# THE CITY OF CALGARY
# LAND USE BYLAW 1P2007
# OFFICE CONSOLIDATION

## BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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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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**Division 3: Commercial Residential District (CR20-C20/R20)**

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(39) “contextual front setback” means:

(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.

(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.

(42) “copy area” means:

(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.
PART 1 - DIVISION 2: DEFINITIONS AND METHODS

(43) “corner parcel” means a parcel that abuts two streets which intersect at an angle not exceeding 135 degrees.

13P2008

(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.
(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.

(89) “main residential building” means a building containing one or more Dwelling Units but does not include a Backyard Suite.

(90) “major street” means a street identified as a Street in the Transportation Bylaw.

(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.

(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.

(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

(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;

(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.

(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:

(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.
(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)
PART 1 - DIVISION 2: DEFINITIONS AND METHODS

(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.

(109) “privacy wall” means a structure that:
(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:
(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.

(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:
   (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.

(128) “sign area” means:
   (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;

(a.1) Drinking Establishment – Large in the CC-EIR or the CC-ET districts;

(a.2) Drinking Establishment – Medium in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;

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

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

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

(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;

(e.1) Medical Marihuana Production Facility;

(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;

(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;

(h) Place of Worship – Large;

(h.1) Recyclable Construction Material Collection Depot (temporary);

(i) deleted

(i.1) deleted

(j) Social Organization in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-Cl or CC-COR districts; and

(k) Waste Disposal and Treatment Facility.
(l) Wind Energy Conversion System - Type 1; and

(m) Wind Energy Conversion System - Type 2.

(2.1) The following uses must be notice posted when adjacent to a parcel containing a Dwelling Unit:

(a) Digital Third Party Advertising Sign; and

(b) Digital Message Sign.

(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;

(6) The Development Authority must not notice post any development permit applications not set out in subsections (2), (2.1), (3), (4) or (5).
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.

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.

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.
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.

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

61 (1) All buildings in the overland flow area 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 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

115.1 deleted

Prohibited Locations for Digital Third Party Advertising Signs

115.2 (1) deleted

(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;
(j) 144 Avenue N.W.;
(k) 162 Avenue S.W. from 37 Street S.W., east to Macleod Trail;
(k.1) Airport Trail;
(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

<table>
<thead>
<tr>
<th>Parking angle (degrees)</th>
<th>Aisle width (metres)</th>
<th>Stall depth perpendicular to aisle (metres)</th>
<th>Stall width parallel to aisle (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Dwelling Units</td>
<td>Other Uses</td>
</tr>
<tr>
<td>90</td>
<td>7.20</td>
<td>5.40</td>
<td>2.50</td>
</tr>
<tr>
<td>75</td>
<td>6.12</td>
<td>5.64</td>
<td>2.59</td>
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<tr>
<td>60</td>
<td>4.82</td>
<td>5.49</td>
<td>2.89</td>
</tr>
<tr>
<td>45</td>
<td>4.00</td>
<td>5.00</td>
<td>3.54</td>
</tr>
</tbody>
</table>

(1.1) The minimum width of a *motor vehicle parking stall* when it abuts a physical barrier, is:

(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:

(a) a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling; and

(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:

(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.
(5) deleted

(6) deleted

(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.

(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:

(a) Excavation, Stripping and Grading; and

(b) Recyclable Construction Material Collection Depot (temporary).

Deemed Uses

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.

39P2010

(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.
PART 4 - DIVISION 2: DEFINED USES

“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.

“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

(ii) where no more than three motor vehicles are capable of being serviced or repaired at a time;

(iii) deleted

(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;

(c) deleted

(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;
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.

152 deleted

153 deleted

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

(ii) that must not provide liquor;

(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;

(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

(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;

(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.
"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.

"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.
158.1 “Building Supply Centre”

(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.
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”

(a) means a use:

71P2008, 44P2013

(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;

47P2008

(c) must not have any vehicle exiting doors located within 23.0 metres of a residential district, when measured to the nearest property line of a parcel designated as a residential district;

(d) must provide at least five (5) vehicle stacking spaces for each wash bay entrance door;

9P2012

(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  
(ii) that contains one wash bay, and this wash bay is only capable of washing one motor vehicle at a 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 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.*

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.*

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
PART 4 - DIVISION 2: DEFINED USES

(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.

