

THE CITY OF CALGARY LAND USE BYLAW 1P2007 OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

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Division 2: Definitions and Methods

General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (2) “**accent lighting**” means outdoor lighting that is entirely used to illuminate architectural features, art, landscaping features, monuments, or trees and is only directed at such features.
- (3) “**actual front setback area**” means the area of a *parcel* defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the farthest **building setback** from the **front property line**.
- (4) “**actual side setback area**” means the area of a *parcel* defined by a **side property line** and a line parallel to that **side property line** measured at the farthest **building setback** from the **side property line** and terminating where that area meets the **actual front setback area**, the **rear setback area** or another **actual side setback area**.
- (5) “**adjacent**” means contiguous or contiguous if not for a **street, lane**, river or stream.
- (6) “**amenity space**” means a space designed for active or passive recreational use.
- (7) “**ancillary structure**” means, with reference to **building height**, an essential component that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to, an elevator housing, mechanical penthouse, chimney or an architectural feature commonly associated with a **Place of Worship**, but does not include a **sign**, flag pole or other similar structure.
- (8) “**assembly area**” means the area within a **building** where people assemble for ceremonies, religious services, educational, recreation, social or sporting events.
- (9) “**average building contextual reference points**” means the points:
- (a) determined by calculating the average of the corresponding **building contextual reference points**;
 - (b) expressed as geodetic elevations; and
 - (c) placed midway between the corresponding **building contextual reference points**.

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- (10) “**average building reference points**” means the points:
- (a) determined by calculating the average of the corresponding building **reference points**; and
 - (b) expressed as geodetic elevations.
- (11) “**average contextual high point**” means:
- (a) where there are at least two other **buildings** on the same block face, the average of the greatest geodetic elevation of the **contextual adjacent buildings**, excluding **ancillary structures**;
 - (b) where there is only one other **building** on the same block face, the greatest geodetic elevation of such **building**, excluding **ancillary structures**; and
 - (c) where there is no other **building** on the same block face, a point 8.6 metres above the greatest geodetic elevation at **grade** on the subject **parcel**.
- (12) “**average grade**” means, when determining the maximum area of a horizontal cross section through a **building** in the M-CG, M-C1 and M-C2 Districts, the average of the four geodetic elevation points of finished **grade** immediately adjacent to the primary four corners of a **building**.
- (13) “**balcony**” means a horizontal platform that is attached to a **building** above the first storey floor level and is intended for use as an outdoor **amenity space**.
- (14) “**bare land unit**” means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act* respecting subdivision.
- (15) “**basement**” means that portion of a **building** which is located below the first floor and is either partially or wholly below **grade**.
- (16) “**bay window**” means a window that projects outward from the façade of a **building** but does not include an opening that is intended to give access to a **building**.
- (17) “**bicycle parking stall**” means an area approved as **bicycle parking stall – class 1** or **bicycle parking stall – class 2** that is equipped to store a bicycle and must include a device:
- (a) specifically designed to park a bicycle;
 - (b) designed to allow a bicycle frame and both wheels to be secured; and

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- (b) the **rear property line** and the point 12.0 metres from the **rear property line**, and, where there is no point 12.0 metres from the **rear property line**, it is the point closest to the **rear property line**; and
 - (c) 6.0 metres from the **front property line** and the point 12.0 metres from the **rear property line**, and, where there is no point 12.0 metres from the **rear property line**, it is the point closest to the **rear property line**.
- (39) “**contextual front setback**” means:
- (a) where there are/is:
 - (i) at least two other **buildings** on the same block face, the average **building setback** from the **front property line** of the **contextual adjacent buildings**;
 - (ii) only one other **building** on the same block face, the **building setback** from the **front property line** of the **contextual adjacent building**; and
 - (iii) no other **building** on the same block face, 3.0 metres measured from the **front property line**; and
 - (b) for the purpose of subsections (a)(i) and (ii) the **building setback** of the **contextual adjacent buildings** is measured from the **front property line** of the respective adjacent site to the:
 - (i) closest point of the **contextual adjacent buildings** excluding **decks**, **landings** and **patios** in the case of a **Minor Residential Addition** or an addition or other alteration to a **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw; and
 - (ii) closest point of the **contextual adjacent buildings** excluding **decks** and all elements of the **building** allowed to project into a **front setback area** in all other cases.
- (40) “**contextual height**” means the **average contextual high point**, less the greatest **building contextual reference point**, other than the points intersecting with the **front property line** and the **rear property line**.
- (41) “**contextual multi-residential setback**” means:

- (a) where there are at least two other **buildings** on the same block face, the average **building setback** from the **property line** shared with a **street** of the **contextual adjacent buildings**;
- (b) where there is only one other **building** on the same block face, the **building setback** of such **building** from a **property line** shared with a **street**; and
- (c) where there is no other **building** on the same block face, zero metres from a **property line** shared with a **street**.

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(41.1) “**copy**” means any image, written material, structure, graphics, pictures, logo, symbol or letters used for advertising or for calling attention to any person, matter, object or event.

(42) “**copy area**” means the area of the **sign** covered by a single figure drawn around the extremities of the **copy** contained on the **sign** and shall include, but is not limited to, graphics related to the specific nature of the **copy**, and, in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **copy area**.

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

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(44) “**corner visibility triangle**” means a triangular area formed on a **corner parcel** by the two curb lines and a straight line which intersects them 7.5 metres from the corner where they meet.

(45) “**cottage housing cluster**” means a comprehensively designed grouping of at least four, to a maximum of twelve, **Cottage Buildings** that surround a single contiguous open space.

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(46) “**Council**” means the municipal Council of the **City**.

(47) “**deck**” means an uncovered horizontal structure with a surface height greater than 0.6 metres above **grade** at any point that is intended for use as an outdoor **amenity space** but does not include a **balcony**.

(48) “**density**” means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**.

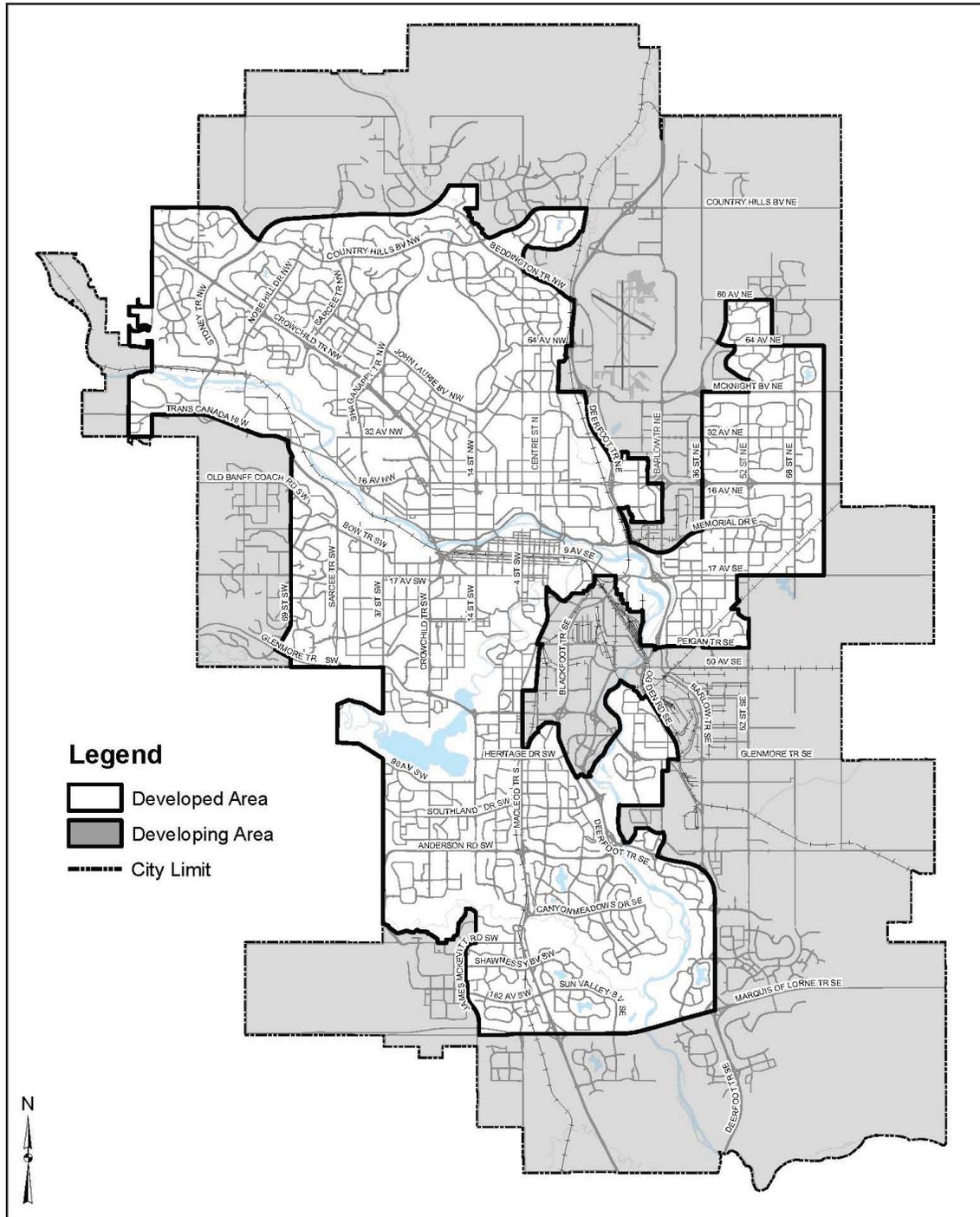
(49) “**designated flood level**” means that theoretical level, indicated on the Floodway/Flood Fringe Maps, to which water would rise in the event of a flood of a magnitude likely to occur once in one hundred years.

(50) “**Developed Area**” means the area identified as the **Developed Area** on the Developed Area and Developing Area Map and illustrated on Map 2.

- (51) “***Developing Area***” means the area identified as the ***Developing Area*** on the Developed Area and Developing Area Map and illustrated on Map 2.

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Map 2:
Developed Area and Developing Area



- (106) “**pick-up and drop-off stall**” means a **motor vehicle parking stall** intended only for a motor vehicle to stop while picking up or dropping off passengers.
- (107) “**plan of subdivision**” means a plan of subdivision registered or approved for registration at the land titles office.
- (108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**.
- (109) “**privacy wall**” means a structure that:
- (a) provides visual **screening**;
 - (b) is located on a **balcony, deck** or **patio**; and
 - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
 - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of a **parcel** for which the above does not apply, the **rear property line** will be established by drawing a line the maximum distance from the **front property line** that:
- (a) is wholly within the **parcel**;
 - (b) is not less than 3.0 metres long; and
 - (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.

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- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.
- (119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:
- (a) motor homes;
 - (b) travel trailers;
 - (c) fifth wheel travel trailers;
 - (d) campers, whether located on a truck or other vehicle or not;
 - (e) tent trailers;
 - (f) boats; and
 - (g) a trailer used to transport any of the above.
- (120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.
- (121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.
- (122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.
- (123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.
- (124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that is 0.40 hectares or larger and contains more than one commercial **use**, being primarily retail and personal service, with shared parking.

- (125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.
- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means a **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class E or Sign – Class F**.
- (128) “**sign area**” means the entire area of a **sign** on which **copy** is placed, and, in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign** will be used in the calculation of **sign area**.
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard ramp**” means a structure that is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices.
- (131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are living, or derived from living organisms;
 - (b) are not formed into a structure; and
 - (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.
- (132) “**special purpose district**” means any one or more of the land use districts described in Part 9.
- (133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.
- (134) “**street**” means:
- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
 - (b) a **private condominium roadway**.

- (135) “**street oriented multi-residential building**” means a **building** with all of the following characteristics, without exception:
- (a) a minimum of 75.0 per cent of the façade of the floor closest to **grade** facing a **street** is within 3.0 metres of a **property line** shared with a **street**;
 - (b) a public sidewalk must be located along the entire length of each **property line** shared with a **street**;
 - (c) at least 80.0 per cent of the length of the façade of the floor closest to **grade** facing a **street** must contain **Dwelling Units, Live Work Units** or **commercial multi-residential uses**;
 - (d) an exterior access facing a **street** must be provided for each **unit** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by an individual walkway;
 - (e) the area between the **building** and a **street** must:
 - (i) be a **landscaped area**;
 - (ii) not provide motor vehicle access; and
 - (iii) not contain **motor vehicle parking stalls**;
 - (f) where **commercial multi-residential uses** are provided for in a **street oriented multi-residential building** on a **parcel** designated M-H1, M-H2, M-H3, M-X1 or M-X2 District, the **building** must meet all of the following requirements:
 - (i) an exterior access facing the **street** must be provided for each **commercial multi-residential use** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by a direct individual walkway; and
 - (ii) **commercial multi-residential uses** located on the floor closest to **grade** facing a **street** must have windows with clear glass that:
 - (A) allow views of the indoor space or product display areas; and
 - (B) have a minimum clear glass area equivalent to 75.0 per cent of the area of the commercial façade facing the **street** between 0.6 metres and 2.4 metres in height.

