

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

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

11P2008	June 1, 2008	32P2009	December 14, 2009	35P2011	December 5, 2011
13P2008	June 1, 2008	46P2009	December 14, 2009	36P2011	December 5, 2011
15P2008	June 1, 2008	38P2009	December 15, 2009	4P2012	January 10, 2012
47P2008	June 1, 2008	3P2010	March 1, 2010	2P2012	February 6, 2012
48P2008	June 1, 2008	11P2010	April 19, 2010	9P2012	April 23, 2012
49P2008	June 1, 2008	14P2010	May 17, 2010	12P2012	May 7, 2012
50P2008	June 1, 2008	26P2010	May 17, 2010	30P2012	November 5, 2012
53P2008	June 1, 2008	12P2010	June 7, 2010	32P2012	December 3, 2012
54P2008	May 12, 2008	19P2010	June 7, 2010	4P2013	March 1, 2013
57P2008	June 9, 2008	23P2010	June 7, 2010	5P2013	March 25, 2013
67P2008	October 1, 2008	32P2010	July 26, 2010	38P2013	September 2, 2013
68P2008	October 6, 2008	34P2010	August 19, 2010	44P2013	December 2, 2013
71P2008	December 22, 2008	39P2010	November 22, 2010	7P2014	April 14, 2014
51P2008	January 4, 2009	7P2011	January 10, 2011	33P2013	June 9, 2014
75P2008	January 4, 2009	13P2011	February 7, 2011	13P2014	June 9, 2014
1P2009	January 26, 2009	21P2011	June 20, 2011	15P2014	June 9, 2014
10P2009	April 21, 2009	24P2011	June 27, 2011	11P2014	June 19, 2014
17P2009	June 1, 2009	27P2011	July 1, 2011	24P2014	October 27, 2014
28P2009	July 13, 2009	30P2011	July 25, 2011	37P2014	December 22, 2014
31P2009	September 14, 2009	31P2011	September 12, 2011	5P2015	February 23, 2015
41P2009	October 13, 2009	33P2011	September 19, 2011		

#### NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

## **PUBLISHING INFORMATION**

**TITLE:** THE CALGARY LAND USE BYLAW 1P2007

**AUTHOR:** LAND USE BYLAW SUSTAINMENT TEAM,  
DEVELOPMENT & BUILDING APPROVALS,  
PLANNING IMPLEMENTATION

**STATUS:** APPROVED BY CITY COUNCIL  
2007 JULY 23

**PRINTING DATE:** 2008 AUGUST

**ADDITIONAL COPIES:** THE CITY OF CALGARY  
DEVELOPMENT & BUILDING APPROVALS  
PLANNING IMPLEMENTATION  
DOCUMENT SALES CENTRE #8135  
P.O. BOX 2100, STN M  
CALGARY, ALBERTA T2P 2M5

**PHONE:** CALL 3-1-1

**WEB:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)

**DOWNLOAD FROM:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)

**GO TO:** The Calgary Land Use Bylaw, 1P2007

SECTION	PAGE
203.3	General Industrial – Medium ..... 182
204	Health Services Laboratory – With Clients ..... 184
205	Health Services Laboratory – Without Clients ..... 184
206	Hide Processing Plant ..... 185
206.1	Home Based Child Care – Class 1 ..... 185
206.2	Home Based Child Care – Class 2 ..... 185
207	Home Occupation – Class 1 ..... 186
208	Home Occupation – Class 2 ..... 187
208.1	Hospital ..... 188
209	Hotel ..... 188.1
210	<i>deleted</i> ..... 188.1
211	Indoor Recreation Facility ..... 189
212	<i>deleted</i> ..... 189
213	<i>deleted</i> ..... 189
214	<i>deleted</i> ..... 189
215	<i>deleted</i> ..... 189
216	Information and Service Provider ..... 189
217	Instructional Facility ..... 190
218	<i>deleted</i> ..... 191
218.1	Inter-City Bus Terminal ..... 191
219	Jail ..... 191
220	Kennel ..... 192
221	Large Vehicle and Equipment Sales ..... 192
222	Large Vehicle Service ..... 193
223	Large Vehicle Wash ..... 193
224	Library ..... 194
225	Liquor Store ..... 195
226	Live Work Unit ..... 195
227	Manufactured Home ..... 201
228	Manufactured Home Park ..... 201
229	<i>deleted</i> ..... 202
230	<i>deleted</i> ..... 202
231	<i>deleted</i> ..... 202
232	Market ..... 202
232.1	Market - Minor ..... 202
233	Medical Clinic ..... 203
233.1	Medical Marihuana Production Facility ..... 203
234	<i>deleted</i> ..... 204
235	<i>deleted</i> ..... 204
236	Motion Picture Filming Location ..... 205
237	Motion Picture Production Facility ..... 205
238	Motorized Recreation ..... 206
239	Multi-Residential Development ..... 206
240	Multi-Residential Development – Minor ..... 207
241	Municipal Works Depot ..... 207
242	Museum ..... 208
243	Natural Area ..... 209
244	Natural Resource Extraction ..... 210
245	Night Club ..... 210

