main residential building** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
 - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
 - (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) For a **Backyard Suite** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **accessory residential building** or **Backyard Suite** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 0.6 metres from the **side property line**;
 - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;

- (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (7) Unless otherwise referenced in subsection (8), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in section 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (8) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** existed prior to the effective date of this Bylaw, the minimum **building setback** from that **side property line** is 1.2 metres.
- (9) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.

Building Setback from Rear Property Line

- 537.4 (1) Unless otherwise referenced in subsections (2) or (3) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) For a **Rowhouse Building** on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres.
- (3) For a **Cottage Housing Cluster** the minimum **building setback** from a **property line** shared with a **lane** is 1.5 metres for a **cottage building**.

Projections into Setback Areas

- 537.5 (1) For a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.

- (2) Eaves may project a maximum of 0.6 metres into any **setback area**.

Building Height

- 538 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
 - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) For a **Rowhouse Building**:
- (a) Unless otherwise referenced in subsection (b), the maximum **building height** is 11.0 metres.
 - (b) The maximum **building height** within 4.2 metres of a **side property line** that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:
 - (i) 8.6 metres;
 - (ii) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or
 - (iii) the **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 11.0 metres; and
 - (c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.
- (3) The maximum **building height** for a **cottage building** is 8.6 metres.
- (4) For all other **uses**, the maximum **building height** is 10.0 metres

Cottage Building Separation

- 539 (1) Unless otherwise referenced in subsection (2), the minimum separation distance between all **cottage buildings** is 3.0 metres.
- (2) When a **common amenity space – outdoors** is located between two **cottage buildings**, the minimum separation distance between those **buildings** is 6.0 metres.

Orientation and Number of Cottage Dwellings

- 540 (1) Within each **Cottage Housing Cluster**, only one **cottage building** may provide a maximum of three (3) **Dwelling Units**.
- (2) Each **cottage building** must be **adjacent** to the common open space.

Cottage Building Dwelling Unit Size

- 541 (1) The maximum **gross floor area** of the first **storey** of a **Dwelling Unit** in a **cottage building** is 82.0 square metres.
- (2) The maximum **gross floor area** that may be located above the first **storey** of a **Dwelling Unit** in a **cottage building** is 70.0 per cent of the **gross floor area** of the first **storey**.

Outdoor Private Amenity Space

- 542 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**, each **unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) has a minimum total area of 20.0 square metres;
 - (c) may be divided over a maximum of two **amenity spaces** where:
 - (i) one **amenity space** has no dimension less than 3.0 metres; and
 - (ii) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (d) is not located in the **actual front setback area**.
- (2) Each **Dwelling Unit** in a **Cottage Building** must have an **private amenity space** that:
- (a) is provided outdoors; and
 - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (3) For **Dwelling Units** in a **cottage building** that are located on the main floor closest to **grade**, a **private amenity space** must be provided in the form of a **patio, porch** or **deck**.
- (4) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio, deck** or **balcony**.

Cottage Housing Cluster Common Amenity Space

- 543 (1) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and:
- (a) have a minimum area of 20.0 square metres per **Dwelling Unit**;
 - (b) have no dimension less than 6.0 metres;

- (c) is centrally located in a single contiguous area;
 - (d) have either a ***soft surfaced landscaped area*** or ***hard surfaced landscaped area***;
 - (e) includes a sidewalk to the ***street***;
 - (f) is not used for vehicular access; and
 - (g) is not located in any ***setback area***.
- (2) ***Private amenity space*** is not to be included in the calculation to determine the required common amenity space.

Landscaping

- 544 (1) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a ***parcel*** within 12 months of issuance of a ***development completion permit***;
 - (c) must be maintained on the ***parcel*** for a minimum of 24 months after issuance of a ***development completion permit***;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for ***development permit***.
- (2) A minimum of 2.0 trees must be provided for each ***unit*** of a **Contextual Semi-detached Dwelling, Rowhouse Building or Semi-detached Dwelling**.
- (3) Where a **Single Detached Dwelling** is located on a ***parcel*** with a ***parcel width*** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Single Detached Dwelling** is located on a ***parcel*** with a ***parcel width*** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) A minimum of 1.2 trees per ***unit*** must be provided for a **Cottage Housing Cluster**.
- (6) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
- (a) a deciduous tree has a minimum ***calliper*** of 50 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.