PART 2: ADMINISTRATION

Division 1: Development Authority

Development Authority - Powers and Duties

- 15 (1) The **Development Authority** must administer this Bylaw and decide upon all **development permit** applications.
- (2) The **Development Authority** must make available for inspection, during office hours, all applications and decisions for **development permits**, subject to any legislation in force restricting availability.
- (3) The types of **development permit** applications a **Development Authority** may consider are a development permit for:
- (a) a **permitted use** that complies with all requirements of this Bylaw;
 - (b) a **permitted use** that does not comply with all requirements of this Bylaw;
 - (c) a **discretionary use** that complies with requirements of this Bylaw; and
 - (d) a **discretionary use** that does not comply with all requirements of this Bylaw.
- (3.1) Unless otherwise referenced in subsections (4) and (5), the **Development Authority** must not approve a **development permit** for an addition or structural alteration to a **non-conforming building**. 67P2008
- (4) The **Development Authority** may approve a **development permit** for an addition to a **non-conforming building** only if the addition: 67P2008
- (a) does not increase the **gross floor area** of the **building** by more than 10.0 per cent; and
 - (b) complies with the requirements of this Bylaw.
- (5) The **Development Authority** may approve a **development permit** for structural alterations to a **non-conforming building** where the alterations are limited to: 67P2008
- (a) new exterior openings to the **building**;
 - (b) the replacement of up to 10.0 per cent in total of each of the structural elements of the **building**; or
 - (c) any combination of new exterior openings to the **building** and the replacement of up to 10.0 per cent in total of each of the structural elements of the **building**.
- (6) The **Development Authority** must collect fees according to the scale approved by resolution of **Council**.

- (7) The **Development Authority** may refuse to accept a **development permit** application where:
- (a) the information required by this Part is not provided;
 - (b) the quality of the information provided is inadequate to properly evaluate the application; or
 - (c) the fee for a development permit application has not been paid.

Division 3: Development Permits

Requirement for a Development Permit

- 23** A **development permit** is required for every **development** unless it satisfies the conditions prescribed by section 24 and is listed in section 25.

Conditions for Development Permit Exemptions

- 24** A **development** will only be exempt from the requirement to obtain a **development permit** if it:

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

Exempt Developments

- 25** The following **developments** do not require a **development permit** if the conditions of section 24 are met:

- (a) a **Home Occupation – Class 1**;
- (b) the erection of any **fence** or gate;
- (c) a driveway;
- (d) the construction of a **deck, landing** or **patio**;
- (e) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 74.0 square metres when listed as a **permitted use** in a land use district;
- (f) the construction of a **Minor Residential Addition**;
- (g) an addition to a **Contextual Single Detached Dwelling**;
- (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or

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- (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (h) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use**;
- (i) a satellite dish antenna less than 1.0 metre in diameter;
- (j) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
 - (i) is not located within the **actual front setback area**;
 - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
 - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;
- (k) **retaining walls** that are less than 1.0 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall**;
- (l) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;
- (m) **a Special Function Tent – Recreational** if it is located in:
 - (i) any **residential district**;
 - (ii) the Special Purpose – School, Park and Reserve District;
 - (iii) the Special Purpose – Community Service District;
 - (iv) the Special Purpose – Recreation District;
 - (v) the Special Purpose – Community Institution District;
 - (vi) the Special Purpose – University Research District; or
 - (vii) A Direct Control District where the **use** of the **parcel** is residential, institutional, educational, or recreational;

- (dd) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5.

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Development Permit Application Requirements

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

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Notice Posting Requirement

- 27 (1) At least 7 days prior to making a decision on an application for a **development permit** for those **uses** listed in subsections (2), (3) (4) and (5), the **Development Authority** must post in a conspicuous place a notice stating:
- (a) the proposed **use** of the **building** or **parcel**;
- (b) that an application respecting the proposed **development** will be considered by the **Development Authority**;
- (c) that any person who objects to the proposed **development** on the **parcel** may deliver to a **Development Authority** a written statement of their objection to the **development**;
- (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
- (e) that the objection must include:
- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Drinking Establishment – Medium** in the C-C1, C-COR1 or C-COR2 districts;
- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2 or I-E districts;
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (d) **Home Occupation – Class 2**;
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2 or I-E districts;

- (f) **Multi-Residential Development** in the *Developed Area*;
 - (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R or S-R districts;
 - (h) **Place of Worship – Large**;
 - (i) **Secondary Suite**; and
 - (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2 or S-CI districts.
- (3) The following *uses* must always be notice posted in a *residential district*:
- (a) **Addiction Treatment**;
 - (b) **Bed and Breakfast**;
 - (c) **Child Care Service**;
 - (d) **Community Recreation Facility**;
 - (e) **Custodial Care**;
 - (f) **Indoor Recreation Facility**;
 - (g) **Library**;
 - (h) **Museum**;
 - (i) **Place of Worship – Medium**;
 - (j) **Place of Worship – Small**;
 - (k) **Residential Care**; and
 - (l) **Service Organization**.
- (4) The following *uses* must always be notice posted in a *special purpose district*:
- (a) **Addiction Treatment**;
 - (b) **Child Care Service**;
 - (c) **Custodial Care**;
 - (d) **Place of Worship – Medium**;
 - (e) **Place of Worship – Small**;
 - (f) **Residential Care**; and
 - (g) **Service Organization**.
- (5) The construction of a new *building* or an addition to a *building* for the following *uses* must be notice posted:
- (a) **Assisted Living** in the *Developed Area*;
 - (b) **Duplex Dwelling** when listed as a *discretionary use*;

Division 5: Signs

Purpose

- 67** This Division is intended to regulate **signs** in order to:
- (a) balance the need for signage and expression with safety and aesthetics;
 - (b) support a hierarchy of **signs** which places informational and directional **signs** at a higher order than commercial **signs** through the regulation of the size, location and structure of **signs**;
 - (c) provide many opportunities for the identification of businesses and buildings; and
 - (d) prevent **sign** proliferation, to ensure that the effectiveness of informational and identification signage is not undermined through visual clutter.

Classification of Signs

- 68** All **signs** are classified as belonging to one of either **Sign – Class A, Sign –Class B, Sign – Class C, Sign – Class D, Sign – Class E or Sign – Class F.**

Development Permits

- 69** (1) Unless specifically exempt from the requirement to obtain a **development permit**, all **signs**, structures for **signs** and any enlargement, relocation, erection, construction or alteration of a **sign**, requires a **development permit**.
- (2) A **development permit** is not required for the routine maintenance and repair or changing the **copy** of approved **signs** which comply with this Bylaw.
- (3) **Signs** that are listed in the **permitted use** list of a District and exempted from the requirement to obtain a **development permit**, are exempted only if they comply with the rules of this Bylaw. If the **sign** does not comply with all applicable rules, it requires a **development permit** for the relaxation of the rule. 67P2008
- (4) **Signs** that are listed in the **discretionary use** list of a District and exempted from the requirement to obtain a **development permit**, are exempted only if they comply with the rules of this Bylaw. If the **sign** does not comply with all applicable rules, it requires a **development permit** for a **discretionary use** for the relaxation of the rule. 67P2008

Comprehensive Sign Approval

70 Notwithstanding anything contained in this Bylaw:

- (a) where **signs** are approved comprehensively by a **development permit**, any alteration of the approved plan, and any proposed **signs** or **Temporary Sign Marker** not included under the comprehensive approval, requires a **development permit**; and
- (b) where a **development permit** contains comprehensive **sign** approval regulating a **sign area** on the face of the **building**, any **signs** proposed for the face of the **building** must be located in the designated **sign area** set out in the **development permit**.

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Development Authority's Discretion

71 (1) Where a type of sign is listed as a **permitted use** in a District, but does not comply with all of the applicable rules of this Part, the **Development Authority's** decision to relax a rule must be guided by the:

- (a) test for a relaxation referenced in section 31; and
- (b) purpose statement of this Part;
- (c) rules relating to opportunities for signage;
- (d) character of the District where the **sign** is proposed to be located;
- (e) amount of signage in the nearby surroundings; and
- (f) extent to which the **sign** does not comply with the rule sought to be relaxed.

(2) Where a type of **sign** is listed as a **discretionary use** in a District, the **Development Authority's** exercise of discretion must be guided by the:

- (a) purpose statement of this Part;
- (b) rules relating to opportunities for signage;
- (c) character of the district where the **sign** is sought to be located;
- (d) amount of signage in the nearby surroundings;
- (e) rules of this Part; and
- (f) test for a relaxation referenced in section 31 where the relaxation of a rule is requested.

- (3) Nothing in subsections (1) or (2) is intended to diminish the importance of sound planning principles in a **Development Authority's** exercise of discretion.

Rules Governing All Signs

- 72 (1) No **sign**, other than an approved **Sign – Class F**, may display third party advertising.
- (2) **Signs** must not conflict with the general character of the surrounding streetscapes, architecture of the **buildings** they are located on, or on surrounding **buildings**.
- (3) A **sign** must not be erected or used if, in the opinion of the **Development Authority**:
- (a) the **sign** position, shape, colour, format or illumination may be confused with a traffic sign, signal or device; or
- (b) the **sign** displays lights which may be mistaken for lights generally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (4) Electrical power supply to both **signs** and base landscaping must be located underground.
- (5) **Signs** in **residential districts** must not be illuminated, which may be relaxed only where the **Development Authority** is satisfied that the lighting and the orientation of the **sign** will not adversely affect any residential use.
- (6) **Signs** and their structures must be located a minimum of 0.75 metres back from the existing or future curb line.
- (7) **Signs** must not be placed in or on a required **motor vehicle parking stall** or **loading stall**, and must be placed so as to not reduce the number of required **motor vehicle parking stalls** or **loading stalls** required pursuant to this Bylaw or a **development permit**.
- (8) **Signs** must not be placed within a **corner visibility triangle** where any part of the **sign** is higher than 0.75 metres or lower than 4.6 metres.
- (9) **Signs**, sign supports and structures for **signs** must not be located in the required road rights-of-way setbacks as referenced in section 53 and Table 1.
- (10) The **Development Authority** may only relax the requirements in subsection (9) if the **sign owner** agrees, in writing, to remove the **sign** from its location within 30 days of being asked to remove it by the **City**.

- (11) All **signs**, sign supports and structures for **signs** must be located on private property.
- (12) **Signs** may project over sidewalks, road rights-of-way, or be located on any property owned by the **City** only if:
- the **sign owner** agrees in writing to remove the **sign** from its location within 30 days of being asked to remove it by the **City**;
 - the **sign owner** has permission from the **City Manager** or his delegate to locate the **sign** on **City** property or to have it project over **City** property;
 - the **sign** will have a minimum clearance of 4.6 metres over a **City** owned driveway, **lane** or alley; and
 - the **sign** will have a minimum clearance of 2.4 metres in any instance not referenced in subsection (c).
- (13) Trees and shrubs must not be removed or damaged to prepare a site for a **sign**, to make a **sign** more visible, to maintain a **sign**, or to change **copy** on a **sign**.
- (14) The **Development Authority** may only relax the requirement of subsection (13) if the **Development Authority** is satisfied that new trees or shrubs will be planted to replace any trees and shrubs that are removed or damaged and that the new plantings are consistent with any conditions respecting landscaping on a **development permit** for the **parcel** where the **sign** is located.
- 67P2008 (15) When a panel on a multi-panel **sign** is removed it must be replaced with a blank panel until such time as a new panel is installed.
- 67P2008 (16) Where this Part refers to “**Identification Sign**”, it is referring to one of the following **sign** types as the context requires:
- Canopy Identification Sign**;
 - Fascia Identification Sign**;
 - Freestanding Identification Sign**;
 - Painted Wall Identification Sign**;
 - Projecting Identification Sign**; and
 - Window Identification Sign**.

Rules Governing Combinations of Signs

- 73 (1) The maximum number of **Identification Signs** for any one elevation of a business is:
- one **Fascia Identification Sign**;
 - one **Window Identification Sign**; and
 - one of either a **Canopy Identification Sign** or a **Projecting Identification Sign** which fits within the maximum **sign area** for the District.

- (2) When determining whether to approve a **Temporary Sign Marker** or a **Message Sign**, the **Development Authority** must take into consideration the number of messaging opportunities that are on a site and a **Temporary Sign Marker**:
- (a) may not be approved on a **frontage** where a **Message Sign** is located or has been approved; and
 - (b) may be approved on a site where more than one business shares a **frontage** and the only messaging opportunity is on a changing display panel that serves only the business identified on the **Identification Sign**.