<b>SECTION</b>	<b>PAGE</b>
246 Office .....	211
247 Outdoor Café .....	211
248 Outdoor Recreation Area .....	212
249 Park .....	221
250 Park Maintenance Facility – Large .....	221
251 Park Maintenance Facility – Small .....	222
252 Parking Lot – Grade .....	222
252.1 Parking Lot - Grade (temporary) .....	223
253 Parking Lot – Structure .....	223
254 Pawn Shop .....	223
255 Performing Arts Centre .....	224
256 <i>deleted</i> .....	224
257 Pet Care Service .....	224
258 <i>deleted</i> .....	225
259 Pits and Quarries .....	225
260 Place of Worship – Large .....	225
261 Place of Worship – Medium .....	226
262 Place of Worship – Small .....	227
263 Post-secondary Learning Institution .....	228
264 Power Generation Facility – Large .....	229
265 Power Generation Facility – Medium .....	229
266 Power Generation Facility – Small .....	230
267 Print Centre .....	230
268 Printing, Publishing and Distributing .....	231
269 <i>deleted</i> .....	231
270 Protective and Emergency Service .....	232
270.1 Public Transit System .....	232
271 Race Track .....	232
272 Radio and Television Studio .....	233
273 Recreational Vehicle Sales .....	233
274 Recreational Vehicle Service .....	233
274.1 Recycleable Construction Material Collection Depot (Temporary) .....	234
275 <i>deleted</i> .....	234
276 Refinery .....	235
277 Residential Care .....	235
278 Restaurant: Food Service Only – Large .....	235
279 Restaurant: Food Service Only – Medium .....	236
280 Restaurant: Food Service Only – Small .....	237
281 Restaurant: Licensed – Large .....	237
282 Restaurant: Licensed – Medium .....	238
283 Restaurant: Licensed – Small .....	239
283.1 Restaurant: Neighbourhood .....	240
284 Restored Building Products Sales Yard .....	240
285 Retail Garden Centre .....	241
286 <i>deleted</i> .....	241
286.1 Retail and Consumer Service .....	241
287 Rowhouse Building .....	243
288 Salvage Processing – Heat and Chemicals .....	244
288.1 Salvage Yard .....	244
289 Sawmill .....	245

SECTION	PAGE
290	School – Private ..... 246
291	School Authority – School ..... 247
292	School Authority Purpose – Major ..... 248
293	School Authority Purpose – Minor ..... 248
294	Seasonal Sales Area ..... 249
295	Secondary Suite ..... 250
295.1	deleted..... 250
295.2	deleted..... 250
296	Self Storage Facility ..... 250
297	Semi-detached Dwelling..... 251
298	Service Organization ..... 251
299	Sign – Class A ..... 252
300	Sign – Class B ..... 253
301	Sign – Class C..... 254
302	Sign – Class D..... 254
303	Sign – Class E..... 254
304	Sign – Class F ..... 255
304.1	Sign – Class G ..... 255
305	Single Detached Dwelling ..... 256
306	Slaughter House..... 256
307	Social Organization ..... 257
308	Special Function – Class 1 ..... 258
309	Special Function – Class 2..... 259
309.1	Specialized Industrial ..... 259
310	Specialty Food Store ..... 260
311	Spectator Sports Facility ..... 261
312	Stock Yard ..... 261
313	Storage Yard..... 262
314	Supermarket..... 263
315	Take Out Food Service..... 267
316	Temporary Residential Sales Centre..... 267
317	Temporary Shelter ..... 268
318	Tire Recycling..... 268
319	Townhouse ..... 268
320	Tree Farm..... 269
321	Utilities..... 269
321.1	Utilities - Linear..... 270
322	Utility Building..... 270
323	Vehicle Rental – Major ..... 271
324	Vehicle Rental – Minor ..... 271
325	Vehicle Sales – Major..... 272
326	Vehicle Sales – Minor..... 272
327	Vehicle Storage – Large ..... 273
328	Vehicle Storage – Passenger ..... 274
329	Vehicle Storage – Recreational ..... 275
330	Veterinary Clinic ..... 276
331	<i>deleted</i> ..... 276
332	<i>deleted</i> ..... 276
333	Waste Disposal and Treatment Facility ..... 276

<b>SECTION</b>	<b>PAGE</b>
<b>333.1</b> Wind Energy Conversion System - Type 1.....	277
<b>333.2</b> Wind Energy Conversion System - Type 2.....	277

- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
  - (b) located at the intersection of the **rear property line** and each **side property line**; and
  - (c) where each pair of points must be considered as corresponding.
- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (28.1) “**Central Business District Improvement Fund**” means a civic fund into which financial contributions made towards additional **floor area ratio** in accordance with the incentive provisions in Part 13, Division 3 are collected. 33P2013
- (29) “**City Manager**” means the Chief Administrative Officer of the City of Calgary.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11. 51P2008
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**: 39P2010, 7P2011, 5P2015
- (a) **Convenience Food Store**;
  - (b) **Counselling Service**;
  - (c) **Drinking Establishment – Small**;
  - (d) **Information and Service Provider**;
  - (e) **Office**;
  - (f) **Outdoor Café**;
  - (g) **Print Centre**;
  - (h) **Restaurant: Food Service Only – Small**;
  - (i) **Restaurant: Licensed – Small**;
  - (j) **Restaurant: Neighbourhood**;
  - (k) **Retail and Consumer Service**;
  - (l) **Service Organization**
  - (m) **Specialty Food Store**; and
  - (n) **Take Out Food Service**.

(33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.

(34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.

(35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.

44P2013

(36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:

(a) located on the same block face not separated by a **street**;

(b) in the case of **low density residential district** where the **building** is on a **parcel** designated as a **residential district**; and

(c) where the **building** is not an **Accessory Residential Building**.

3P2010

(37) “**contextual building depth average**” means:

(a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;

(b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and

(c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.