- (7) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
- (a) one deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

Accessory Residential Buildings

- 545 (1)** One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (2) For a **parcel** containing a **Rowhouse Building** or **Cottage Housing Cluster** the provisions referenced in subsection 346(4) do not apply to **Accessory Residential Buildings** used as a **private garage**.

Garbage

- 546 (1)** For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority** that:
 - (i) must not be located in an **actual front setback area**;
 - (ii) must not be located in an actual side **setback area** on the public **street** side of a **corner parcel**; and
 - (iii) unless specified in subsection (3) must not be located in any **setback area**.
- (2) A garbage container enclosure may be located in a **setback area** provided that:
- (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

Recycling Facilities

- 547** Recycling facilities must be provided for a **Cottage Housing Cluster**.

Motor Vehicle Parking Stalls

- 548** The minimum number of **motor vehicle parking stalls** for a **Contextual Semi-detached Dwelling** is 1.0 stall per **Dwelling Unit**.
- 548.1 (1)** **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.

- (2) Unless otherwise referenced in subsection (3) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane** and **private garages** must be located **adjacent** to a **lane**.
- (3) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

548.2 The minimum number of motor vehicle parking stalls for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 where the floor area of a **Backyard Suite** or **Secondary Suite** is 45.0 square metres or less.

Visibility Setback

13P2008

- 569** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Retaining Walls

- 570** (1) A **retaining wall** must be less than 1.0 metres in height, measured from lowest **grade** at any point next to the **retaining wall**:
- (a) in the case of a **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**:
- (a) in the case of **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.

Fences

- 571** The height of a **fence** above **grade**, at any point along a **fence** line, must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
 - (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
 - (c) 2.5 metres to the highest point of a gateway, provided that the gateway does not exceed 2.5 metres in length.

68P2008

Solar Collectors

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

67P2008

- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
 - (b) may project a maximum of 0.6 metres from the surface of that wall.

Gated Access

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

46P2009, 12P2010
24P2014

Single Detached, Semi-Detached, Duplex Dwellings and Secondary Suites

573 Any of the following uses must comply with the rules of the R-CG District that apply to such **development**:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Backyard Suite**;
- (c) **Duplex Dwelling**;
- (d) **Secondary Suite**;
- (e) **Semi-detached Dwelling**; or
- (f) **Single Detached Dwelling**.

Parcel Access

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

Commercial Multi-Residential Uses

575 Where “**commercial multi-residential uses**” are referred to in this Part, they include only those **commercial multi-residential uses** that are specifically listed in the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts.

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

Purpose

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

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) ***deleted*** 46P2009
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 33P2011
- (f) **Sign – Class A;** and 4P2012

4P2012

(g) *deleted*

(h) **Utilities.**

(2) The following **uses** are **permitted uses** on a parcel in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as a **School Authority – School**:

(a) **School Authority – School**; and

(b) **School Authority Purpose – Minor.**

Discretionary Uses

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

(a) **Addiction Treatment;**

(b) **Assisted Living;**

24P2014

(b.1) **Backyard Suite;**

(c) **Bed and Breakfast;**

(d) **Community Entrance Feature;**

(e) **Custodial Care;**

(f) **Duplex Dwelling;**

17P2009

(f.1) **Home Based Child Care – Class 2;**

(g) **Home Occupation – Class 2;**

(h) **Live Work Unit;**

(i) **Multi-Residential Development;**

(j) **Place of Worship – Medium;**

(k) **Place of Worship – Small;**

(l) **Power Generation Facility – Small;**

(m) **Residential Care;**

33P2011

(n) *deleted*

12P2010, 24P2014

(n.1) *deleted*

12P2010, 24P2014

(n.2) *deleted*

(o) **Semi-detached Dwelling;**

(p) **Sign – Class B;**

(q) **Sign – Class C;**

(r) **Sign – Class D;**

- (s) **Sign – Class E;**
 - (t) **Single Detached Dwelling;**
 - (u) **Temporary Residential Sales Centre;** and
 - (v) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **School Authority – School** in the Multi-Residential – Contextual Grade-Oriented District:
- (a) **Child Care Service;** 17P2009
 - (a.1) **Library;** 17P2009
 - (b) **Museum;**
 - (c) **School – Private;**
 - (d) **School Authority Purpose – Major;** and
 - (e) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large;** and
 - (f) **Park Maintenance Facility – Small.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 577(2) and 578(2) and (3).