Rules Governing Additional Elements on All Identification Signs

- 74 (1) Unless specifically prohibited, in addition to the name of the **use**, business or occupant, an **Identification Sign** may set out:
- (a) the hours of operation, the address and contact information for the **use**, business or occupant to which the **sign** relates; and
 - (b) subject to subsection (2), a description of the merchandise or service offered by the **use**, business or occupant to which the **sign** relates.
- (2) The maximum area of an **Identification Sign** that can be used for the description of merchandise or service offered by a **use**, business or occupant is the lesser of:
- (a) 30.0 per cent of the actual **copy area** of the **Identification Sign**; and
 - (b) 30.0 per cent of the maximum allowable **sign area** for the District in which the **Identification Sign** is located.
- (3) Subject to subsections (4), (5), (6) and (7), a portion of an **Identification Sign** may contain a changing display panel for frequently changing messages.
- (4) The maximum area of a **Fascia Identification Sign** that may be used for a changing display panel, is 30.0 per cent of the **Fascia Identification Sign**.
- (5) The maximum area of a **Freestanding Identification Sign**, **Projecting Identification Sign** or a **Canopy Identification Sign** that may be used for a changing display panel, is the lesser of:
- (a) 80.0 per cent of the actual **copy area** of the **Identification Sign**; and
 - (b) 80.0 per cent of the maximum allowable **sign area** for the District in which the **Identification Sign** is located.
- (6) The messages on the changing display panel must relate to:
- (a) special events;
 - (b) a **use**, business or occupant of the site where the **Identification Sign** is located;

- (c) the products or services of a **use**, business or occupant of the **parcel** where the **Identification Sign** is located; or
 - (d) information which might otherwise be on a **Property Management** or **Real Estate Sign**.
- (7) The changing display panel must not:
- (a) be used to provide third party advertising; or
 - (b) contain an **Electronic Message Sign** unless an **Electronic Message Sign** has been specifically authorized by a **development permit**.

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Rules Governing Class A Signs

- 75 A **Sign – Class A** does not require a **development permit** when “**Sign – Class A**” is a listed **use** in the District and the **sign** meets all applicable rules.

Address Sign

- 76 (1) Where an **Address Sign** is sculpted out of the face of a **building** and is not illuminated, there is no maximum **copy area** restriction.
- (2) Where an **Address Sign** is affixed to a residence or a **private garage**, it must not be illuminated, and must have a maximum **copy area** of 0.28 square metres.
- (3) Where an **Address Sign** is neither sculpted out of a **building** or affixed to a residence or **private garage**, the maximum **copy area** of an **Address Sign** is 1.2 square metres.
- (4) Any proposed **Address Sign** that exceeds the maximum **sign area** set out in this section is deemed to be an **Identification Sign** and must comply with the rules for **Identification Signs**.

Directional Sign

- 77 (1) In **low density residential districts**, a **Directional Sign** must be attached to a **building**.
- (2) A **Directional Sign** must not have any advertising **copy** or slogans, but may have logos.
- (3) The maximum **copy area** of a **Directional Sign** is 2.5 square metres.
- (4) A **Directional Sign** may only be located at the entrance to a site.
- (5) The maximum number of **Freestanding Directional Signs** that may be on a site is two at each entrance to the site.

Art Sign

- 78 (1) An **Art Sign** that does not contain any **copy** is exempt from the requirements of this Bylaw.
- (2) An **Art Sign** must not contain advertising **copy**.
- (3) An **Art Sign** may contain **copy** acknowledging:
- (a) the name of the business occupying the **building** where the **sign** is located; and
 - (b) the name of any individual, organization or business that contributed to making the **Art Sign**.
- (4) The **copy** allowed by subsection (3) must not be so prominent as to detract from the primarily artistic nature of the **Art Sign** or to function as an **Identification Sign**.

Special Event Sign

- 79 (1) A **Special Event Sign** may be displayed in any District, but, where the **Special Event Sign** is located in a **low density residential district**, it may only be located on a site that does not contain a **Dwelling Unit**.
- (2) A **Special Event Sign** must not contain advertising **copy** beyond **copy** that promotes the special event, but may contain **copy** acknowledging the name of an individual, organization or business that sponsors or contributes to the special event.
- (3) A **Special Event Sign** may take the structure and form of other types of **signs**.
- (4) A **Special Event Sign** is not subject to the rules relating to the size and maximum number per site applicable to any other type of **sign**, but:
- (a) must comply with the rules of section 72 applicable to all **signs**; and
 - (b) must comply with the other rules applicable to the type of **sign** that the **Special Event Sign** most closely resembles in structure and form.
- (5) A **Special Event Sign** may be displayed for up to seven days prior to the date of the special event to which it relates and for the duration of the special event, but must not be displayed for more than 30 days in total.

Flag Sign

- 80** (1) A **Flag Sign** may:
- (a) be primarily decorative; or
 - (b) promote the buying or selling of products or the supply of services.
- (2) A **Flag Sign** and the structures they are on must not extend higher than the maximum height allowed for a **Freestanding Identification Sign** as referenced in sections 95 and 96.
- (3) A **Flag Sign** that promotes the buying or selling of products or the supply of services:
- (a) must have a maximum **sign area** of 1.0 square metres;
 - (b) must not be located on the roof of a **building** or structure; and
 - (c) are limited to one per site.
- (4) A **Flag Sign** which is primarily decorative is:
- (a) limited to three per site where the site has a **frontage** of 30.0 metres or less; and
 - (b) limited to six per site where the site has a **frontage** greater than 30.0 metres.

Banner Sign

- 81** (1) A **Banner Sign** may:
- (a) be primarily decorative; or
 - (b) identify by name or symbol the **use**, business, or occupant of the site on which the **Banner Sign** is located.
- (2) A **Banner Sign** is prohibited in those locations referenced in section 87.
- (3) A **Banner Sign** must not contain advertising **copy**.
- (4) A **Banner Sign** may contain real estate **copy** in accordance with subsections (6) and (7) and must comply with the rules of this section and the rules governing **Real Estate Signs** referenced in section 84.
- (5) A **Banner Sign** must be secured in a way that ensures the **Banner Sign** is clear and legible without folds or wrinkles and will not flip.
- (6) The maximum area of a **Banner Sign** which is primarily decorative is 3.0 square metres.

Real Estate Sign

- 84 (1) Except as provided in subsections (2) and (4), where a **Freestanding Identification Sign** is on a site, all **Real Estate Signs** must be incorporated into the **Freestanding Identification Sign**.
- (2) Where there are no **Freestanding Identification Signs** on a site, or where the **Real Estate Sign** cannot be incorporated into a **Freestanding Identification Sign** on the site, a **Real Estate Sign** may be freestanding.
- (3) Where subsection (2) applies:
- (a) there must not be more than one **Real Estate Sign** per site **frontage**;
 - (b) the **Real Estate Sign** must have a maximum **sign area** of 1.5 square metres and a maximum height of 2.0 metres above **grade**, if the site **frontage** is equal to or less than 30 metres; and
 - (c) the **Real Estate Sign** must have a maximum **sign area** of 3.0 square metres and a maximum height of 3.0 metres above **grade**, if the site **frontage** is greater than 30.0 metres.
- (4) A **Real Estate Sign** may be freestanding on an undeveloped site, only if there are no **Construction Signs** or **Property Management Signs** on the site.
- (5) Where subsection (4) applies;
- (a) there must not be more than one **Real Estate Sign** per site **frontage**;
 - (b) the **Real Estate Sign** must have a maximum **sign area** of 6.0 square metres; and
 - (c) the **Real Estate Sign** must be removed within seven days of the issuance of a **development completion permit** for the **development** on the site.
- (6) A **Banner Sign** may be used as a **Real Estate Sign** on a multi-dwelling residential **building** that exceeds three **storeys**. The **sign** may be displayed for a maximum of 90 days following the issuance of a **development completion permit** for the **building**.
- (7) A **Banner Sign** may be used as a **Real Estate Sign** in the **sign area** of a **Fascia Identification Sign** or over a panel of a **Freestanding Identification Sign**. This **sign** may only be displayed for the time that the space to which the real estate **copy** relates is vacant.

- (8) The **signs** provided for in subsections (6) and (7) must comply with the rules of this section and the rules governing **Banner Signs** referenced in section 81.

Show Home Sign

- 85 (1) A **Show Home Sign** has a maximum **sign area** of 3.0 square metres.
- (2) The maximum total **sign area** for all **Show Home Signs** on a site where a show home is located is 6.0 square metres.

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Window Sign and Window Identification Sign

- 86 (1) The area of a window occupied by one or more **Window Signs**, **Window Identification Signs** or both must not exceed the lesser of 2.5 square metres or 30.0 per cent of the window area.
- (2) For the purposes of subsection (1), “window area” includes all contiguous panes of glass, including panes of glass that would be contiguous if not separated by mullions.

Temporary Sign

- 87 (1) A **Temporary Sign** must not be located on any site such that the **copy** on the **sign** is legible from:
- (a) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
 - (b) 14 Street from Glenmore Trail to Anderson Road S.W.;
 - (c) Anderson Road;
 - (d) Barlow Trail from Memorial Drive, north to the **City** limits;
 - (e) Beddington Trail, west to Country Hills Boulevard N.W.;
 - (f) Country Hills Boulevard from Shaganappi Trail to Beddington Trail;
 - (g) Crowchild Trail;
 - (h) Deerfoot Trail;
 - (i) Glenmore Trail from Sarcee Trail, east to Macleod Trail;
 - (j) Glenmore Trail from Sarcee Trail, west to the **City** limits;
 - (k) John Laurie Boulevard from Sarcee Trail, east to McKnight Boulevard;
 - (l) Macleod Trail from Fish Creek Park, south to the **City** limits;
 - (m) McKnight Boulevard from 36 Street N.E., east to the **City** limits;

- windows on the second **storey**, 0.80 metres above the floorline of the second **storey**; and
- (b) the lower limit of the signable area is the height of the top of the window frame of windows on the first **storey** unless the height of the top of the window frame is less than 2.4 metres above **grade** in which case, the lower limit of the signable area is 2.4 metres above **grade**.
- (6) A **Fascia Identification Sign** which does not have the additional elements of section 74, may be located on a side of a **building** other than the front so long as:
- (a) the side of the **building** where the **sign** is proposed does not face a **Park** or **Natural Area**; and
- (b) the proposed sign is integrated with any **Fascia Identification Sign** on the front of the **building** and is the same width and height as any **Fascia Identification Sign** on the front of the **building**; or
- (c) if there is no **Fascia Identification Sign** on the front of the **building**, the proposed **sign** fits within the signable area described in subsections (4) and (5).
- (7) **Fascia Identification Signs** which do not have the additional elements of section 74 may be located below the signable area referenced in subsections (4) and (5) so long as:
- (a) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building**;
- (b) the portion of the **sign** below the signable area occupies less than 30.0 per cent of the wall of the **building** below the signable area; and
- (c) the area of the **sign** below the signable area is less than 9.3 square metres.
- (8) A **Fascia Identification Sign**, which does not have the additional elements of section 74, may be located between the top second **storey** window frame and the roof or parapet of a two **storey building** or between the top second **storey** window frame and a third **storey** window sill so long as:
- (a) the **sign** is architecturally integrated with the **building**; and
- (b) the **copy** relates to a **use**, business or occupant that is not located on the first **storey** of the **building**.

- (9) A **Fascia Identification Sign**, that does not have the additional elements of section 74, may be located above the third **storey** window sill so long as:
- (a) the **sign** says no more than the name of the **building** or the main occupant of the **building**;
 - (b) the **sign** consists of individual letters, symbols or logos that are directly attached to the **building face**;
 - (c) there is no more than one **sign** per **building** face above the third **storey**; and
 - (d) the **sign area** does not exceed 1/40 of the area formed by multiplying the clearance of the **sign** by the width of the **building**.

Rules Governing Class C Signs

- 90 (1) A **Freestanding Identification Sign** does not require a **development permit** when:
- (a) **Sign – Class C** is listed as a **use** in the District;
 - (b) a **Freestanding Identification Sign** is replacing a **Freestanding Identification Sign** that had previously been approved through a **development permit**;
 - (c) the replacement **Freestanding Identification Sign** will be installed on the same base as the previously approved **Freestanding Identification Sign**;
 - (d) the replacement **Freestanding Identification Sign** will be installed on the same or similar sign support as the sign support used for the previously approved **Freestanding Identification Sign**;
 - (e) the replacement **Freestanding Identification Sign** is installed within six months of the removal of the previously approved **Freestanding Identification Sign**;
 - (f) the **sign area** of the replacement **Freestanding Identification Sign** is not larger than the **sign area** of the previously approved **Freestanding Identification Sign**;
 - (g) the **Freestanding Identification Sign** is not mounted at a higher point than the previously approved **Freestanding Identification Sign**;
 - (h) neither the replacement **Freestanding Identification Sign** or the previously approved **Freestanding Identification Sign** are in a **corner visibility triangle**; and

- (i) both the replacement **Freestanding Identification Sign** and the previously approved **Freestanding Identification Sign** meet all applicable rules.
- (2) A **development permit** is not required to add message panels to a **Freestanding Identification Sign** when:
- (a) **Signs – Class C** is listed as a **permitted use** in the District;
 - (b) the **Freestanding Identification Sign** was previously approved through a **development permit**;
 - (c) the panel sought to be added is the same length as any message panels already on the **Freestanding Identification Sign** within the limits of the existing sign structure;
 - (d) the panel sought to be added can be incorporated into the **Freestanding Identification Sign**;
 - (e) the addition of the panel would not result in the **Freestanding Identification Sign** violating any rules respecting maximum height, **copy**, clearance or location; and
 - (f) the addition of the panel would not result in the **Freestanding Identification Sign** violating any conditions of the approved **development permit** for the **Freestanding Identification Sign**, other than a condition relating to drawings submitted at the time of the **development permit** application.