3P2010

(38) *deleted*

## Division 3: Development Permits

### Requirement for a Development Permit

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

### Conditions for Development Permit Exemptions

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

### Exempt Developments

- 25** (1) The following *developments* do not require a *development permit* if the conditions of section 24 are met: 13P2008, 57P2008, 67P2008, 68P2008, 71P2008, 75P2008, 1P2009, 10P2009, 17P2009, 46P2009, 14P2010, 21P2011, 27P2011 4P2012, 9P2012, 32P2012
- (a) a **Home Occupation – Class 1**;
  - (b) a **Home Based Child Care – Class 1**.
  - (c) the erection of any *fence* or gate;
  - (d) a driveway;
  - (e) the construction of a *deck*, *landing* or *patio*;
  - (f) the construction of an **Accessory Residential Building** with a *gross floor area* equal to or less than 75.0 square metres when listed as a *permitted use* in a land use district;
  - (g) a satellite dish antenna less than 1.0 metre in diameter;
  - (h) external maintenance, internal alterations, and mechanical and electrical work on a *building* provided the intensity of *use* of the *building* does not increase;
  - (i) a **Special Function – Class 1**;
  - (j) a **Special Function – Class 2**:
    - (i) where located on a *parcel* for 3 consecutive days or less, excluding the time used to erect and dismantle the temporary structures;

- 33P2013
- 5P2015
- (ii) where the cumulative area of covered temporary structures is less than or equal to:
    - (A) 125.0 square metres when located on a **parcel** within 45.0 metres of either a **residential district** or a Direct Control District where the **use** of the **parcel** is residential; and
    - (B) 300.0 square metres when located on a parcel designed CR20-C20/R20 or an East Village District contained in Part 12; and
  - (iii) where located on the same **parcel** as:
    - (A) **Conference and Event Facility**;
    - (B) **Drinking Establishment – Large**;
    - (C) **Drinking Establishment – Medium**;
    - (D) **Drinking Establishment – Small**;
    - (E) **Restaurant: Licensed – Large**;
    - (F) **Restaurant: Licensed – Medium**;
    - (G) **Restaurant: Licensed – Small**;
    - (H) **Restaurant: Neighbourhood**; or
    - (I) **Night Club**;
  - (k) a temporary **building**, the sole purpose of which is incidental to the erection or alteration of a **building** for which a permit has been granted under the Building Permit Bylaw;
  - (l) the use of all or part of a **building** or **parcel** as a **Motion Picture Filming Location** for a period not exceeding one year;
  - (m) stockpiling on the same **parcel** undergoing excavation, grading or stripping;
  - (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and:
    - (i) the total power generation capacity of all **solar collectors** on the **parcel** is 10 kilowatts or less; or
    - (ii) the **solar collectors** are used for thermal energy;
  - (o) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5;
  - (p) the following projects carried on by, or on behalf of, the **City**:
    - (i) roads, traffic management projects, interchanges;

- (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**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C1, C-C2, C-COR1, C-COR2, CC-COR, CC-X and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class** per 250.0 square metres of the **public area**.

47P2008, 67P2008,  
51P2008, 75P2008

### 283 “Restaurant: Licensed – Small”

- (a) means a **use**:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
  - (iii) that has a **public area** of 75.0 square metres or less; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public 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 **public area**.

15P2008

57P2008

5P2015

**283.1 “Restaurant: Neighbourhood”**

- (a) means a *use*:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) that may be licensed for the sale of liquor by the Alberta Gaming and Liquor Commission; and
  - (iii) that has a *public area* of 150.0 square metres or less; and
- (b) where the following neighbourhood sensitive rules are met:
  - (i) that may have a maximum of 10.0 square metres of *public area* used for the purposes of providing entertainment for patrons which is ancillary to the service of food;
  - (ii) minors are never prohibited;
- (c) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (d) 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*;
- (e) must not have an exterior entrance located on a façade that faces a *residential district*, unless that façade is separated by an intervening *street*;
- (f) requires a minimum of 1.7 *motor vehicle parking stalls* per 10.0 square metres of *public area*;
- (g) does not require *bicycle parking – class 1* or *class 2*.

**284 “Restored Building Products Sales Yard”**

- (a) means a *use*:
  - (i) where products that have been recovered from demolished *buildings* are stored, displayed or sold either entirely within a *building* or outside of a *building*;
  - (ii) that does not accommodate the wrecking, dismantling, manufacturing, servicing or repairing of anything on the same *parcel* as the *use*;
  - (iii) that does not accommodate the display, wrecking or sale of any motor vehicles or auto parts;
  - (iv) that does not accommodate waste disposal or landfilling of any product; and

- (v) that does not accommodate a drop off site for products related to the *use*;
- (b) is a *use* within the Sales 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*; and
- (d) does not require *bicycle parking stalls – class 1 or class 2*.

## 285 “Retail Garden Centre”

- (a) means a *use*:
  - (i) where gardening products, plants, seeds, shrubbery, trees and other gardening related products are sold to the public from a permanent *building*;
  - (ii) that may accommodate temporary structures such as greenhouses and pole barns for the planting and growing of plants;
  - (iii) that may accommodate temporary structures and specifically identified outdoor areas for the storage, display and sale of plants and products; and
  - (iv) that may not accommodate the sale of produce or other food stuff;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 *motor vehicle parking* per 100.0 square metres of *gross usable floor area*; and
- (d) does not require *bicycle parking stalls – class 1 or class 2*.

## 286 *deleted*

39P2010

## 286.1 “Retail and Consumer Service”

39P2012

- (a) means a *use* where any of the following activities occur:
  - (i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a **Building Supply Centre**;
  - (ii) services related to the care and appearance of the human body or hair;
  - (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies;
  - (iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;
  - (v) portrait and professional photography services; or