Density

- 580** (1) The maximum **density** for **parcels** designated M-CG District is 111 **units** per hectare.
- (2) The maximum **density** for **parcels** designated M-CG District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not exceed the maximum **density** referenced in subsection (1).

At Grade Orientation of Units

- 581** (1) **Units** in a **Multi-Residential Development**, not including attached **private garages**, must occupy a minimum of 50.0 per cent of the area of the floor closest to **grade**.
- (2) A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **unit** faces.

13P2008

Setback Area

- 582** The depth of all **setback areas** must be equal to the minimum **contextual multi-residential building setback** and **building setback** required by section 583.

Building Setbacks

- 583** (1) Where the **contextual multi-residential building setback** is less than 3.0 metres and greater than zero metres, the minimum **building setback** from a **property line** shared with a **street** is equal to the **contextual multi-residential building setback**.
- (2) Where the **contextual multi-residential building setback** is 3.0 metres or greater, the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback** less 1.5 metres; or
 - (b) 3.0 metres.
- (3) Where the **contextual multi-residential building setback** is zero metres, the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

- (5) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

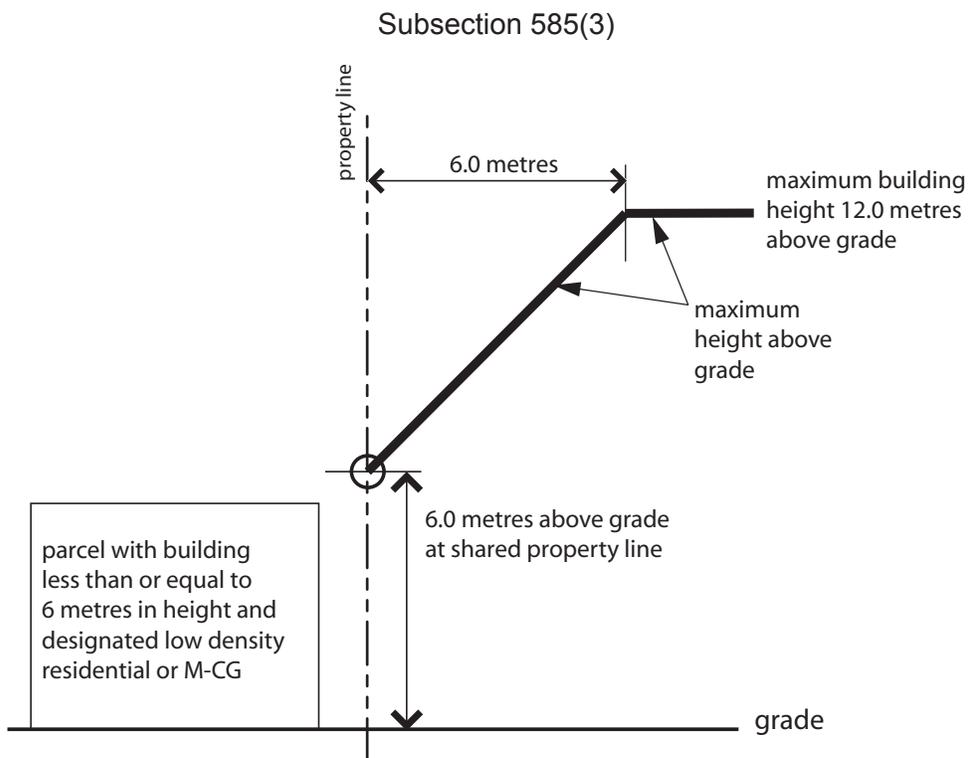
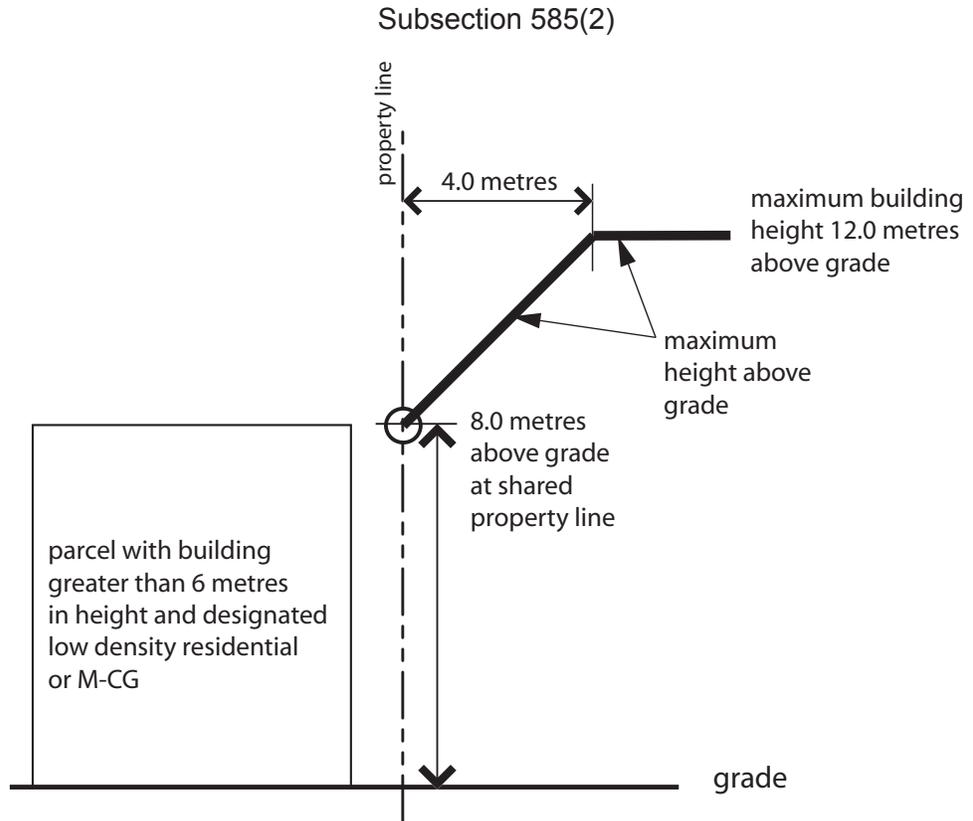
Landscaping