All Freestanding Identification Signs in All Districts

- 91
- (1) A **Freestanding Identification Sign** must not interfere with vehicle parking or traffic circulation.
 - (2) Electrical power supply to a **Freestanding Identification Sign** must be underground.
 - (3) Where the **Development Authority** has relaxed subsection (2) to allow for overhead power supply, the **development permit** allowing the relaxation must not be issued for a period of time exceeding five (5) years.
 - (4) Anchor bolts securing the base of a **Freestanding Identification Sign** must be permanently covered.

Separation Rules for Freestanding Identification Signs

- 92
- (1) There must be a minimum of 30.0 metres between all **Freestanding Identification Signs** on the same **frontage**.
 - (2) There must be a minimum of 15.0 metres between the **property line** shared with another site and the **Freestanding Identification Sign**.

- (3) Subsection (2) does not apply if the **property line** is shared with a road right-of-way.

District Rules for Freestanding Identification Signs

- 93 (1) **Freestanding Identification Signs** may be approved in all Districts.
- (2) In the Special Purpose – Future Urban Development District, **Freestanding Identification Signs** must not have the additional elements referenced in section 74.
- (3) A maximum of one **Freestanding Identification Sign** may be allowed on a site in the Special Purpose – Future Urban Development District.
- (4) In **low density residential districts**, **Freestanding Identification Signs** may only be approved on sites that do not contain **Dwelling Units**.

Number of Freestanding Identification Signs

- 94 (1) On sites, other than those containing **shopping centres**, one **Freestanding Identification Sign** facing each **street** that provides access to the business identified on the sign is allowed, provided the business **frontage** on that **street** is at least 16.0 metres long.
- (2) On sites containing **shopping centres**, one **Freestanding Identification Sign** facing each commercial **street** that provides access to the **shopping centre** is allowed, and it must provide identification for both the **shopping centre** and the businesses located in the **shopping centre**.
- (3) **Freestanding Identification Signs** that provide identification for a business within the **shopping centre** may be allowed in addition to the **Freestanding Identification Sign** referenced in subsection (2), provided the **signs** on the site comply with:
- all rules regarding separation between **signs**;
 - all rules regarding separation between **signs** and **property line**; and
 - all the rules regarding the size and height of **Freestanding Identification Signs**.

Size and Height Restrictions on Sites that Do Not Contain Shopping Centres

- 95 (1) In the C-N1, C-N2 and C-C1 Districts, where the site does not contain a **shopping centre**:
- the maximum **sign area** of a **Freestanding Identification Sign** is 7.0 square metres if the **sign** relates to only one **use** on the site;

- (b) the maximum **sign area** of a **Freestanding Identification Sign** is 9.5 square metres if the **sign** relates to more than one **use** on the site; and
 - (c) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.
- (2) In the C-COR3 District, where the site does not contain a **shopping centre**:
 - (a) the maximum **sign area** of a **Freestanding Identification Sign** is 18.5 square metres; and
 - (b) the maximum height of a **Freestanding Identification Sign** is 12.2 metres.
- (3) In all other **commercial** and **industrial districts**, where the site does not contain a **shopping centre**:
 - (a) the maximum **sign area** of a **Freestanding Identification Sign** is 14.0 square metres; and
 - (b) the maximum height of a **Freestanding Identification Sign** is 9.0 metres.
- (4) In the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the site contains a commercial component but does not contain a **shopping centre**:
 - (a) the maximum **sign area** for a **Freestanding Identification Sign** is 7.0 square metres if the **sign** relates to only one **use** on the site;
 - (b) the maximum **sign area** of a **Freestanding Identification Sign** is 9.5 square metres if the **sign** relates to more than one **use** on the site; and
 - (c) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.
- (5) In the M-CG, M-C1, M-C2, M-G, M-1 and M-2 Districts:
 - (a) the maximum **sign area** of a **Freestanding Identification Sign** is 5.0 square metres; and
 - (b) the maximum height of a **Freestanding Identification Sign** is 4.0 metres.
- (6) In the S-SPR, S-CS, S-R and S-CI Districts:
 - (a) the maximum **sign area** of a **Freestanding Identification Sign** is 7.0 square metres; and

- (b) the maximum height of a **Freestanding Identification Sign** is 6.0 metres.

Size and Height Restrictions on Shopping Centre Sites

- 96 (1) In the C-N1 and C-C1 Districts, where the **Freestanding Identification Sign** relates to a **shopping centre** and the **uses** within it have a **gross floor area** less than or equal to 1500.0 square metres:
- (a) the maximum **sign area** of the **sign** is 9.5 square metres if it is not a multi-panel sign;
- (b) the maximum **sign area** of the **sign** is 14.0 square metres if it is a multi-panel sign; and
- (c) the maximum height of the **sign** is 6.0 metres.
- (2) In the C-N2 and C-C1 Districts, where the **Freestanding Identification Sign** relates to a **shopping centre** and the **uses** within it have a **gross floor area** greater than 1500.0 square metres:
- (a) the maximum **sign area** of the **sign** is 14.0 square metres if it is not a multi-panel sign;
- (b) the maximum **sign area** of the **sign** is 18.5 square metres if it is a multi-panel sign; and
- (c) the maximum height of the **sign** is 9.0 metres.
- 67P2008 (3) On sites where subsections (1) or (2) apply, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 4.5 square metres and a maximum height of 6.0 metres.
- (4) In the C-C2 District, where the **Freestanding Identification Sign** relates to a **shopping centre**:
- (a) the maximum **sign area** of the **sign** is 18.5 square metres if it is not a multi-panel sign;
- (b) the maximum **sign area** of the **sign** is 23.2 square metres if it is a multi-panel sign; and
- (c) the maximum height of the **sign** is 9.0 metres.
- 67P2008 (5) On sites where subsection (4) applies, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 9.3 square metres and a maximum height of 9.0 metres.
- (6) In the C-R2 and C-R3 Districts, where a **Freestanding Identification Sign** relates to a **shopping centre**:

- (a) the maximum **sign area** of the **sign** is 37.0 square metres;
and
 - (b) the maximum **height** of the **sign** is 9.0 metres.
- (7) On sites where subsection (6) applies, additional **Freestanding Identification Signs**, as referenced in section 94(3), must not exceed a maximum **sign area** of 14.0 square metres and a maximum height of 9.0 metres.

67P2008

Rules Governing Class D Signs

- 97 (1) A **Canopy Identification Sign** may be approved only in the following Districts:
- (a) the R-2M District;
 - (b) all **commercial districts**;
 - (c) all **industrial districts**;
 - (d) all **multi-residential districts**; and
 - (e) all **special purpose districts**.
- (2) **Canopy Identification Signs** are subject to the rules regarding allowable combinations of **Identification Signs** referenced in section 74.
- (3) A **Canopy Identification Sign**:
- (a) may only identify by name or symbol the **use**, business or occupant of the **building** to which the canopy is attached; and
 - (b) must not have the additional elements of **Identification Signs** referenced in section 74.
- (4) The **copy** on a **Canopy Identification Sign** must not take up an area of the canopy greater than 50.0 per cent of the total of the height of the canopy multiplied by the length of the canopy.
- (5) The **Canopy Identification Sign** must not extend beyond the canopy on which it is displayed.
- (6) Canopies used for **signs** must:
- (a) have a minimum clearance of 2.4 metres;
 - (b) not extend any further than the line on which street light or power line poles are located;

- (c) not extend further than 2.4 metres from the wall of the **building** to which it is attached;
 - (d) be a maximum of 1.5 metres in height measured from the lowest point of the canopy to the highest point of the canopy; and
 - (e) be compatible with the **building** upon which they are located in terms of materials, colours, size and location on the **building**.
- (7) Where a canopy projects over **City** property, there must be a drainage system in place that is connected through the inside of the **building** to a storm sewer or dry well that prevents the discharge of water over the public sidewalk or public **street**.

Rules for Signs Under Canopies

- 98 (1) The only Districts where **signs** may be displayed under a canopy are:
- (a) the R-2M District;
 - (b) all **commercial districts**;
 - (c) all **industrial districts**;
 - (d) all **multi-residential districts**; and
 - (e) all **special purpose districts**.
- (2) **Signs** under canopies must:
- (a) only identify by name or symbol the **use**, business or occupant of the **building** to which the canopy is attached;
 - (b) have a minimum clearance of 2.4 metres;
 - (c) be a maximum of 0.30 metres in height; and
 - (d) be a minimum of 4.5 metres from each other.

Rules for Projecting Identification Signs

- 99 (1) A **Projecting Identification Sign** may be approved only in the following Districts:
- (a) all **commercial districts**;
 - (b) all **industrial districts**; and
 - (c) **multi-residential districts** where the site contains an approved **commercial multi-residential use**.

- (2) **Projecting Identification Signs** are subject to the rules regarding allowable combinations of **Identification Signs** referenced in section 74.
- (3) The maximum number of **Projecting Identification Signs** a business may have on a business **frontage** is one.
- (4) On corner sites, a business may have a **Projecting Identification Sign** on the corner of the **building** so long as:
 - (a) the business has no other **Projecting Identification Signs** on either **frontage** that meet to form the corner of the **building**;
 - (b) the **Projecting Identification Sign** is at equal angles to the **building frontages** that meet to form the corner of the **building**; and
 - (c) the **sign area** of the **Projecting Identification Sign** does not exceed the maximum **sign area** arrived at by combining the maximum **sign area** for a single sign on a **frontage** in accordance with section 100.
- (5) Supports and structures for **Projecting Identification Signs** must either be not visible or, if visible, must be in the same style and character as, and of compatible material to, the **building** to which they are attached.
- (6) The edge of a **Projecting Identification Sign** closest to the wall of the **building** to which it is attached must not be further than 300 millimetres from the wall.
- (7) Where the **Projecting Identification Sign** relates to a **Hotel**, department store or a parking structure with a **building height** of 18.5 metres or greater, the maximum height of the sign is 21.5 metres above **grade** so long as:
 - (a) the **sign** does not project more than 2.0 metres from the **building**; and
 - (b) the **sign area** is 18.5 square metres or less.
- (8) Where subsection (7) does not apply, the maximum **height** of a **Projecting Identification Sign** is the lowest of:
 - (a) the **eaveline**, or the roofline of the **building** on which it is located;
 - (b) the top of the second storey window head of the **building** on which it is located; and
 - (c) 6.0 metres above **grade**.

- (9) The minimum clearance between the bottom of a **Projecting Identification Sign** and **grade** is 2.4 metres.

Size Restrictions for Projecting Identification Signs

- 100 (1) In the C-N1, C-N2, C-C1 and I-B Districts, the maximum **sign area** for a **Projecting Identification Sign** is 2.3 square metres.
- (2) In the C-COR3 District, the maximum **sign area** for a **Projecting Identification Sign** is 9.3 square metres.
- (3) In all other **commercial** and **industrial districts**, the maximum **sign area** for a **Projecting Identification Sign** is 4.5 square metres.
- (4) In the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Identification Sign** is 2.3 square metres.
- (5) Where one **Projecting Identification Sign** provides identification for more than one business in a **building**, the maximum **sign area** for the **sign** is the total of the allowable maximum **sign area** for each business.

Rules Governing Class E Signs

- 101 A **Sign – Class E** is never exempt from the requirement to obtain a **development permit**.

Electronic Message Sign

- 102 (1) An **Electronic Message Sign** with **copy** less than 0.15 metres high may be approved in any District.
- (2) An **Electronic Message Sign** with **copy** 0.15 metres high or larger may only be approved in a **commercial** or **industrial district**.
- (3) An **Electronic Message Sign** with **copy** 0.15 metres high or larger must not be located within 300.0 metres of any other **Electronic Message Sign** facing the same oncoming traffic.
- (4) Subsection (3) does not apply to an **Electronic Message Sign** with **copy** that only displays the date, time or temperature.

Roof Sign

- 103 (1) A **Roof Sign** may be approved only in the following Districts:
- (a) all **commercial districts**;
 - (b) all **industrial districts**; and
 - (c) the S-CI or S-SPR Districts.

- (4) An **Inflatable Sign** must not extend higher than the maximum height allowed for a **Freestanding Identification Sign** as referenced in sections 95 and 96.
- (5) There must not be more than one **Inflatable Sign** on a site at any time.
- (6) The maximum number of **Inflatable Signs** that may be on the same site in a calendar year is two.
- (7) The maximum time period an **Inflatable Sign** may be displayed on a *site* is 30 days.

Rotating Sign

- 108 (1) A **Rotating Sign** may be approved only in *commercial* and *industrial districts*.
- (2) A **Rotating Sign** must be in character with the surrounding area with respect to:
- (a) the listed *uses* of the District;
 - (b) the location, size and character of *buildings* in the District;
 - (c) the existence of other signage;
 - (d) the design and character of other signage; and
 - (e) the traffic and road conditions.

Flashing or Animated Sign

- 109 (1) A **Flashing or Animated Sign** may be approved only in *commercial* and *industrial districts*.
- (2) A **Flashing or Animated Sign** may only be used to identify a **Cinema, Performing Arts Centre or Night Club**.
- (3) A **Flashing or Animated Sign** must not have an impact on any residential *uses*.