- (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
  - (i) is within 6.0 metres of a public entrance of the **use**; and
  - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (d) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
  - (i) does not include a **Dry-cleaning and Fabric Care Plant**; and
  - (ii) is not located within a **Live Work Unit**;
- (f) when located in the C-R1 District, may incorporate the following **uses** within a **Retail and Consumer Service**, provided the requirements referenced in subsection (g) are satisfied:
  - (i) **Amusement Arcade**;
  - (ii) **Computer Games Facility**;
  - (iii) **Counselling Service**;
  - (iv) **Financial Institution**;
  - (v) **Fitness Centre**;
  - (vi) **Health Services Laboratory – With Clients**;
  - (vii) **Medical Clinic**;
  - (viii) **Office**;
  - (ix) **Pet Care Service**;
  - (x) **Print Centre**;
  - (xi) **Radio and Television Studio**;
  - (xii) **Restaurant: Food Service Only – Small**;
  - (xiii) **Restaurant: Food Service Only – Medium**;
  - (xiv) **Take Out Food Service**; and
  - (xv) **Veterinary Clinic**;
- (g) must only incorporate the **uses** referenced in section (f) when those **uses**:

- (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
  - (iii) are located within a **use area** that contains a **Retail and Consumer Service**;
  - (iv) do not exceed 10.0 per cent of the **use area** of the **Retail and Consumer Service** within which they are located; and
  - (v) do not have direct customer access outside of the **Retail and Consumer Service** within which they are located;
- (h) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
  - (i) does not require **bicycle parking stalls – class 1**; and
  - (j) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## 287 “Rowhouse Building”

24P2014

- (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.

32P2009

**288.1 “Salvage Yard”**

5P2013

- (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**.

## 289 “Sawmill”

- (a) means a **use**:
  - (i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;
  - (ii) that may include facilities for the kiln drying of lumber;
  - (iii) that may include areas for the outdoor storage of raw or finished lumber products;
  - (iv) that may include the distribution or sale of lumber products; and

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

67P2008

**290 “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”

67P2008

- (a) means a *use*:
  - (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;
    - (B) a school division; or
    - (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
  - (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
  - (iii) that will include any *building* and related playing fields;
  - (iv) that may provide food service to the students and staff; and
  - (v) that may provide programs for parental and community involvement;
- (b) is a *use* within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires the following number of *motor vehicle parking stalls*:
  - (i) for the maximum number of students that may be enrolled in kindergarten to grade 6, a minimum of 1.0 *motor vehicle parking stalls* per 15 students and 2.5 *pick-up and drop-off stalls* per 100 students, with a minimum of 5.0 *pick-up and drop-off stalls*; and
  - (ii) for the maximum number of students that may be enrolled in grades 7 to 9, a minimum of 1.0 *motor vehicle parking stalls* per 18 students and 2.5 *pick-up and drop-off stalls* per 100 students, with a minimum of 5.0 *pick-up and drop-off stalls*; and
  - (iii) for the maximum number of students that may be enrolled in grades 10 to 12, a minimum of 1.0 *motor vehicle parking stalls* per 8 students and 1.5 *pick-up and drop-off stalls* per 100 students, with a minimum of 5.0 *pick-up and drop-off stalls*;
- (d) requires a minimum number of *bicycle parking stalls – class 1* equal to 3.0 per cent of the maximum number of employees; and
- (e) requires a minimum number of *bicycle parking stalls – class 2* equal to 10.0 per cent of the maximum number of students as stated in the *development permit*.

**292 “School Authority Purpose – Major”**

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

**293 “School Authority Purpose – Minor”**

- (a) means a *use*:
  - (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;
    - (C) provide programs to the public to further parental and community involvement in the schools;

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

#### 294 “Seasonal Sales Area”

- (a) means a *use*:
  - (i) where goods are displayed and offered for sale;
  - (ii) where those goods are not fully contained within an enclosed **building**; and
  - (iii) that must always be approved with another *use*;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

12P2010, 24P2014;

**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*.

24P2014

12P2010, 24P2014

**295.1** *deleted*

12P2010, 24P2014

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

#### 297 “Semi-detached Dwelling”

24P2014

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

#### 298 “Service Organization”

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

**299 “Sign – Class A”**

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

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

33P2013

**300 “Sign – Class B”**

33P2011

- (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.

30P2011, 35P2011      **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.

35P2011      **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.

67P2008, 30P2011  
35P2011      **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;

4P2013

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

**304 “Sign – Class F”**

35P2011

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

30P2011, 4P2013

**304.1 “Sign – Class G”**

30P2011

- (a) means only the following *sign* types:
  - (i) **“Digital Third Party Advertising Sign”** which means a *sign* that:

4P2013

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

### 305 “Single Detached Dwelling”

12P2010, 24P2014

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

### 306 “Slaughter House”

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

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

### 307 “Social Organization”

- (a) means a **use**:
  - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
  - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
  - (iii) where there may be an area for the preparation or consumption of food; and
  - (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;

9P2012

- (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**.

10P2009, 39P2010,  
21P2011, 4P2012

### 308 “Special Function – Class 1”

9P2012

- (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”

10P2009,  
21P2011,  
4P2012,  
5P2015

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

## 309.1 “Specialized Industrial”

32P2009

- (a) means a *use*:
  - (i) where any of the following activities occur:
    - (A) *research and development*;
    - (B) the analysis or testing of materials or substances in a *laboratory*; or

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

32P2009

**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**.

### 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:

9P2012

9P2012

- (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
- (B) 0.1 stalls per 100.0 square metres thereafter; and
- (e) does not require *bicycle parking stalls – class 1 or class 2*.

### 314 “Supermarket”

13P2008

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

39P2010,  
5P2013

- (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**.