584 All of the required **landscaped area** must be provided at **grade**.

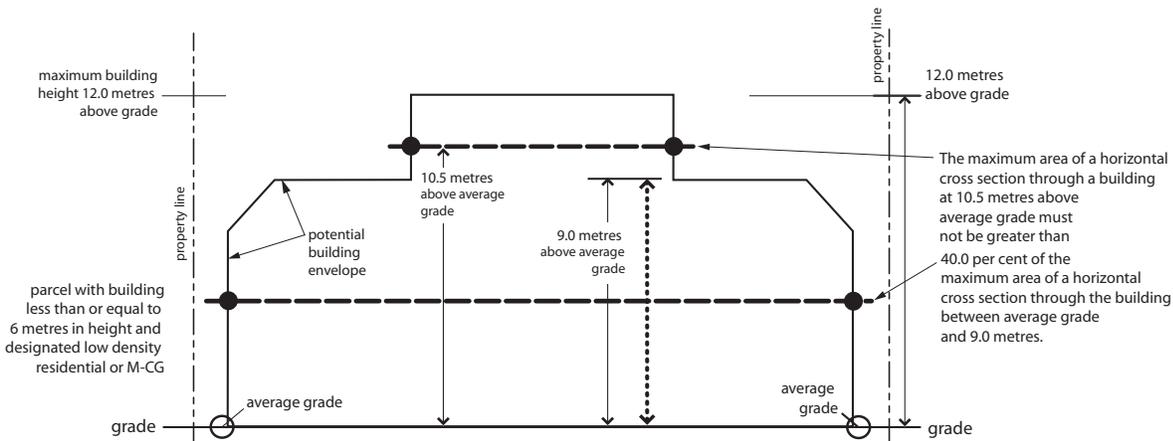
Building Height and Cross Section

- 585** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with another **parcel** that has no **buildings** or that has a **building** with a height greater than 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district** or M-CG District: 13P2008
- (a) is 8.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 12.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.
- (3) The maximum **building height** on a **parcel** that shares a **property line** with a **parcel** that has a **building** with a **height** that does not exceed 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district** or M-CG District: 13P2008
- (a) is 6.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 12.0 metres measured from **grade** at a distance of 6.0 metres from the shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at 10.5 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 9.0 metres.
- (5) The following diagrams illustrate the rules of subsections (2), (3) and (4):

Illustration 3:
Building Height and Cross Section in the Multi-Residential Contextual
Grade Oriented (M-CG) District



Subsection 585(4)



Division 3: Multi-Residential – Contextual Low Profile (M-C1) (M-C1d#) District

Purpose

586 The Multi-Residential – Contextual Low Profile District:

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

Permitted Uses

587 (1) The following ***uses*** are ***permitted uses*** in the Multi-Residential – Contextual Low Profile District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (d.1) **Secondary Suite;** 33P2011
- (e) **Sign – Class A;** and 4P2012
- (f) ***deleted*** 4P2012
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** on a **parcel** in the Multi-Residential – Contextual Low Profile District that has a **building** used or previously used as a **School Authority – School**:

- (a) **School Authority – School**; and
- (b) **School Authority Purpose – Minor**.