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;
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(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.

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:
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(170.2) “Contextual Semi-detached Dwelling”

(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”

(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
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(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:

(i) where fresh and packaged food is sold;
(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
(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;
(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”

(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.
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.

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.
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.

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

240 “Multi-Residential Development – Minor”

(a) means a use:

(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;

(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;

(iv) that may store sand, gravel and other goods that are capable of being stacked or piled;

(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”

(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.

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”

(a) means a use:

(i) where any of the following are stored, dismantled or crushed:

(A) dilapidated vehicles; and
(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.
“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.

“School – Private”

(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.

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;
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(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:
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(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”

(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 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.

295.1 deleted

295.2 deleted

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;
PART 4 - DIVISION 2: DEFINED USES

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.
“Sign – Class A”

(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;
33P2013
(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.

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”

(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

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

302 “Sign – Class D”

(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”

(a) means only the following sign types:

(i) “Digital Message Sign” which means a “Message Sign”, referenced in subsection (iv) that:

(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 eave line 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”

(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*.

### “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:
(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”

(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.
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.

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”

(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.
PART 4 - DIVISION 2: DEFINED USES

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

(vi) deleted

(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;

39P2010, 5P2013

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

(c) that is located in the C-R1 District may incorporate the following *uses* within a *Supermarket*, provided the requirements referenced in subsection (d) are satisfied:

(i) *Amusement Arcade*;

(ii) *Computer Games Facility*;

(iii) *Counselling Service*;

(iv) *Financial Institution*;
(v) Fitness Centre;
(vi) Health Services Laboratory – With Clients;
(vii) Medical Clinic;
(ix) Office;
(x) Pet Care Service;
(xi) Print Centre;
(xii) Power Generation Facility – Small;
(xiii) Radio and Television Studio;
(xiv) Restaurant: Food Service Only – Medium;
(xv) Restaurant: Food Service Only – Small;
(xvi) Retail and Consumer Service;
(xvii) Take Out Food Service; and
(xviii) Veterinary Clinic;

(d) must only incorporate the uses referenced in subsection (c) when those uses:

(i) are located in an existing approved building;
(ii) are located in a use area that is a minimum of 3600.0 square metres;
(iii) are located within a use area that contains a Supermarket;
(iv) do not exceed 10.0 per cent of the use area of the Supermarket within which they are located; and
(v) do not have direct customer access outside of the Supermarket within which they are located;

(e) requires a minimum of 4.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;
(f) does not require bicycle parking stalls – class 1; and
(g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of gross usable floor area.
(ii) where each Dwelling Unit has a separate direct entry from grade;

(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and

(iv) that does not include a Rowhouse Building;

(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:

(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;
PART 4 - DIVISION 2: DEFINED USES

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”

(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.

(10) Central air conditioning equipment may project a maximum of 1.0 metres into a side setback area:

(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

(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.

(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;

(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.

(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.
PART 5 - DIVISION 1: GENERAL RULES

(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:

(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:

(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.

(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.

(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:
(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.

Accessory Residential Building

(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;
(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.

(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

(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:

(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;

(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

(d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum building height;

(e) must not be located on a parcel where the difference between the average building reference points is greater than 2.4 metres; and

(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**.

(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**.

**Contextual Semi-detached Dwelling**

347.1 (1) A **Contextual Semi-detached Dwelling**:

(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*;
(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:
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(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.

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.

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.

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.

351.1 deleted

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
353 deleted

Accessory Suite – Density
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 Stairways
355 deleted

Secondary Suite – Building Height
356 deleted

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.
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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.

(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**.

(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**.

(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.

(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.
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.

(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
(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).

Illustration 1:
Building Height
Subsection 360(2)

(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:

(a) 7.5 metres in height from grade where the existing building has a walkout basement; and

(b) 6.0 metres in height from grade where the existing building does not have a walkout basement.