**Division 8: Multi-Residential – High Density Low Rise (M-H1)  
(M-H1f#h#d#) District**

7P2011

**Purpose**

**635** The Multi-Residential – High Density Low Rise District:

- (a) is intended to provide for **Multi-Residential Development** in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide *development* with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has tall **Multi-Residential Development** with high *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) is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (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**

**636** The following *uses* are *permitted uses* in the Multi-Residential High Density Low Rise District:

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

17P2009

- (c) **Park;**
- (d) **Protective and Emergency Service;**
- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- 4P2012 (f) *deleted*
- (g) **Utilities.**

**Discretionary Uses**

- 34P2010 **637 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – High Density Low Rise District:
- 39P2010, 7P2011 (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- 5P2015 (s.1) **Restaurant: Neighbourhood;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**

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

## Rules

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

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

## Floor Area Ratio

7P2011

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

## Density

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

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

### Setback Area

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

### Building Setbacks

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

9P2012

51P2008

### Landscaping

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

7P2011

### Building Height

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

**Division 9: Multi-Residential – High Density Medium Rise (M-H2)  
(M-H2f#h#d#) District**

7P2011

**Purpose**

**646** The Multi-Residential – High Density Medium Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide intense development, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has taller **Multi-Residential Development** with higher *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) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum density;
- (h) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (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**

**647** The following *uses* are *permitted uses* in the Multi-Residential – High Density Medium Rise District:

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

17P2009

- 33P2011 (c) **Park;**
- (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**

34P2010

39P2010, 7P2011

**Discretionary Uses**

**648 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – High Density Medium Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- 5P2015 (u.1) **Restaurant: Neighbourhood;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**

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

7P2011

## 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

13P2008

- 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

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

### Building Setbacks

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

51P2008

### Landscaping

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

## Division 10: Multi-Residential – High Density High Rise (M-H3) (M-H3f#h#d#) District

### Purpose

**657** The Multi-Residential – High Density High Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected strategic *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide for the highest intensity *development* of all the *multi-residential districts*, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has the tallest **Multi-Residential Development** with the highest *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) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) provides the opportunity for a range of support *commercial multi-residential uses*, restricted in size with few restrictions on location within the *building*;
- (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

**658** The following *uses* are *permitted uses* in the Multi-Residential High Density High Rise District:

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

17P2009

- 33P2011 (c) **Park;**
- 4P2012 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**

**Discretionary Uses**

34P2010  
39P2010, 7P2011

**659 (1)** The following *uses* are *discretionary uses* in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- 5P2015 (u.1) **Restaurant: Neighbourhood;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**

## Division 11: Multi-Residential – Low Profile Support Commercial (M-X1) (M-X1d#) District

### Purpose

**668** The Multi-Residential – Low Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial *uses* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Developments** that will typically provide higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings, and the M-G and M-CG Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (e) has **Multi-Residential Development** of low height and medium *density*;
- (f) is in close proximity to *low density residential development*;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (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

**669** The following *uses* are *permitted uses* in the Multi-Residential – Low Profile Support Commercial 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

4P2012 (e) **Sign – Class A;** and

4P2012 (f) *deleted*

(g) **Utilities.**

34P2010

### **Discretionary Uses**

39P2010, 7P2011

**670 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (s.1) **Restaurant: Neighbourhood;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Specialty Food Store;**

5P2015

- (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 – Low Profile Support Commercial District if they are located on a *parcel* in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- (a) **Backyard Suite;** 24P2014
  - (a.1) **Duplex Dwelling;** 33P2011
  - (b) *deleted* 24P2014
  - (c) *deleted* 24P2014
  - (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. 13P2008
- (2) The maximum **density** for *parcels* designated M-X1 District is 148 **units** per hectare. 13P2008
- (3) The maximum **density** for *parcels* designated M-X1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

## Setback Area

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

**Building Setbacks**

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

51P2008

**Landscaping**

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

**Building Height**

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

- (s.1) **Restaurant: Neighbourhood;** 5P2015
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Temporary Residential Sales Centre; and**
- (cc) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – Medium Profile Support Commercial District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- (a) **Backyard Suite;** 24P2014
- (a.1) **Duplex Dwelling;** 24P2014
- (b) *deleted* 33P2011
- (c) *deleted* 24P2014
- (d) *deleted* 24P2014
- (e) **Semi-detached Dwelling; and**
- (f) **Single Detached Dwelling.**

## Rules

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

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

## Floor Area Ratio

- 682** (1) The maximum *floor area ratio* is 3.0. 7P2011
- (2) The maximum *floor area ratio* for all *buildings on parcels* designated M-X2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 3.0.

13P2008

**Density**

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

**Setback Areas**

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

**Building Setbacks**

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

51P2008

**Landscaping**

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

**Building Height**

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

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

## Rules

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

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

### Parcel Area

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

### Floor Area Ratio

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

### Building Height

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

### Building Location and Orientation

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

### Building Façade

- 709** (1) The length of the *building* façade that faces the commercial *street* must be a minimum of 80.0 per cent of the length of the *property line* it faces.
- (2) In calculating the length of the *building* façade, the depth of any required *rear* or *side setback area* referenced in sections 714 and 715 will not be included as part of the length of the *property line*.

### Vehicle Access

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

## Discretionary Uses

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

- 4P2013
- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012
- (z) **Special Function – Class 2;**
- 10P2009, 4P2012
- (z.1) *deleted*
- (aa) **Utility Building; and**
- (bb) **Vehicle Rental – Minor.**

### Rules

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

### Parcel Area

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

- 728** (1) Unless otherwise referenced in subsections (2) and (3), the maximum *use area* in the Commercial – Neighbourhood 2 District is 300.0 square metres.
- (2) The maximum *use area* of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other *use*, is 465.0 square metres.
- (3) The following *uses* do not have a *use area* restriction:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living;**

24P2011

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

### Minimum Required Motor Vehicle Parking Stalls

**734** The minimum number of **motor vehicle parking stalls**:

- (a) for an **Information and Service Provider, Pet Care Service, Print Centre and Retail and Consumer Service** on a **parcel** 0.4 hectares or less is: 39P2010
  - (i) 2.0 per 100.0 square metres of **gross usable floor area** when those **uses** are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw; or 15P2008
  - (ii) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a building approved after the effective date of this Bylaw;
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**;
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**;
- (d) is the minimum requirement referenced in Part 4 for the following uses:
  - (i) **Drinking Establishment – Small**;
  - (ii) **Fitness Centre**;
  - (iii) **Health Services Laboratory – With Clients**;