Discretionary Uses

588 (1) The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Low Profile District:

24P2014

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

17P2009

34P2010, 33P2011

(n.1) *deleted*

34P2010, 24P2014

(n.2) *deleted*

34P2010, 24P2014

(n.3) *deleted*

- (o) **Semi-detached Dwelling**;
- (p) **Sign – Class B**;
- (q) **Sign – Class C**;
- (r) **Sign – Class D**;
- (s) **Sign – Class E**;

**Division 4: Multi-Residential – Contextual Medium Profile (M-C2)
(M-C2f#d#) District**

7P2011

Purpose

595 The Multi-Residential – Contextual Medium Profile District:

- (a) is intended to apply to the **Developed Area**;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) allows for varied **building height** and **front setback areas** in a manner that reflects the immediate context;
- (g) is in close proximity to, or **adjacent** to, low density residential development;
- (h) is typically located at community nodes or transit and transportation corridors and nodes;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

596 (1) The following **uses** are **permitted uses** in the Multi-Residential – Contextual Medium Profile District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Park**;

17P2009

- 33P2011 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**
- 53P2008 (2) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 597 (1) The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Medium Profile District:
 - (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - 24P2014 (b.1) **Backyard Suite;**
 - (c) **Bed and Breakfast;**
 - (d) **Child Care Service;**
 - (e) **Community Entrance Feature;**
 - (f) **Custodial Care;**
 - (g) **Duplex Dwelling;**
 - 17P2009 (g.1) **Home Based Child Care – Class 2;**
 - (h) **Home Occupation – Class 2;**
 - (i) **Live Work Unit;**
 - (j) **Multi-Residential Development;**
 - (k) **Place of Worship – Medium;**
 - (l) **Place of Worship – Small;**
 - (m) **Power Generation Facility – Small;**
 - (n) **Residential Care;**
 - 34P2010, 33P2011 (n.1) *deleted*
 - 34P2010, 24P2014 (n.2) *deleted*
 - 34P2010, 24P2014 (n.3) *deleted*

- (z) **Specialty Food Store;**
 - (aa) **Take Out Food Service;**
 - (bb) **Temporary Residential Sales Centre;** and
 - (cc) **Utility Building.**
- (2) The following *uses* are additional ***discretionary uses*** in the Multi Residential – High Density Low Rise District if they are located on a ***parcel*** in the ***developed area*** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing all Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

7P2011

- 639** (1) The maximum ***floor area ratio*** is 4.0.
- (2) The maximum ***floor area ratio*** for all ***buildings on parcels*** designated M-H1 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 4.0.

Density

- 640** (1) The minimum ***density*** for ***parcels*** designated M-H1 District is 150 ***units*** per hectare. 13P2008
- (2) There is no maximum ***density*** for ***parcels*** designated M-H1 District, unless established as referenced in subsection (3).

- (3) The maximum **density** for **parcels** designated M-H1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

Setback Area

- 641** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 642.

Building Setbacks

- 642** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

9P2012

51P2008

Landscaping

- 643** At least 50.0 per cent of the required **landscaped area** must be provided at **grade**.

7P2011

Building Height

- 644** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **building height** is 26.0 metres.
- (2) The maximum **building height** for **parcels** designated M-H1 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres, which must be less than 26.0 metres.

- (3) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.

Rules for Commercial Multi-Residential Uses

645 (1) **Commercial multi-residential uses** must:

- (a) be located on the floor closest to **grade** of a **main residential building**;
- (b) be contained completely within the **building**;
- (c) not be located above any **Dwelling Unit**;
- (d) not share an internal hallway with **Dwelling Units**; and
- (e) have a separate exterior entrance from that of the **Dwelling Units**.

7P2011

(2) *deleted*

7P2011

(3) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.