Building Height on a Corner Parcel

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.
Approved Building Grade Plans
363 All building reference points must be in accordance with a building grade plan.

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:

(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
(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.

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;  
   (c) Home Occupation – Class 1;
   (d) deleted
   (e) Park;
   (f) Protective and Emergency Service;
   (g) Sign – Class A; and
   (h) deleted
   (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;  
   (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.

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.

369 (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.

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.

373 (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.

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

   (2) deleted

   (3) deleted

   (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 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

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

Building Height

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.

(2) deleted

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

deleted

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

Purpose

(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.

Permitted Uses

(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;
(c) Home Occupation – Class 1;
(d) deleted
(e) Park;
(f) Protective and Emergency Service;
(g) Sign – Class A; and
(h) deleted
(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:

(a) Community Recreation Facility;
(b) School Authority – School; and
(c) School Authority Purpose – Minor.

Discretionary Uses

(1) The following uses are discretionary uses in the Residential – Contextual One Dwelling District:

(a) Addiction Treatment;
(a.1) Assisted Living;
(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.

17P2009

(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.

53P2008

(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:

(a) Secondary Suite.

(2) Parcels designated R-C1s have the same discretionary uses referenced in section 386 with the additional discretionary uses of:

(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.

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.

(2) The minimum parcel depth for a parcel designated R-C1s is 30.0 metres.
Parcel Area

(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

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

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

(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

(3) deleted

(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
(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;
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
408 The maximum number of main residential buildings on a parcel is one.

Parcel Width
409 (1) The minimum parcel width is:

(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
(c) 13.0 metres for a parcel containing a Backyard Suite.

409 (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.

(2) The minimum parcel depth for a parcel containing a Backyard Suite is 30.0 metres.

Parcel Area

411 (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.

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

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

(3) deleted
(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:
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;

(b) Contextual Single Detached Dwelling;

(b.1) Home Based Child Care – Class 1;

(c) Home Occupation – Class 1;

(d) deleted

(e) Park;

(f) Protective and Emergency Service;

(f.1) Secondary Suite;

(g) Sign – Class A; and

(h) deleted

(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:

(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;

(a.2) Backyard Suite;
(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
(j.2) deleted

12P2010, 24P2014
(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
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.
Parcel Depth

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

The minimum parcel depth for a parcel containing a Backyard Suite is 30.0 metres.

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;
(c) 400.0 square metres for a parcel containing a Backyard Suite; and
(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

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

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

Building Setback from Front Property Line

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.

Deleted

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.

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**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.

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;

(b) Home Occupation – Class 1;

(c) Park;

(d) Protective and Emergency Service;

(e) Sign – Class A;

(f) Single Detached Dwelling; and

(g) deleted

(h) Utilities.

Discretionary Uses

446 The following uses are discretionary uses in the Residential – One Dwelling District:

(a) Addiction Treatment;

(a.1) Assisted Living

(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) Temporary Residential Sales Centre; and
(m) Utility Building.

Permitted and Discretionary Uses for Parcels Designated R-1s

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

(a) Secondary Suite.

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

(a) Backyard Suite.

Rules

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

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

Parcels Containing Suites

Parcel Width

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

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

(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.

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.

(3) deleted

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

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

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;
(b) Home Occupation – Class 1;
(c) Park;
(d) Protective and Emergency Service;
(e) Sign – Class A;
(f) Single Detached Dwelling; and
(g) deleted

Discretionary Uses

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

(a) Addiction Treatment;
(a.1) Assisted Living
(a.2) Backyard Suite;
(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;
(h.1) Secondary Suite;
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.

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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.

(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

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.

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.

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.

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

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.

(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.
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;
(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;
(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;

12P2010, 34P2010, 24P2014
(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 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.

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

(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.

(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

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

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

Purpose

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.

Permitted Uses

The following uses are permitted uses in the Residential – Low Density Multiple Dwelling District:

(a) Accessory Residential Building;
(b) Home Occupation – Class 1;
(c) deleted
(d) Park;
(e) Protective and Emergency Service;
(f) Rowhouse Building;
(g) Sign – Class A; and
(h) deleted
(i) Utilities.

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:

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

Discretionary Uses

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.