5P2015

- (iv) **Library;**
  - (v) **Medical Clinic;**
  - (vi) **Restaurant: Food Service Only – Small;**
  - (vii) **Restaurant: Licensed – Small; and**
  - (viii) **Restaurant: Neighborhood; and**
- (e) for all other uses is 3.5 stalls per 100.0 square metres of **gross usable floor area.**

#### **Exclusive Use of Motor Vehicle Parking Stalls**

- 735** (1) **Visitor parking stalls** required for the visitors of **Dwelling Units** or **Live Work Units** must be identified through permanent signage as being for the exclusive use of visitors.
- (2) **Motor vehicle parking stalls** required for the residents of **Dwelling Units** and **Live Work Units** may be identified through permanent signage as being for the exclusive use of the residents.
- (3) **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 734(e) must not be signed or in any way identified as being other than for the use of all users on the **parcel**.

#### **Required Bicycle Parking Stalls**

- 736** (1) The minimum number of **bicycle parking stalls – class 1** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) no requirement where the number of **units** is less than 20; and
  - (b) 0.5 stalls per **unit** where the total number of **units** equals or exceeds 20.
- (2) The minimum number of **bicycle parking stalls – class 2** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) 2.0 stalls for **developments** of 20 **units** or less; or
  - (b) 0.1 stalls per **unit** for **developments** of more than 20 **units**.
- (3) The minimum required number of **bicycle parking stalls** for all other **uses** is the minimum requirement referenced in Part 4.

#### **Exclusive Use of Bicycle Parking Stalls**

- 737** **Bicycle parking stalls - class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

## Division 4: Commercial – Community 1 (C-C1) District

### Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
  - (b) developments located within a community or along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) motor vehicle access to sites;
  - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
  - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

### Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 1 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;

39P2010,  
17P2009,  
32P2009

- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Instructional Facility;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Food Service Only – Medium;**
- (u.1) **Restaurant: Neighbourhood;**
- (v) **Retail and Consumer Service;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;**
- (y) **Take Out Food Service;**
- (z) **Vehicle Rental – Minor; and**
- (aa) **Veterinary Clinic.**

5P2015

- (d) a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **side setback area** from that **property line** must not exceed a depth of 3.0 metres.
- (3) Where the **parcel** shares a **side property line** with a **lane**, **LRT corridor**, or **street**, the **side setback area** must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 751 (1) Where a **setback area** shares a **property line** with, and fronts on the same **street** as, a **parcel** designated Commercial – Neighbourhood 1 and Commercial – Corridor 1 District, the **setback area** must be **hard surfaced landscaped area**.
- (2) Where a **setback area** shares a **property line** with an **LRT corridor**, or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (iii) for every 30.0 square metres; or
    - (iv) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;

- (b) may have a sidewalk along the length of the **building**; and
- (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### **Minimum Required Motor Vehicle Parking Stalls**

5P2015

#### **752** The minimum number of **motor vehicle parking stalls**:

- (a) is the requirement referenced in Part 4 for the following **uses**:
  - (i) **Drinking Establishment – Small**;
  - (ii) **Drinking Establishment – Medium**;
  - (iii) **Fitness Centre**;
  - (iv) **Health Services Laboratory – with Clients**;
  - (v) **Library**;
  - (vi) **Medical Clinic**;
  - (vii) **Place of Worship – Small**;
  - (viii) **Restaurant: Food Service Only – Small**;
  - (ix) **Restaurant: Food Service Only –Medium**;
  - (x) **Restaurant: Licensed – Small**;
  - (xi) **Restaurant: Licensed – Medium**; and
  - (xii) **Restaurant: Neighbourhood**;
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**;
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit**; for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**; and
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

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

5P2015

### Discretionary Uses

- 759 (1)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.
- (2)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Community 2 District:
- (a) **Artist’s Studio;**
  - (b) **Auto Service – Major;**
  - (c) **Auto Service – Minor;**
  - (c.1) **Beverage Container Quick Drop Facility;**
  - (d) **Billiard Parlour;**
  - (e) **Car Wash – Multi Vehicle;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Cinema;**
  - (h.1) **Conference and Event Facility;**
  - (i) **Dinner Theatre;**

37P2014

67P2008

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

5P2013

**Division 6: Commercial – Corridor 1 f#h#  
(C-COR1f#h#) District**

**Purpose**

**776** The Commercial – Corridor 1 District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial developments on both sides of a **street**;
- (c) **buildings** that are close to each other, the **street** and the public sidewalk;
- (d) **lanes** for motor vehicle access to parking and **buildings**;
- (e) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial **uses** on adjoining **residential districts**;
- (f) opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (g) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (h) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

**777 (1)** The following **uses** are **permitted uses** in the Commercial – Corridor 1 District:

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

39P2010, 17P2009

**(2)** The following *uses* are ***permitted uses*** in the Commercial – Corridor 1 District if they are located within existing approved ***buildings***:

- (a) **Accessory Food Service;**
- (b) **Catering Service – Minor;**
- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Library;**
- (l) **Medical Clinic;**
- (m) **Museum;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (t.1) **Restaurant: Neighbourhood;**
- (u) **Retail and Consumer Service;**
- (v) **Service Organization;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service; and**
- (y) **Veterinary Clinic.**

5P2015

- (b) for each **Live Work Unit** is:
- (i) 1.0 **stalls** per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls**;
- (c) for an **Office**, when located on floors above the ground floor is:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
  - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (d) for a **Retail and Consumer Service** is: 39P2010
- (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
  - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 3.0 stalls; and 44P2013
- (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, Restaurant: Neighbourhood and Seasonal Sales Area** is the minimum requirement referenced in Part 4; 13P2008,  
10P2009,  
4P2012,  
5P2015
- (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and