(4) Parking areas for **commercial multi-residential uses** must:

- (a) be separated from residential parking areas;
- (b) provide pedestrian access to the **commercial multi-residential uses**; and
- (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

- (y) **Sign – Class C;**
 - (z) **Sign – Class D;**
 - (aa) **Sign – Class E;**
 - (bb) **Specialty Food Store;**
 - (cc) **Take Out Food Service;**
 - (dd) **Temporary Residential Sales Centre;** and
 - (ee) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density Medium Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Maximum Floor Area Ratio

7P2011

- 650** (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** for all **buildings on parcels** designated M-H2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 5.0.

Density

- 651** (1) The minimum **density** for **parcels** designated M-H2 District is 150 **units** per hectare. 13P2008

- (2) There is no maximum **density** for **parcels** designated M-H2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-H2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
 - (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

Setback Area

652 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 653.

Building Setbacks

- 653**
- (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
 - (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
 - (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
 - (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres when that **parcel** is designated as a:
 - (a) **low density residential district**; or
 - (b) M-CG, M-C1, M-G, M-1 or M-X1 District.
 - (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
 - (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

Landscaping

654 At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

- (y) **Sign – Class C;**
 - (z) **Sign – Class D;**
 - (aa) **Sign – Class E;**
 - (bb) **Specialty Food Store;**
 - (cc) **Take Out Food Service;**
 - (dd) **Temporary Residential Sales Centre;** and
 - (ee) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density High Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

- 661** (1) The maximum **floor area ratio** is 11.0.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-H3 District is the number following the letter “F” when indicated on the Land Use District Maps, which must be greater than 5.0 and less than 11.0.

Density

- 662** (1) The minimum **density** for **parcels** designated M-H3 District is 300 **units** per hectare.

13P2008

- (2) There is no maximum **density** for **parcels** designated M-H3 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-H3 District followed by the letter “d” and a number indicated on the Land Use District Maps:
 - (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

Setback Area

- 663** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 664.

Building Setbacks

- 664** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

9P2012

51P2008

Landscaping

- 665** At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 666** (1) Unless otherwise referenced in subsection (2), the maximum **building height** for **parcels** designated M-H3 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

- (bb) **Temporary Residential Sales Centre**; and
 - (cc) **Utility Building**.
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Low Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Backyard Suite**; 24P2014
 - (a.1) **Duplex Dwelling**; 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling**; and
 - (f) **Single Detached Dwelling**.

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

- 672** (1) The minimum **density** for **parcels** designated M-X1 District is 50 **units** per hectare. 13P2008
- (2) The maximum **density** for **parcels** designated M-X1 District is 148 **units** per hectare. 13P2008
- (3) The maximum **density** for **parcels** designated M-X1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

Setback Area

673 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 674.

Building Setbacks

- 674 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street-oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or a **multi-residential district**.

51P2008

Landscaping

- 675 At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 676 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

- (t) **Retail and Consumer Service;**
 - (u) **Service Organization;**
 - (v) **Sign – Class B;**
 - (w) **Sign – Class C;**
 - (x) **Sign – Class D;**
 - (y) **Sign – Class E;**
 - (z) **Specialty Food Store;**
 - (aa) **Take Out Food Service;**
 - (bb) **Temporary Residential Sales Centre; and**
 - (cc) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Medium Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling; and**
 - (f) **Single Detached Dwelling.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

7P2011

- 682** (1) The maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** for all **buildings on parcels** designated M-X2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 3.0,

13P2008

Density

- 683** (1) The minimum **density** for **parcels** designated M-X2 District is 60 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-X2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-X2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

Setback Areas

- 684** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 685.

Building Setbacks

- 685** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street-oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or any **multi-residential district**.

51P2008

Landscaping

- 686** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 687** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:

Garbage

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

Recycling Facilities

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

Mechanical Screening

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

Visibility Setback

1118 Within a **corner visibility triangle, buildings, fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Retaining Walls

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

Fences

- 1120** The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
 - (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
 - (c) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length.

Single detached, Semi-Detached, Duplex Dwellings and Secondary Suites

34P2010, 24P2014

1120.1 Any of the following uses must comply with the rules of the R-CG District that apply to such **development**:

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

- (d) **Secondary Suite;**
- (e) **Semi-detached Dwelling; or**
- (f) **Single Detached Dwelling.**

Parcel Access

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

- (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large;** and 34P2010
 - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) **Secondary Suite;**
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

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

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

Floor Area Ratio

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

Setback Area

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

Building Setbacks

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

Floor Plate Restrictions

1129 Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has a maximum:

- (a) **floor plate area** of 650.0 square metres; and
- (b) horizontal dimension of 37.0 metres.