Rules Governing Class F Signs – Third Party Advertising Signs

- 110 Where a rule for **Third Party Advertising Signs**:
- (a) refers to a “Regional Shopping Centre”, it means a *shopping centre* which provides a wide variety of goods and services on a *City*-wide scale and may include **Office** and other non-commercial *uses*;

- (b) refers to a “Sector (Community) Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services to an area beyond the immediate neighbourhoods and may include **Office** and other non-commercial **uses**; and
- (c) refers to a “Neighbourhood Shopping Centre” it means a **shopping centre** which provides commercial **uses** to meet the frequent needs of the immediate neighbourhoods.

Prohibited Locations For Third Party Advertising Signs

- 111 (1) Third Party Advertising Signs** are prohibited in all land use districts except :
- (a) all **commercial districts**;
 - (b) all **industrial districts**; and
 - (c) the S-R and S-FUD Districts.
- (2) Third Party Advertising Signs** are prohibited in a Regional or Sector (Community) Shopping Centre.
- (3) Third Party Advertising Signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is legible from:
- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;
 - (b) 14 Street S.W. from Glenmore Trail S.W., south to Canyon Meadows Drive S.W.;
 - (c) 52 Street East, from 17 Avenue S.E., north to McKnight Boulevard;
 - (d) 85 Street N.W. from Bowness Road, north to Bearspaw Dam Road;
 - (e) 87 Street N.W. from Bearspaw Dam Road, north to Nose Hill Drive;
 - (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
 - (g) 32 Avenue N.E. from 36 Street N.E., east to the **City** limits;
 - (h) 64 Avenue N.E. from 36 Street N.E., east to the **City** limits;
 - (i) 96 Avenue North from Harvest Hills Boulevard, east to Barlow Trail;

- (b) escarpments and pathways;
 - (c) riverbanks; and
 - (d) natural areas.
- (7) Notwithstanding subsection 111(3)(tt), existing **Third Party Advertising Signs** positioned such that the **copy** is legible from the Trans Canada Highway between the Bow River and Bowfort Road and approved prior to November 19, 1990 may be renewed from time to time in accordance with section 114.
- (8) Notwithstanding subsection 111(3)(y) and (uu), existing **Third Party Advertising Signs** positioned such that the **copy** is legible from Glenmore Trail S.E. or from the Trans-Canada Highway between 6 Street N.E. and 36 Street N.E. respectively, may be renewed from time to time in accordance with section 114.
- (9) Notwithstanding subsection 111(3), freestanding-flush and wall-mounted **Third Party Advertising Signs** in **commercial** or **industrial districts** may be allowed along those public thoroughfares referred to in subsections 111(3)(f)(q)(u) and (nn) where:
- (a) the **sign** is contained within the line and form of the **building** to which it is attached;
 - (b) the **sign** is not positioned such that it can be viewed from a land use district other than a **commercial** or **industrial district**; and
 - (c) the **sign area** does not exceed 19.0 square metres.
- (10) Notwithstanding subsection 112(4), where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of subsection 111(4), it may be renewed from time to time in accordance with section 114.
- (11) Notwithstanding subsections 111(3)(hh) and (kk), where an existing **Third Party Advertising Sign** complies with this Bylaw, except for the provisions of subsections 111(3)(hh) and (kk), it may be renewed from time to time in accordance with section 114.
- (12) Save as hereinafter provided, except for the renewal of a **development permit** for an existing **Third Party Advertising Sign**, no **Third Party Advertising Sign** may be approved within the Inglewood Main Street Area after November 9, 1992.

- (13) A **development permit** for a **Third Party Advertising Sign** may be approved in the Inglewood Heritage Main Street Area if such sign replaces an existing **Third Party Advertising Sign** of the same or greater area at the same or another location in the Inglewood Heritage Main Street Area provided always that the approval of such a **sign** may only be allowed where it will result in a visual improvement to the character and streetscape of the area and either:
- (a) a reduction in the overall number of **Third Party Advertising Sign** faces in such area; or
 - (b) the design is appropriate for enhancing the specific location.
- (14) A **development permit** for a **Third Party Advertising Sign** may only be approved in the Mainstreet portion of Bowness Road NW when such a sign:
- (a) replaces an existing **Third Party Advertising Sign** of the same or greater area at the same location provided; and
 - (b) results in upgrading of the quality of the proposed sign.

Siting of Third Party Advertising Signs

- 112 (1) A **Third Party Advertising Sign** must not be located within 30.0 metres of any **Freestanding Identification Sign**, facing the same oncoming traffic, except where the separation is between existing signs approved prior to November 19, 1990, one of which is the subject of an application for renewal of a **development permit**.
- (2) A **Third Party Advertising Sign** must be removed upon expiry of the **development permit** for such **sign** if a **development permit** application for a **Freestanding Identification Sign** is approved within 30.0 metres of the **Third Party Advertising Sign**.
- (3) A **Third Party Advertising Sign** must not be located within 75.0 metres of any other **Third Party Advertising Sign** facing the same on-coming traffic and must not result in more than two (2) freestanding **Third Party Advertising Signs** greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**, except:
- (a) where the separation is between an existing **Third Party Advertising Sign**, approved prior to June 19, 2000, one of which is the subject of an application for renewal of a **development permit**;
 - (b) for a **Third Party Advertising Sign** located on the same structure; or

- (10) Electrical power supply to **Third Party Advertising Signs** or base landscaping must be underground unless otherwise allowed by the **Development Authority** such as, but not limited to, situations where reasonable access to an underground power source is not available or the **Third Party Advertising Sign** is located in an area where underground power has not commenced.

Major Parks

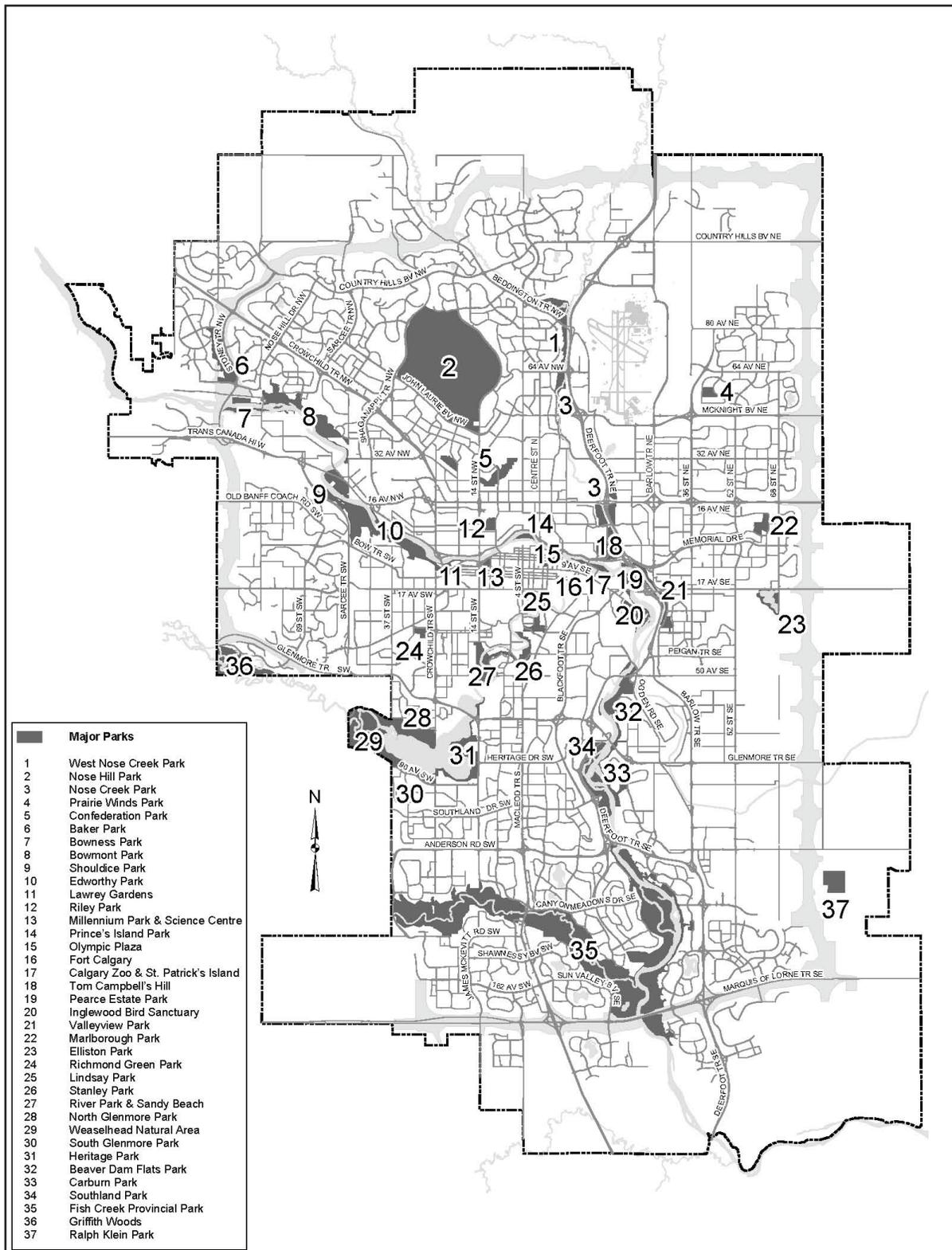
115 Map 3 identifies the following major parks:

1. West Nose Creek Park
2. Nose Hill Park
3. Nose Creek Park
4. Prairie Winds Park
5. Confederation Park
6. Baker Park
7. Bowness Park
8. Bowmont Park
9. Shouldice Park
10. Edworthy Park
11. Lawrey Gardens
12. Riley Park
13. Millennium Park & Science Centre
14. Prince's Island Park
15. Olympic Plaza
16. Fort Calgary
17. Calgary Zoo & St. Patrick's Island
18. Tom Campbell's Hill
19. Pearce Estate Park
20. Inglewood Bird Sanctuary
21. Valleyview Park
22. Marlborough Park
23. Elliston Park
24. Richmond Green Park
25. Lindsay Park
26. Stanley Park
27. River Park & Sandy Beach
28. North Glenmore Park
29. Weaselhead Natural Area
30. South Glenmore Park
31. Heritage Park
32. Beaver Dam Flats Park
33. Carburn Park
34. Southland Park
35. Fish Creek Provincial Park
36. Griffith Woods
37. Ralph Klein Park

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Map 3:
Major Parks



PART 4: USES AND USE RULES

Division 1: General Provisions

Interpretation

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

Identification of Proposed Uses within a Development Permit Application

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

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

Commencement of Development for a Development Permit Authorizing Multiple Uses

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

Rules for All Uses

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

Uses Not Listed But Allowed in All Districts

- 134** (1) The following **uses** are **permitted uses** in all Districts, regardless of whether they are listed in the District:
- (a) **Motion Picture Filming Location.**
- (2) The following **uses** are **discretionary uses** in all Districts, regardless of whether they are listed in the District:
- (a) Excavation, Stripping and Grading.

150 “Auto Service – Major”

- (a) means a **use**:
- (i) where motor vehicles with a **gross vehicle weight** less than 4500 kilograms are serviced and repaired in a **building**; and 67P2008
 - (ii) that is capable of servicing or repairing four or more motor vehicles at a time; 67P2008
 - (iii) *deleted* 67P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) *deleted* 67P2008
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
- (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (i) may have activities associated with the **use**, equipment, scrap, auto parts and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
- (i) shown on plans required at the time the application for the **use** is made;
 - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (iii) constructed of materials and to the standards required by the **Development Authority**;

- (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (l) does not require **bicycle parking stalls – class 1**; and
- (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

151 “Auto Service – Minor”

- (a) means a **use**:
 - 67P2008 (i) where motor vehicles with a **gross vehicle weight** less than 4500 kilograms are serviced and repaired in a **building**; and
 - 67P2008 (ii) where no more than three motor vehicles are capable of being serviced or repaired at a time;
 - 67P2008 (iii) *deleted*
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- 67P2008 (b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a **development permit**;
- 67P2008 (c) *deleted*
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
- 47P2008 (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;

- (c) must have **screening** for any outdoor play areas when they are **adjacent** to any other **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) employees at the **use** at any given time, or 1.0 stalls per 10 children, whichever is greater;
- (e) requires a minimum of 1.0 **pick-up and drop-off stalls** per 10 children;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

166 “Cinema”

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

167 “Columbarium”

- (a) means a **use**:
 - (i) where urns containing the ashes of cremated human remains are kept; and
 - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small** where they are a listed **use** in a District and where those **uses** have been approved;

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- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of non-**assembly areas**, and 1.0 stalls per four (4) persons capacity of the largest **assembly area**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

168 “Community Entrance Feature”

- (a) means a **use** where a landscape attraction, monument or **sign** is displayed on a **parcel** that states the name of, or in some way identifies, a residential community;
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw;
- (c) requires the owner of the parcel, on which it is located, to enter into an agreement for the maintenance of the **parcel** and the removal of the **use** at the discretion of the **Development Authority**;
- (d) may have conditions placed on the **development permit** by the **Development Authority** relating to the location, size, design, **copy**, character, and number of **Community Entrance Features** allowed for a community;
- (e) must be constructed of maintenance-free materials, wherever possible; and
- (f) must not encroach upon utility rights-of-way or affect traffic safety.