38P2009, 23P2010,  
39P2010, 5P2013,  
5P2015

(g) for all other *uses* is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

(3) For a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Restaurant: Neighbourhood, Retail and Consumer Service or Take Out Food Service**, located on the ground floor of a *building*, the minimum number of **motor vehicle parking stalls**:

(a) In Area A, as illustrated on Map 7.1, is:

(i) 0.0 stalls where:

(A) the *building* contains a **Dwelling Unit, Hotel or Office** above the ground floor; or

(B) the *use area* is less than or equal to 465.0 square metres; and

(ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** in all other cases; and

(b) In Area B, as illustrated on Map 7.1, is:

(i) 0.0 stalls where a *building* contains a **Dwelling Unit** above the ground floor;

(ii) 0.0 stalls where the *use area* is less than or equal to 465.0 square metres, provided:

(A) the *building* is only one **storey**; or

(B) the *building* was legally existing or approved as of November 1, 2009; and

(iii) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the *use area* is greater than 465.0 square metres and where:

(A) the *building* is only one **storey**; or

(B) the *building* was legally existing or approved as of November 1, 2009; and

(iv) in all other cases the minimum requirement referenced in subsections (1) and (2).

9P2012

### Excess Motor Vehicle Parking Stalls

**792** Where the number of **motor vehicle parking stalls** provided for *uses*, not including **Dwelling Units** or **Live Work Units**, is in excess of 6.0 stalls per 100.0 square metres of **gross usable floor area**, those excess stalls must be located in either underground or structured parking.

**Division 7: Commercial – Corridor 2 f#h#  
(C-COR2 f#h#) District**

**Purpose**

**796** The Commercial – Corridor 2 District is intended to be characterized by:

- (a) commercial development on both sides of **streets**;
- (b) **buildings** located varying distances from **streets**;
- (c) limited automotive **uses**;
- (d) primary access for motor vehicles to **parcels** from **streets** and **lanes**;
- (e) parking located on any of the front, side or rear of **buildings**;
- (f) pedestrian connections from public sidewalks, to and between **buildings**;
- (g) opportunities for residential and office **uses** to be in the same **building**;
- (h) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (i) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

**797 (1)** The following **uses** are **permitted uses** in the Commercial – Corridor 2 District:

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

**(2)** The following **uses** are **permitted uses** in the Commercial – Corridor 2 District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

39P2010,  
71P2008,  
17P2009

- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – With Clients;**
- (i) **Home Based Child Care – Class 1;**
- (j) **Home Occupation – Class 1;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Protective and Emergency Service;**
- (t) **Radio and Television Studio;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Restaurant: Food Service Only – Small;**
- (w) **Restaurant: Licensed – Small;**
- (w.1) **Restaurant: Neighbourhood;**
- (x) **Retail and Consumer Service;**
- (y) **Service Organization;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service; and**
- (bb) **Veterinary Clinic.**

5P2015

**Division 8: Commercial – Corridor 3 f#h#  
(C-COR3 f#h#) District**

**Purpose**

**813** The Commercial – Corridor 3 District is intended to be characterized by:

- (a) sites of various sizes;
- (b) locations along major roads;
- (c) locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses;
- (d) motor vehicles having direct access from the road to the development;
- (e) perimeter *landscaping* that separates commercial activities from the road and surrounding development;
- (f) *uses* of various sizes;
- (g) limited large retail *uses* and no residential *uses*;
- (h) varying *building* density established through maximum *floor area ratio* for individual *parcels*; and
- (i) varying *building heights* established through maximum *building height* for individual *parcels*.

**Permitted Uses**

**814 (1)** The following *uses* are *permitted uses* in the Commercial – Corridor 3 District:

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

**(2)** The following *uses* are *permitted uses* in the Commercial Corridor – 3 District if they are located within existing approved *buildings*:

39P2010

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

37P2014

37P2014

- (c) **Auction Market – Other Goods;**
- (c.1) **Beverage Container Drop-Off Depot;**
- (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Catering Service – Minor;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Health Services Laboratory – With Clients;**
- (j) **Health Services Laboratory – Without Clients;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Radio and Television Studio;**
- (v) **Restaurant: Food Service Only – Medium;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (y.1) **Restaurant: Neighbourhood;**
- (z) **Retail and Consumer Service;**
- (aa) **Service Organization;**
- (bb) **Specialty Food Store;**

5P2015

## Discretionary Uses

- 830 (1)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** *Uses* listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
  - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 829(2)(a) through (f) inclusive; or
  - (c) they are located above the ground floor of the **building**.
- (4)** The following *uses* are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service**;
  - (a.1) **Conference and Event Facility**; 67P2008
  - (b) **Drinking Establishment – Medium**;
  - (c) **Drinking Establishment – Small**;
  - (d) **Outdoor Café**;
  - (e) **Power Generation Facility – Medium**;
  - (f) **Restaurant: Food Service Only – Medium**;
  - (g) **Restaurant: Licensed – Medium**;
  - (g.1) **Restaurant: Neighbourhood**; 5P2015
  - (h) **Sign – Class C**;
  - (i) **Sign – Class E**;
  - (j) **Sign – Class F**;
  - (j.1) **Sign – Class G**; 30P2011
  - (k) **Special Function – Class 2**; 4P2012
  - (k.1) *deleted*; 10P2009, 4P2012
  - (l) **Utility Building**; 38P2013
  - (m) **Veterinary Clinic**; and 38P2013
  - (n) *deleted*; 39P2010
  - (o) **Wind Energy Conversion System – Type 1**; 38P2013

### Rules

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

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

- 834** (1) Unless otherwise referenced in subsection (2), there is no *use area* restriction for *uses* in the Commercial – Office District.
- (2) The maximum *use area* for a **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other *use*, is 465.0 square metres.