Building Height

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

Landscaping

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

Parking

38P2009

1131.1 The minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1** and **bicycle parking stalls - class 2** is the requirement specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

- (e) **Community Recreation Facility;** 9P2012
 - (f) **Custodial Care;**
 - (g) **Drinking Establishment – Small;**
 - (h) **Dwelling Unit;**
 - (i) **Home Occupation - Class 2;**
 - (j) **Hotel;**
 - (k) **Live Work Unit;**
 - (l) **Multi-Residential Development;**
 - (m) **Outdoor Café;**
 - (n) **Place of Worship – Small;**
 - (o) **Place of Worship – Medium;**
 - (p) **Residential Care;**
 - (q) **Restaurant Food Service Only – Small;**
 - (r) **Restaurant Licensed - Small;**
 - (r.1) **Sign – Class C;** 5P2013
 - (s) **Sign – Class D;**
 - (s.1) **Sign – Class E;** 4P2013
 - (t) *deleted* 10P2009
 - (u) **Temporary Residential Sales Centre;** and
 - (v) **Utility Building.**
- (4) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as a **School Authority – School** in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Library;**
 - (b) **Museum;**
 - (c) **School – Private;**
 - (d) **School Authority Purpose – Major;** and
 - (e) **Service Organization.**
- (5) The following **uses** are additional **discretionary uses** on a **parcel** in the Centre City Multi-Residential High Rise Support Commercial District that has a **building** used or previously used as a **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

- 44P2013 (c) **Indoor Recreation Facility;**
 (d) **Outdoor Recreation Area;**
 (e) **Park Maintenance Facility - Large;** and
 (f) **Park Maintenance Facility – Small.**
- 34P2010 (6) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- 24P2014 (a) **Backyard Suite;**
- 24P2014 (a.1) **Duplex Dwelling;**
- (b) **Secondary Suite;**
- 24P2014 (c) *deleted*
- 24P2014 (d) *deleted*
- (e) **Semi-detached Dwelling;** and
 (f) **Single Detached Dwelling.**

Rules

1135 In addition to the rules in this District, all **uses** in this District must comply with:

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

Maximum Floor Area Ratio

- 1136 (1)** The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Setback Area

1137 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1138.

Building Setbacks

- 1138 (1)** The **building setback** from a **property line** shared with a **street** for the following **streets** is a minimum of 1.5 metres and a maximum of 3.0 metres:
- (a) 1 Street SE;
- (b) 11 Street SW;
- (c) 12 Avenue SW; and

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

Artist's Studio
Beverage Container Drop-Off Depot
Building Supply Centre
Health Services Laboratory – Without Clients
Motion Picture Production Facility
Specialty Food Store

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
Military Base
Municipal Works Depot
Natural Area
Park
Parking Lot – Grade
Parking Lot – Grade (temporary)
Parking Lot – Structure
Park Maintenance Facility – Large
Park Maintenance Facility – Small
Power Generation Facility – Medium
Power Generation Facility – Small
Protective and Emergency Service
Public Transit System
Rail Line
Sewage Treatment Plant
Utilities
Utilities - Linear
Utility Building
Waste Disposal and Treatment Facility
Water Treatment Plant
Wind Energy Conversion System – Type 1
Wind Energy Conversion System – Type 2

OFFICE GROUP

Counselling Service
Office
Service Organization

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

RESIDENTIAL GROUP

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

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and
 Equipment
 Convenience Food Store
 Financial Institution
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Market – Minor
 Pawn Shop
 Pet Care Service
 Print Centre
 Recreational Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail and Consumer Service
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Recyclable Construction Material
 Collection Depot (temporary)
 Salvage Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational

SUBORDINATE USE GROUP

Accessory Food Service
 Accessory Liquor Service
 Accessory Residential Building
 Bed and Breakfast
 Columbarium
 Custodial Quarters
 Drive Through
 Home Based Child Care - Class 1
 Home Based Child Care - Class 2
 Home Occupation – Class 1
 Home Occupation – Class 2
 Outdoor Café
 Seasonal Sales Area
 Special Function – Class 1
 Special Function – Class 2

TEACHING AND LEARNING GROUP

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