169 “Community Recreation Facility”

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

170 “Computer Games Facility”

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

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170.1 “Conference and Event Facility”

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

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

171 “Contextual Single Detached Dwelling”

- (a) means a **building** containing one **Dwelling Unit** that: 47P2008
 - (i) meets all of the rules specified for the **use** in a district; and
 - (ii) may include a **Secondary Suite** in districts that list that **use**;
- (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**;
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

172 “Contractor’s Shop – Class 1”

- (a) means a **use**:
 - (i) where people with specific skills in the building or construction trades enter into contracts to do work off of the premises;
 - (ii) where all of the functions associated with the **use** are entirely within a **building**;
 - (iii) where products relevant to the trade may be made or partially assembled for installation off-site;
 - (iv) where an area, contained within the **building**, may be used for product display and sales associated with the **use**;

- (v) that may have an area to keep supplies related to the trade;
 - (vi) that may have the administrative functions associated with the **use**; and
 - (vii) that does not accommodate bobcats, dump trucks, mechanized lift buckets, outside storage of cranes, or other equipment;
- (b) is a **use** within the Production Group in Schedule A to this Bylaw;
 - (c) may accommodate a display and sales area provided:
 - (i) the only products displayed for sale are products related to the **use**;
 - (ii) the area is completely inside a **building** on the **parcel** where the **use** is located; and
 - (iii) the area is not greater than 280.0 square metres or 10.0 per cent of the **gross floor area** of the **use**, whichever is less;
 - (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (e) does not require **bicycle parking stalls – class 1**; and
 - (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

173 “Contractor’s Shop – Class 2”

- (a) means a **use**:
 - (i) where people with specific skills in the **building** or construction trades enter into contracts to do work off of the premises;
 - (ii) where part of the functions associated with the **use** are located outside of a **building**, including the function of keeping supplies or product outdoors;
 - (iii) where products relevant to the trade may be made or partially assembled for installation off-site;
 - (iv) where an area, contained within the **building**, may be used for product display and sales associated with the **use**;
 - (v) that may have an area to keep supplies related to the trade;

- (vi) that may have the administrative functions associated with the **use**; and
- (vii) that may accommodate bobcats, dump trucks, mechanized lift buckets, outside storage of cranes, or other equipment within a **screened** enclosure;
- (b) is a **use** within the Production Group in Schedule A to this Bylaw;
- (c) may accommodate a display and sales area provided:
 - (i) the only products displayed for sale are products related to the **use**;
 - (ii) the area is either inside or outside a **building** on the **parcel** where the **use** is located;
 - (iii) the area is not greater than 280.0 square metres or 10.0 per cent of the **gross floor area** of the **use**, whichever is less, when located inside a **building**; and
 - (iv) it is not within a required **setback area** when the display and sales area is located outside a **building**;
- (d) must provide **screening** for any supplies and products that are within view of a **street** and located outside of a **building**;
- (e) requires a minimum of 2.0 **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 2000.0 square metres of **gross usable floor area**.

174 “Convenience Food Store”

- (a) means a **use**:
 - (i) where fresh and packaged food is sold; 13P2008
 - (ii) where daily household necessities may be sold; 13P2008
 - (iii) that is entirely within a **building**;
 - (iv) that has a maximum **gross floor area** of 465.0 square metres;
 - (v) that may display the items for sale within the **use** outside of a **building** a maximum distance of 6.0 metres from the public entrance of the **use**; and
 - (vi) may include, within the total **gross floor area** of the **use**, a limited seating area no greater than 7.5 square metres;

- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not locate any outdoor display area in a required **setback area**, a parking area or on a sidewalk, if it impedes pedestrian movement;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

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175 “Cottage Building”

- (a) means a residential **building** that is restricted in size and contains one, two or three **Dwelling Units**;
- (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**;
- (d) requires a minimum of 0.15 **visitor parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

176 “Counselling Service”

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

177 “Crematorium”

- (a) means a **use** where the deceased are incinerated and the ashes of the deceased are collected for interment;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**; and
 - (v) does not require **bicycle parking stalls – class 1 or class 2**.

178 “Custodial Care”

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

179 “Custodial Quarters”

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

180 “Dinner Theatre”

- (a) means a **use**:
 - (i) where live performance of theatre, music and dance are provided to the public;
 - (ii) where food and beverages must be prepared on the premises and served to the patrons of the theatre before, during or after the performance; and
 - (iii) that may have a specific licence for the sale of liquor, that is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must provide a sufficient area **adjacent** to outdoor entry doors for patrons to queue;
- (d) must not be located within 45.0 metres of a **residential district**;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (f) 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**;
- (g) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

181 “Distribution Centre”

- (a) means a **use**:
 - (i) where goods are stored inside a **building** for a short duration before being loaded onto transport trucks;

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- (ii) where the **use** has a **gross floor area** that is a minimum of 20 000.0 square metres;
 - (iii) where areas of the **parcel** are used for movement of transport trucks on, off and within the **parcel**;
 - (iv) that does not accommodate the manufacture of any goods;
 - (v) that does not accommodate the display or sale of goods; and
 - (vi) may include the administrative functions associated with the **use**.
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
 - (c) must provide **screening** for loading docks when the loading docks are within view of an **expressway** or **major street**;
 - (d) 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 stall 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;
 - (e) does not require **bicycle parking stalls – class 1**; and
 - (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

182 “Drinking Establishment – Large”

- (a) means a **use**:
 - (i) where liquor is sold for consumption on the premises;
 - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
 - (iii) that may include the preparation and sale of food for consumption on the premises;

- (iv) that has a **public area** of 300.0 square metres or greater; and
 - (v) 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) 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 or 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**;
 - (f) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
 - (g) does not require **bicycle parking stalls – class 1**; and
 - (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

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183 “Drinking Establishment – Medium”

- (a) means a **use**:
 - (i) where liquor is sold for consumption on the premises;
 - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
 - (iii) that may include the preparation and sale of food for consumption on the premises;
 - (iv) that has a **public area** greater than 75.0 square metres and less than 300.0 square metres; and

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- (v) 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) 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 or 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**;
- (f) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

184 “Drinking Establishment – Small”

- (a) means a **use**:
 - (i) where liquor is sold for consumption on the premises;
 - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
 - (iii) that may include the preparation and sale of food for consumption on the premises;
 - (iv) that has a **public area** of 75.0 square metres or less; and
 - (v) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;

- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

206 “Hide Processing Plant”

- (a) means a **use**:
 - (i) where animal hides and other animal by-products are processed; and
 - (ii) must be approved only in a Direct Control District that specifically includes **Hide Processing Plant** 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.

207 “Home Occupation – Class 1”

- (a) means:
 - (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;
 - (ii) a **use** that does not require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** include drop-offs or pick-ups, deliveries, and visits from customers or consultants;
 - (iii) a **use** that does not require any person, other than the resident of the **Dwelling Unit**, to work at the residence where the **use** is located; and
 - (iv) a **use** that does not require a **private garage** or other **Accessory Residential Buildings** of the **Dwelling Unit** to be used in the operation of the **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) is limited to a maximum of two per **Dwelling Unit**, with a combined maximum of three (3) business associated vehicle visits per week, as described in 207(a)(ii);

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- (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
- (e) must not:
 - (i) display any form of signage related to the **use** on the **parcel**; and
 - (ii) advertise the address of the **use** to the general public;
- (f) must not occupy more than 20.0 percent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
- (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
- (h) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for purposes related to the **use**, on the **parcel** where the **use** is located;
- (i) must not directly sell any goods at the premises, unless they are incidental and related to the service provided by the **use**;
- (j) does not require additional **motor vehicle parking stalls**; and
- (k) does not require **bicycle parking stalls – class 1** or **class 2**.

208 “Home Occupation – Class 2”

- (a) means:
 - (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;
 - (ii) a **use** that may require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** would include drop offs or pick ups, deliveries, and visits from customers or consultants;
 - (iii) a **use** that may have one person, other than the resident of the **Dwelling Unit**, working at the residence where the **use** is located; and

- (iv) a **use** that may require a **private garage** or other **Accessory Residential Building** of the **Dwelling Unit** to be used in the operation of the Home Occupation;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) are limited to a maximum of one per **Dwelling Unit**;
- (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
- (e) must not:
 - (i) display any form of signage related to the **use** on the **parcel**; and
 - (ii) advertise the address of the **use** to the general public;
- (f) must not occupy more than 20.0 per cent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
- (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
- (h) may not occupy a portion of the required **motor vehicle parking stalls** for the **Dwelling Unit**;
- (i) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for the purposes related to the **use**;
- (j) must not generate more than five (5) business associated vehicle visits to the **parcel** on any one day, to a maximum of 15 business associated vehicle visits per week;
- (k) must not directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the **use**;
- (l) may be approved for a period no greater than five (5) years;
- (m) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Dwelling Unit** the **use** is located in, when the number of business associated vehicle visits per week exceeds three (3); and

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

209 “Hotel”

- (a) means a **use**:
- (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration; and
 - (ii) that may be combined with a **use** from the Eating and Drinking Group in Schedule A when such a **use** is contained within a **Hotel**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) does not have a maximum **use area** in any District;
- 67P2008 (d) must not have more than 20 guest rooms in the C-C2, C-COR1 and C-COR2 Districts when located within 45.0 metres of a **low density residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **low density residential district**;
- (e) located in the I-B District must not have a **building height** greater than 11.0 metres where the **parcel** containing the **Hotel** shares a **property line** with a **low density residential district**; and
- 67P2008 (e.1) when it is combined with a **use** from the Eating and Drinking Group in Schedule A as allowed in subsection (a)(ii), must also comply with the rules for that **use**;
- (f) requires a minimum number of **motor vehicle parking stalls** for the sleeping accommodation that is the greater of:
- (i) 1.0 stalls per 2.5 guest rooms: or
 - (ii) 1.0 stalls per guest room when the **parcel** on which the **building** containing the **use** is located **adjacent** to or separated by a **lane** or **street** from a **low density residential district**.
- (g) does not require **bicycle parking stalls – class 1 or class 2.**

225 “Liquor Store”

- (a) means a **use** where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) in the C-N1 and C-N2 Districts, must only be located on a **parcel** with a front **property line** on a **major street** or a primary collector **street**;
- (d) must not be located within 300.0 metres of any other **Liquor Store**, when measured from the closest point of a **Liquor Store** to the closest point of another **Liquor Store**;
- (e) in all **commercial** and **industrial districts**, not including C-R2 and C-R3 Districts, must not be located within 150.0 metres of a **parcel** that contains a **School – Private** or a **School Authority – School**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains a **School Authority – School** or a **School – Private**;
- (f) requires a minimum of 5.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

226 “Live Work Unit”

- (a) means a **use**:
 - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
 - (ii) in the **commercial districts**, when listed as a **use**, may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit**:
 - (A) **Artist’s Studio**;
 - (B) **Beauty and Body Service**;
 - (C) **Counselling Service**;

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- 13P2008
- (D) **Instructional Facility;**
 - (E) **Office;**
 - (F) **Personal Apparel Service;**
 - (G) small appliance repair; and
 - (H) sales of crafts and jewellery that are made on the premises;
- (iii) In the ***multi-residential districts***, when it is a listed ***use***, may incorporate only the following ***uses*** in a **Dwelling Unit** to create a **Live Work Unit**:
- (A) **Artist’s Studio;**
 - (B) **Beauty and Body Service;**
 - (C) **Counselling Service;**
 - (D) **Office;** and
 - (E) repair or sales of apparel, crafts and jewelry that are made on the premises;
- 67P2008
- (iv) that, in the ***multi-residential districts***, must be contained within a **Multi-Residential Development**;
- (b) is a ***use*** within the Residential Group in Schedule A to this Bylaw;
- (c) must not exceed 50.0 per cent of the ***gross floor area*** of the **Dwelling Unit**;
- 13P2008
- (d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the ***use*** is located;
- (e) requires a minimum number of ***motor vehicle parking stalls*** and ***bicycle parking stalls – class 1*** or ***class 2*** in accordance with the District the ***use*** is listed in.

- (B) the **Duplex Dwelling** meets the rules of Part 5 other than the rules regarding **building height** and **building setback** from a **front property line**; and 67P2008
- (C) the addition meets the rules of Part 5 for a **Duplex Dwelling**; or
- (ii) one or more additions to a **Semi-detached Dwelling** that was legally existing or was approved prior to the effective date of this Bylaw, where:
- (A) the **gross floor area** of each **Dwelling Unit** is not increased by more than 10.0 square metres;
- (B) the **Semi-detached Dwelling** meets the rules of Part 5 other than the rules regarding **building height** and **building setback** from a **front property line**; and 67P2008
- (C) the addition meets the rules of Part 5 for a **Semi-detached Dwelling**; or
- (iii) one or more additions to a **Single Detached Dwelling** that was legally existing or was approved prior to the effective date of this Bylaw, where:
- (A) the **gross floor area** of the **Single Detached Dwelling Unit** is not increased by more than 40.0 square metres;
- (B) the **Single Detached Dwelling** meets the rules of Part 5 other than the rules regarding **building height** and **building setback** from a **front property line**; 67P2008
- (C) the **Single Detached Dwelling** meets the rules in Part 5 regarding **building coverage**, **building depth** and **building length** for a **Contextual Single Detached Dwelling**; and 67P2008
- (D) the addition meets the rules of Part 5 for a **Contextual Single Detached Dwelling**; 67P2008
- (iv) an addition that is less than or equal to 6.0 metres in height when measured from **grade** at any point adjacent to the addition;
- (b) is a **use** within the Residential 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**.