The following uses are discretionary uses in the Residential – Low Density Multiple Dwelling District:

(a) Addiction Treatment;
(a.1) Assisted Living
(a.2) Backyard Suite;
(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;

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.

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

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;

(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.

Parcel Depth

(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.

Parcel Area

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;

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

Parcel Coverage

(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

(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

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

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

(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.
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.

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.

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

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:

(a) inside a building; or

(b) in a garbage container enclosure approved by the Development Authority.

(2) A garbage container enclosure:

(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
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346

land use bylaw – 1p2007

(july 23, 2007)

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

(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.

504 recycling facilities

recycling facilities must be provided for all developments containing rowhouse buildings and townhouses.

motor vehicle parking stalls

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

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 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;
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(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
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.

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

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

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;
(b) Home Occupation – Class 1;
(c) deleted
(d) Park;
(e) Protective and Emergency Service;
(e.1) Secondary Suite;
(f) Sign – Class A; and
(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;

(b.1) Backyard Suite;

(c) Bed and Breakfast;

(d) Community Entrance Feature;

(e) Custodial Care;

(f) Duplex Dwelling;

(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;

(n) deleted

(n.1) deleted

(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;  
(a.1) Library;  
(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).
PART 6 - DIVISION 2: M-CG

Density

(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

(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.

Setback Area

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

(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:

(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:

(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(2)
- parcel with building greater than 6 metres in height and designated low density residential or M-CG
  - property line
  - 4.0 metres
  - maximum building height 12.0 metres above grade
  - maximum height above grade
  - 8.0 metres above grade at shared property line

Subsection 585(3)
- parcel with building less than or equal to 6 metres in height and designated low density residential or M-CG
  - property line
  - 6.0 metres
  - maximum building height 12.0 metres above grade
  - maximum height above grade
  - 6.0 metres above grade at shared property line
Subsection 585(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.
Division 3: Multi-Residential – Contextual Low Profile (M-C1) (M-C1d#) District

Purpose

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

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
(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:

(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;

(n.1) *deleted*

(n.2) *deleted*

(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-C2#d#) District

Purpose

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

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;
(d) Protective and Emergency Service;

(d.1) Secondary Suite;

(e) Sign – Class A; and

(f) deleted

(g) 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:

(a) Community Recreation Facility;

(b) School Authority – School; and

(c) School Authority Purpose – Minor.

Discretionary Uses

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

(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;

(n.1) deleted

(n.2) deleted

(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;
(a.1) Duplex Dwelling;
(b) deleted 24P2014
(c) deleted 33P2011
(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

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.

(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.

Landscaping

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

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.

(2) deleted

(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;

(a.1) Duplex Dwelling;

(b) deleted

(c) deleted

(d) deleted

(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
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.
(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

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

Building Setbacks

(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.

Landscaping

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.

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;  
(a.1) Duplex Dwelling;  
(b) deleted  
(c) deleted  
(d) deleted  
(e) Semi-detached Dwelling; and
(f) Single Detached Dwelling.

Rules

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

The maximum floor area ratio is 11.0.

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

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

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**;

(a.1) **Duplex Dwelling**;

(b) **deleted**

(c) **deleted**

(d) **deleted**

(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.

(2) The maximum *density* for *parcels* designated M-X1 District is 148 *units* per hectare.

(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.

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):
(l) 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;
(a.1) Duplex Dwelling;
(b) deleted
(c) deleted
(d) deleted
(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
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,
Density

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

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

Building Setbacks

(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.

Landscaping

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

Building Height

(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
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
(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;
(a.1) Duplex Dwelling;
(b) Secondary Suite;
(c) deleted
(d) deleted
(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

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;  
(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;  
(s)  Sign – Class D;  
(s.1)  Sign – Class E;  
(t)  deleted  
(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;
(c) Indoor Recreation Facility;
(d) Outdoor Recreation Area;
(e) Park Maintenance Facility - Large; and
(f) Park Maintenance Facility – Small.

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:

(a) Backyard Suite;
(a.1) Duplex Dwelling;
(b) Secondary Suite;

c) deleted

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 Marihuana 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

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