39P2010

### Front Setback Area

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

### Rear Setback Area

- 836** (1) Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 3.0 metres;
  - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 3.0 metres;
  - (c) a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and
  - (d) a *special purpose district*, the *rear setback area* must have a minimum depth of 6.0 metres.

(q)	<b>Outdoor Café;</b>	
(q.1)	<b>Parking Lot – Grade;</b>	44P2013
(q.2)	<b>Parking Lot – Structure;</b>	44P2013
(r)	<b>Restaurant: Food Service Only – Medium;</b>	
(s)	<b>Restaurant: Food Service Only – Small;</b>	
(t)	<b>Restaurant: Licensed – Medium;</b>	
(u)	<b>Restaurant: Licensed – Small;</b>	
(u.1)	<b>Restaurant: Neighbourhood;</b>	5P2015
(v)	<b>Restored Building Products Sales Yard;</b>	
(w)	<b>Retail Garden Centre;</b>	
(x)	<b>Retail and Consumer Service;</b>	39P2010
(y)	<b>Seasonal Sales Area;</b>	
(z)	<b>Sign – Class C;</b>	
(aa)	<b>Sign – Class E;</b>	
(bb)	<b>Sign – Class F;</b>	
(bb.1)	<b>Sign – Class G;</b>	30P2011
(cc)	<b>Special Function – Class 2;</b>	4P2012
(cc.1)	<i>deleted</i>	10P2009, 4P2012
(dd)	<b>Supermarket;</b>	
(ee)	<b>Utility Building;</b>	
(ff)	<b>Vehicle Rental – Major;</b>	
(gg)	<b>Vehicle Rental – Minor;</b>	
(hh)	<b>Vehicle Sales – Major;</b>	38P2013
(ii)	<b>Vehicle Sales – Minor;</b>	38P2013
(jj)	<b>Wind Energy Conversion System – Type 1; and</b>	38P2013
(kk)	<b>Wind Energy Conversion System – Type 2.</b>	38P2013

## Rules

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

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

### **Parcel Area**

**847** The area of a *parcel* must be a minimum of 0.5 hectares and a maximum of 6.0 hectares.

### **Floor Area Ratio**

**848** The maximum *floor area ratio* for *parcels* designated Commercial – Regional 1 District is the number following the letter “F” indicated on the Land Use District Maps.

### **Building Height**

**849** The maximum *building height* is 15.0 metres.

### **Buildings**

- 850** (1) Every *parcel* in the Commercial – Regional 1 District must have one *building* that is equal to or exceeds 3600.0 square metres of *gross floor area*.
- (2) In addition to the *building* required by subsection (1), a *parcel* may have up to two *buildings*, so long as no additional *building* exceeds 360.0 square metres in *gross floor area*.
- (3) The maximum number of *buildings* on every *parcel* is three.

### **Use Area**

**851** Only one *use area* in a *building* in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.

### **Building Entrance Features**

- 852** The *public entrances* must be accentuated by a minimum of one example of three or more of the following features:
- (a) arcades;
  - (b) arches;
  - (c) awnings;
  - (d) pitched or raised cornice roof forms;
  - (e) porticoes;
  - (f) recesses or projections; or
  - (g) windows.

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

5P2015

### Discretionary Uses

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

67P2008

5P2013

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

4P2012

10P2009, 4P2012

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

5P2015

### Discretionary Uses

- 882 (1)** *Uses* listed in subsection 881(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Regional 3 District.
- (2)** *Uses* listed in subsection 881(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Regional 3 District:
- (a) **Auto Service – Major;**
  - (b) **Auto Service – Minor;**
  - (c) *deleted*
  - (d) **Billiard Parlour;**
  - (e) **Car Wash – Multi-Vehicle;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Cinema;**

37P2014

- 67P2008
- (h.1) **Conference and Event Facility;**
  - (i) **Drinking Establishment – Large;**
  - (j) **Drinking Establishment – Medium;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (m) **Gaming Establishment – Bingo;**
  - (n) **Gas Bar;**
  - (o) **Hotel;**
  - (p) **Liquor Store;**
- 5P2013
- (p.1) **Market – Minor;**
  - (q) **Night Club;**
  - (r) **Outdoor Café;**
  - (s) **Parking Lot – Grade;**
  - (t) **Parking Lot – Structure;**
  - (u) **Place of Worship – Medium;**
  - (v) **Place of Worship – Small;**
  - (w) **Post-secondary Learning Institution;**
  - (x) **Power Generation Facility – Medium;**
  - (y) **Restaurant: Food Service Only – Large;**
  - (z) **Restaurant: Licensed – Large;**
  - (aa) **Seasonal Sales Area;**
  - (bb) **Sign – Class C;**
  - (cc) **Sign – Class E;**
  - (dd) **Social Organization;**
  - (ee) **Special Function – Class 2;**
- 4P2012
- 10P2009, 4P2012
- (ee.1) *deleted*
  - (ff) **Utility Building;**
- 38P2013
- (gg) **Vehicle Rental – Major;**
- 38P2013
- (hh) **Vehicle Sales – Major;**
- 38P2013
- (ii) **Wind Energy Conversion System – Type 1; and**
- 38P2013
- (jj) **Wind Energy Conversion System – Type 2.**

## 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  
Restaurant: Neighbourhood  
Take Out Food Service

#### GENERAL INDUSTRIAL GROUP

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

#### INDUSTRIAL SUPPORT GROUP

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

#### INFRASTRUCTURE GROUP

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

#### OFFICE GROUP

Counselling Service  
Office  
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015

**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