236 “Motion Picture Filming Location”

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

237 “Motion Picture Production Facility”

- (a) means a **use**:
 - (i) where motion pictures are filmed and produced;
 - (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**;
 - (iii) that may have the functions of packaging or shipping the products made as part of the **use**; and
 - (iv) that may have the administrative functions associated with the **use**;
- (b) is a **use** within the Production Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;

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

238 “Motorized Recreation”

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

239 “Multi-Residential Development”

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

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- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1;
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1; and
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1.

240 “Multi-Residential Development – Minor”

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

241 “Municipal Works Depot”

- (a) means a **use**:
 - (i) where infrastructure maintenance services are provided by a level of government;
 - (ii) where large areas of land are required for **buildings** and storage;

246 “Office”

- (a) means a **use**:
 - (i) where business people, professional, clerical and administrative staff work in fields other than medical or counselling fields;
 - (ii) that provides services to either a select clientele or no clients, and therefore has limited contact with the public at large;
 - (iii) that may have a reception area;
 - (iv) that may contain work stations, boardrooms, and meeting rooms; and
 - (v) that does not have facilities for the production or sale of goods directly to the public inside the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) *deleted*
- (d) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of **gross usable floor area**;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres **gross usable floor area** for **Offices** greater than 1000.0 square metres.

67P2008

247 “Outdoor Café”

- (a) means a **use**:
 - (i) where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed **building**;
 - (ii) that must be approved on a seasonal basis operating from April to October of any year; and

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- (iii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a **Convenience Food Store, Specialty Food Store or Supermarket**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must be located more than 25.0 metres from a **residential district**, unless the **use** is completely separated from the **residential district** by a **building** or by an intervening **street**;
- (d) must not have a floor higher than 0.6 metres above the height of the first **storey** floor level when the **use** is located within 100.0 metres of a **residential district**;
- (e) must not have outdoor speakers;
- (f) has a maximum area of 25.0 square metres in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-O, C-R1 and I-B Districts;
- (g) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of outdoor area if the area is greater than 25.0 square metres; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**.

248 “Outdoor Recreation Area”

- (a) means a **use**:
 - (i) where people participate in sports and athletic activities outdoors;
 - (ii) where the sport or athletic activity is not **Motorized Recreation or Firing Range**;
 - (iii) that may include a **building** containing change rooms, washrooms or showers and rooms for the administrative functions required to operate the **use**; and
 - (iv) that may provide a temporary seating area for the viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;

- (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 or 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 2** per 250.0 square metres of the **public area**.

57P2008,
67P2008

280 “Restaurant: Food Service Only – 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) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
 - (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 the **public area**.

15P2008

281 “Restaurant: Licensed – Large”

- (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 300.0 square metres or greater; 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** per 250.0 square metres of the **public area**.

282 “Restaurant: Licensed – Medium”

- (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** greater than 75.0 square metres but less than 300.0 square metres; 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**;
- (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 or 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

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;

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- (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**.

57P2008

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**.

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*: 67P2008
- (A) a school district;
- (B) a school division; or
- (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
- (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
- (iii) where other educational programs pursuant to the *School Act* may be offered to students; and
- (iv) that may provide food service for students and staff;
- (b) is a *use* within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per 8.5 students, and 1.0 **pick-up and drop-off stalls** per 100 students, based upon the maximum number of students stated in the **development permit**,
- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.

291 “School Authority – School”

- (a) means a *use*:
- (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*: 67P2008
- (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;

- (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
- (B) is attached to, painted on, displayed on or displayed behind a window of a **building** so that its content is visible to a viewer outside of the **building**; 67P2008
- (xiv.1) “**Window Sign**” which means a **sign** that is attached to, painted on, displayed on or displayed behind a window of a **building** so that its content is visible to a viewer outside of the **building**; and 67P2008
- (xv) any type of **sign** located in a **building** not intended to be viewed from outside; and
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

300 “Sign – Class B”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
 - (i) “**Fascia Identification Sign**” which means a **sign** that:
 - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
 - (B) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

301 “Sign – Class C”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
 - (i) “**Freestanding Identification Sign**” which means a **sign** that:
 - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
 - (B) is displayed on a non-moveable structure other than a **building**;
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

302 “Sign – Class D”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
 - (i) **“Canopy Identification Sign”** which means a *sign* that:
 - (A) indicates, by name or symbol, the occupant, business or parcel upon which the *sign* is displayed; and
 - (B) is displayed on a canopy, awning or marquee that is attached to an exterior wall of a building; and
 - (ii) **“Projecting Identification Sign”** which means a *sign* that:
 - (A) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and
 - (B) is attached to an exterior wall of a *building* and is perpendicular to the *building*; and
- (b) is a *use* within the Sign Group in Schedule A to this Bylaw.

303 “Sign – Class E”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
 - (i) **“Electronic Message Sign”** which means a **“Message Sign”**, referenced in subsection (iv), with electronic messaging and electronically changeable *copy*;
 - (ii) **“Flashing or Animated Sign”** which means a *sign* with elements that flash or are animated;
 - (iii) **“Inflatable Sign”** which means a *sign* consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;
 - (iv) **“Message Sign”** which means a *sign* that is either permanently attached to a *building* or that has its own permanent structure and is designed so that *copy* can be changed on a frequent basis;

- (v) **“Painted Wall Identification Sign”** which means a **sign** that:
 - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
 - (B) is painted directly onto an exterior wall of a **building**; and
- (vi) **“Roof Sign”** which means a **sign** installed on the roof of a **building** or that projects above the **eaveline** of a **building**; 67P2008
- (vii) **“Rotating Sign”** which means a **sign** that rotates or has features that rotate;
- (viii) **“String of Pennants”** which means a **sign** consisting of pieces of fabric or other non-rigid material strung together on string, wire, cable, or are similarly joined;
- (ix) **“Temporary Sign Marker”** which means an area on 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
- (x) any type of **sign** that: 67P2008
 - (A) employs stereo optic, video, motion picture, laser or other projection device; or
 - (B) does not fit within any of the **sign** types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D or Sign – Class F**; and
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

304 “Sign – Class F”

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
 - (i) **“Third Party Advertising Sign”** which means a **sign** that contains **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) is a **use** within the Sign Group in Schedule A to this Bylaw.

305 “Single Detached Dwelling”

- (a) means a **building** which contains only one **Dwelling Unit** and may include a **Secondary Suite** in those Districts which allow that **use**, 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;

315 “Take Out Food Service”

- (a) means a **use**:
 - (i) where prepared food is sold for consumption off the premises;
 - (ii) where customers order and pick-up their food; and
 - (iii) that may have a delivery service;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not provide any dine-in opportunity for customers;
- (d) may provide a customer service waiting area, provided that area is not more than 15.0 square metres and is clearly demised and separate from the **kitchen** area;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 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**.

316 “Temporary Residential Sales Centre”

- (a) means a **use**:
 - (i) where a sales office is provided to sell **units**;
 - (ii) that is provided as:
 - (A) a temporary **use** within a **building** designed for another **use**;
 - (B) in the **Developing Area**, as a temporary **building**; or
 - (C) in the **Developed Area**, as a temporary **building** located on the same **parcel** as the **units** being sold;
- (b) is a **use** within the Sales 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** when located in a **commercial district**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

67P2008

67P2008

317 “Temporary Shelter”

- (a) means a **use**:
 - (i) where an existing **building** is used to provide temporary sleeping accommodation for persons in need of short term accommodation;
 - (ii) that has staff providing supervision of the people being accommodated at all times the facility is being operated;
 - (iii) that only provides limited additional services such as shower or laundry facilities; and
 - (iv) that restricts the provision of meals to persons staying at the facility;
- (b) is a **use** within the Residential 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**.

318 “Tire Recycling”

- (a) means a **use**:
 - (i) where used automotive tires are stored, recycled and processed; and
 - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Tire Recycling** 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.

319 “Townhouse”

- (a) means a **building**:
 - (i) comprising three or more **Dwelling Units**;

- (iv) that may sell confectionary items and non-alcoholic beverages;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

332 “Warehouse – Storage Only”

- (a) means a **use**:
 - (i) where goods are stored and packaged inside a **building**;
 - (ii) where goods are transported to and shipped from the **use**;
 - (iii) *deleted* 67P2008
 - (iv) where the **use** has a **gross floor area** less than 20 000.0 square metres; 67P2008
 - (v) where the **building** has loading docks and overhead doors;
 - (vi) that does not accommodate the manufacture of any goods,
 - (vii) that does not accommodate any display or sales area; and
 - (viii) that may have administration functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide **screening** for loading docks that are within view of an **expressway** or **major street**;

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

333 “Waste Disposal and Treatment Facility”

- (a) means a **use**:
 - (i) where waste is collected or disposed and treated;
 - (ii) where waste may be stored permanently in piles open to the air or in pits covered with earth;
 - (iii) where waste may be stored temporarily in piles or inside structures before being transported to another location for treatment;
 - (iv) where waste may be treated in **buildings** and structures or areas open to the air; and
 - (v) where there may be a **building** for the administrative functions of the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 1: General Rules for Low Density Residential Land Use Districts

Projections Into Setback Areas

- 334** (1) Unless otherwise referenced in this Part, **buildings** must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this Part.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.
- (4) **Patios** and wheelchair ramps may project without any limits into a **setback area**.
- (5) **Signs** located in a **setback area** must be in accordance with Part 3, Division 5.

Length of Portions of a Building in Setback Areas

- 335** (1) On each **storey**, the total combined length of all projections into any **setback area** must not exceed 40.0 per cent of the length of the façade. 47P2008
- (2) The maximum length of an individual projection into any **setback area** is 3.1 metres.
- (3) Subsections (1) and (2) do not apply to:
- (a) **decks**, eaves, ramps, and stairs when located in any **setback area**; and
- (b) a **private garage** attached to a **main residential building** when located in the **rear setback area**.

Projections Into Front Setback Area

- 336** (1) **Bay windows** and eaves may project a maximum of 0.6 metres into the **front setback area**.
- (2) **Landings**, ramps other than wheelchair ramps and stairs may project into a **front setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**; and
- (b) the area of a **landing** does not exceed 2.5 square metres.
- (3) *deleted* 47P2008

- (4) Window wells may project without limits into any **front setback area**.

Projections Into Side Setback Area

- 47P2008, 67P2008 **337 (1)** *deleted*
- 67P2008 **(1.1)** Portions of a **building** greater than or equal to 2.4 metres above **grade** may project a maximum of 0.6 metres into any **side setback area**.
- 67P2008 **(1.2)** Portions of a **building** less than 2.4 metres above **grade** and window wells may project a maximum of 0.6 metres into a **side setback area**:
- (a) for a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and
- (b) for all other **uses**:
- (i) when located on a **corner parcel**; or
- (ii) where at least one **side setback area** is clear of all central air conditioning equipment, window wells and portions of the **building** measured from **grade** to a height of 2.4 metres.
- 47P2008 **(2)** Window wells and portions of a **building**, other than eaves, must not project into a 3.0 metre **side setback area** required on a **laneless parcel**.
- (3)** Eaves may project a maximum of 0.6 metres into any **side setback area**.
- 47P2008 **(4)** *deleted*
- 47P2008 **(5)** **Landings**, ramps other than wheelchair ramps and stairs may project in a **side setback area** provided:
- (a) they provide access to the main floor or lower level of the **building**;
- (b) the area of a **landing** does not exceed 2.5 square metres;
- 67P2008 (c) the area of any portion of a **landing** that projects into the **side setback area** does not exceed 1.8 square metres;
- (d) they are not located in a 3.0 metre **side setback area** required on a **laneless parcel**; and
- (e) they are not located in a **side setback area** required to be clear of projections, unless pedestrian access from the front to the rear of the **parcel** is provided.
- 47P2008 **(6)** *deleted*
- 47P2008, 67P2008 **(7)** *deleted*
- 47P2008 **(8)** Any portion of a **building** that projects into a **side setback area**, other than eaves, **landings**, window wells, ramps and stairs, must not be located closer than 0.9 metres from the nearest front façade.

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

Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in **building height**;
 - (b) does not exceed 74.0 square metres in **gross floor area**;
 - (c) has no part that is located closer than 0.60 metres to the **rear property line**; and
 - (d) has no eave closer than 0.6 metres to a **side property line**.
- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Patios

67P2008

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

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

Decks

- 339 (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.
- 57P2008 (2) The height of a **deck** in the **Developed Area** must not exceed:
- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
- (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.
- 67P2008 (2.1) Unless otherwise referenced in subsection (3) or subsection 347(3), a **privacy wall** located on a **deck**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- 13P2008, 67P2008 (3) A **deck** attached to a **Semi-detached Dwelling, Rowhouse** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **deck**.

Balconies

- 340 (1) An **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.
- (2) The floor area of a **recessed balcony** must not exceed 10.0 square metres.
- 67P2008 (2.1) Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **balcony**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- 13P2008, 67P2008 (3) A **balcony** attached to a **Semi-detached Dwelling, Rowhouse** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:

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

Driveways

- 341 (1)** A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2)** A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - (i) the back of the the public sidewalk; or
 - (ii) a curb where there is no public sidewalk; and
 - (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- (3)** A driveway connecting to a **lane** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles.
- (4)** Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is surfaced with asphalt, concrete or similar hard surface.
- (5)** That portion of a driveway within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:
- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
 - (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- (6)** In the **Developed Area**, where a **parcel** contains a legally existing driveway accessing a **street** and the **parcel** is the subject of redevelopment, such driveway may remain on the **parcel** provided that it:
- (a) is in the same location; and
 - (b) has the same width.
- (7)** Notwithstanding subsection (6) above, such driveway may be extended or reduced in length.

57P2008

57P2008

- (8) In the **Developed Area**, a new driveway accessing a **street** must not be constructed, and a legally existing driveway accessing a **street** must not be increased in width or relocated unless;
- (a) it is located on a **laneless parcel**; or
 - (b) it is located on a **laned parcel** and 50.0 per cent or more of all **laned parcels** on the same block face have an existing driveway accessing a **street**.

Retaining Walls

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

Fences

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

Objects Prohibited or Restricted

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

- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
 - (b) the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.
- (7) A **skateboard ramp** must not be located on a **parcel**.

Accessory Residential Building

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

67P2008

- (6) The height of an **Accessory Residential Building** must not exceed:
- (a) 4.6 metres, measured from the finished floor of the **building**;
 - (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; and
 - (c) one **storey**, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346 (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Secondary Suite – Detached Garage** has been approved.
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**, must not exceed the lesser of:
- (a) the **building coverage** of the **main residential building**; or
 - (b) 74.0 square metres; and
 - (c) the calculation to determine the area of a **parcel** covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less.
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the **parcel** on which the **building** is located.

Contextual Single Detached Dwelling

- 347 (1) In the case of construction of a new **building** or an addition to a front façade of a **Contextual Single Detached Dwelling**, a portion of the front façade must be either recessed or projecting from the remaining front façade. This portion must have a minimum dimension of:
- (a) 2.0 metres in length;
 - (b) 2.4 metres in **height**; and

- (c) 0.6 metres in depth.
- (2) The façade of a **Contextual Single Detached Dwelling** that faces a **side property line** shared with a **parcel** containing another **main residential building**, must not have windows that are located beyond the rear façade of the other **main residential building** unless: 57P2008
- (a) the window is located below the second **storey**;
 - (b) the window is constructed entirely of opaque glass; or
 - (c) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill.
- (3) A **balcony** may be located on the rear façade of a **Contextual Single Detached Dwelling** where: 57P2008
- (a) the **balcony** does not form part of the side façade;
 - (b) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **parcel**; and
 - (c) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height.
- (4) A **Contextual Single Detached Dwelling** must not have a **balcony** located on a side façade except where the **balcony** forms part of the front façade and is not recessed back more than 4.5 metres from the front façade.
- (5) A **Contextual Single Detached Dwelling** must not have vehicular access from the lane to an attached **private garage**. 50P2008

Visibility Setback

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

Roof Equipment Projection

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

Private Maintenance Easements

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

Secondary Suite – Setbacks

351 (1) For a **Secondary Suite – Attached Above Grade, Secondary Suite – Attached at Grade** and **Secondary Suite – Attached Below Grade** the minimum *building setback*:

(a) from a *front property line*, must be equal to or greater than the *building setback* from the *front property line* for the *main residential building*;

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(b) from a *rear property line*, must be equal to or greater than the minimum *building setback* from the *rear property line* for the *main residential building*; and

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(c) from a *side property line*, must be equal to or greater than the minimum *building setback* from the *side property line* for the *main residential building*.

(2) For a **Secondary Suite – Detached Garage**, the minimum *building setback* from any *rear property line* is:

(a) 1.5 metres for that portion of the *building* used as a **Secondary Suite**; and

(b) 0.6 metres for that portion of the *building* used as a *private garage*.

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(3) For a **Secondary Suite – Detached Garden**, the minimum *building setback* from a *side property line* is 1.2 metres.

(4) For all *buildings* containing a **Secondary Suite**, other than those referenced in subsection (1), the minimum *building setback* from a *side property line* is 1.2 metres.

(5) A minimum separation of 3.0 metres is required between the closest façade of the *main residential building* to the closest façade of the **Secondary Suite – Detached Garage** or the **Secondary Suite – Detached Garden**.

Secondary Suite – Gross Floor Area

352 The maximum *gross floor area* for a **Secondary Suite**, not including the area covered by stairways, is 70.0 square metres.

Secondary Suite – Outdoor Private Amenity Space

353 (1) A **Secondary Suite** must have a *private amenity space* that:

(a) is located outdoors;

(b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and

(c) is shown on a plan approved by the **Development Authority**.

(2) For **Secondary Suites**, a *private amenity space* may be provided in the form of a *balcony, deck* or *patio*.

Secondary Suite – Density

354 There must not be more than one **Secondary Suite** located on a *parcel*.

Secondary Suite – Entry and Stairways

355 A **Secondary Suite** must have a separate and direct access from *grade*.

Secondary Suite – Building Height

- 356 (1) The maximum *building height* is:
- (a) 5.0 metres for a **Secondary Suite – Detached Garden**; and
 - (b) 7.5 metres for a **Secondary Suite – Detached Garage**.
- (2) The maximum *building height* for portions of a *building* containing a **Secondary Suite** is:
- (a) 5.0 metres for a **Secondary Suite – Attached at Grade**; and
 - (b) equal to the *building height* of the **Single Detached Dwelling** that contains a **Secondary Suite – Attached Above Grade**.

Parcels Deemed Conforming

357 Where the area of a *parcel* is less than the required minimum area for a *use* in a *low density residential district*, the minimum required area of that *parcel* for that *use* is the area of the *parcel* at the time of such district designation.

Dwellings Deemed Conforming

- 358 (1) *Decks* greater than 1.5 metres in height, *landings* and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- (2) When a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a *Developed Area*, the maximum *building height*, minimum *building setback* from a *front property line* and maximum *building depth* determined at the time of the *development* are the requirements until further *development* occurs on the *parcel*.
- (3) The *building setback* from the *front property line* for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the *Developed Area* is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
 - (b) the *building setback* from the *front property line* is:

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- 67P2008
- (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
 - (ii) a minimum of 3.0 metres for any other **residential district**; and
- (c) the **main residential building**:
- (i) has not been added to after the effective date of this Bylaw; or
 - (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a **building setback** from the **front property line**.
- 67P2008
- (4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) the **main residential building**:
 - (i) has not been added to after the effective date of this Bylaw; or
 - (ii) has been added to after the effective date of this Bylaw and the addition does not exceed 6.0 metres in **building height**.

Personal Sales

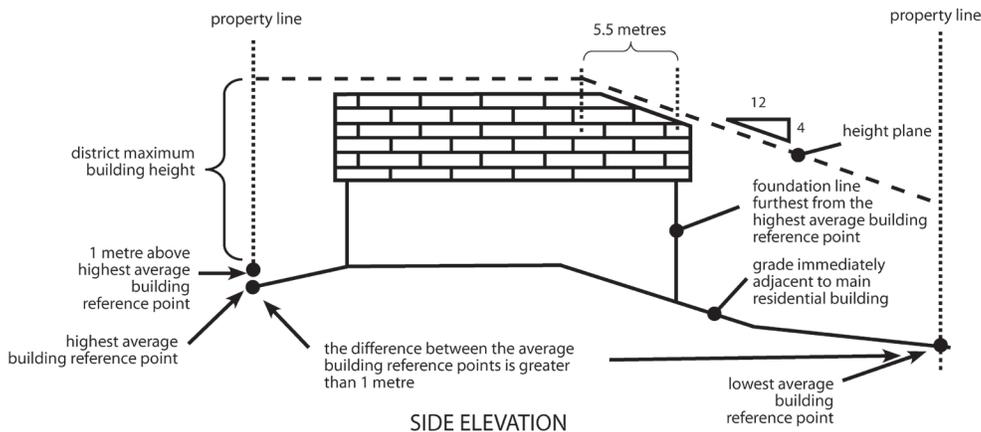
359 **Personal sales** may be conducted on a **parcel** a total of eight days in any calendar year.

Building Height in the Developing Area

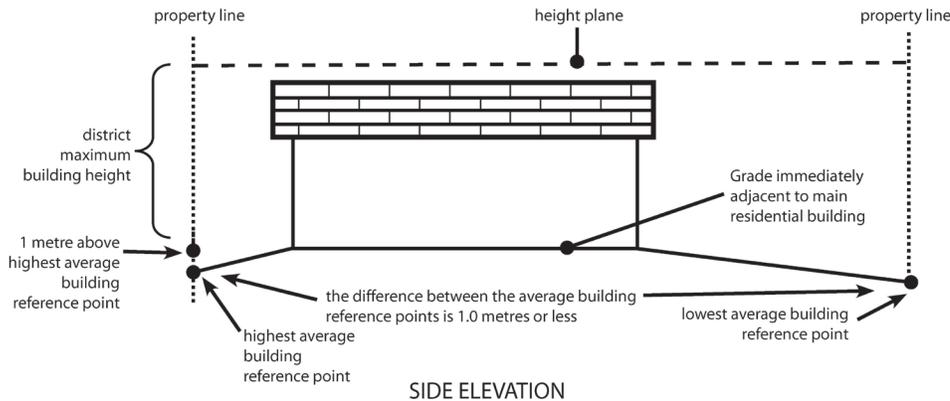
- 360** (1) For a **parcel** in the **Developing Area**, the **building height** must not exceed a height plane described in this section.
- (2) When the difference between the **average building reference point** at the front corners of the **parcel** and those at the rear of the **parcel** is greater than or equal to 1.0 metres, the **building height** must not be greater than a height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the **parcel** to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest **average building reference point**; and
 - (d) extends downward at a 4:12 slope.

- (3) When the difference between the **average building reference points** at the front corners of the **parcel** and those at the rear of the **parcel** is less than 1.0 metres, the **building height** must not be greater than the height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the **parcel**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:
Building Height in the Developing Area
Subsection 360(2)



Subsection 360(3)



Building Height on a Corner Parcel in the Developing Area

361 In addition to the rules of sections 360 (2) and (3), for a **corner parcel** in the **Developing Area**, no portion of a **building** façade facing a **street** may exceed the maximum **building height** for the District when measured at any point from **grade**.

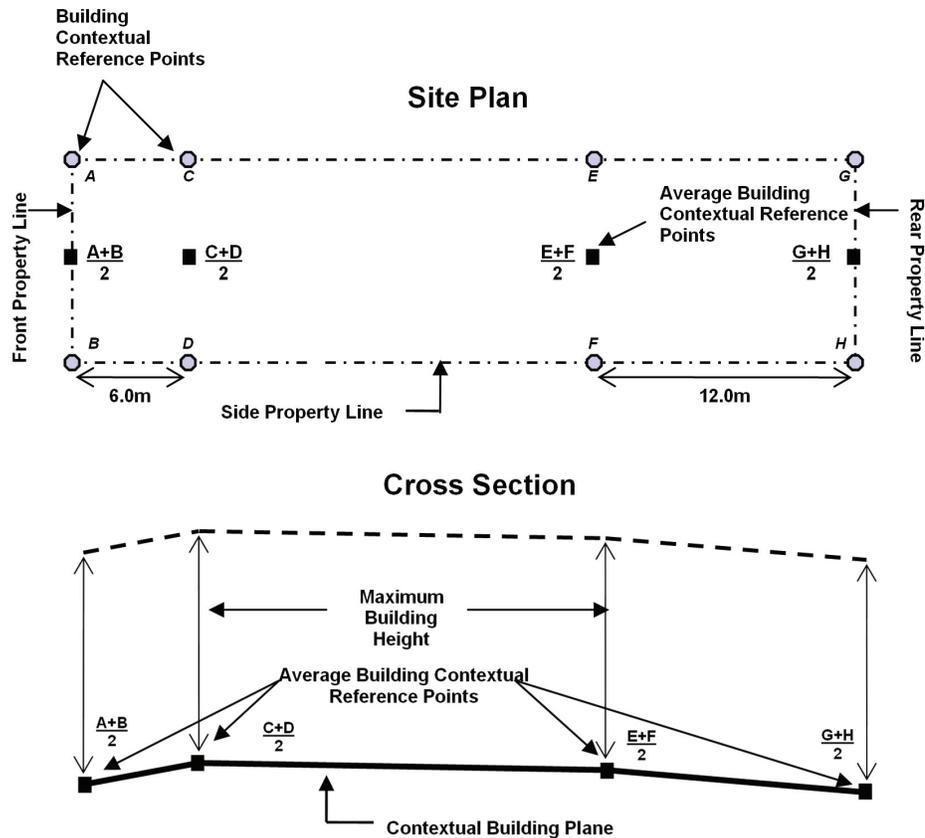
Building Height in the Developed Area

67P2008

- 362** (1) Unless otherwise referenced in (3), the maximum **building height** for a **parcel** in the **Developed Area** is determined by the following method:
- (a) establish the **building contextual reference points**;
 - (b) establish the **average building contextual reference points**;
 - (c) extend the **contextual building plane** between the **average building contextual reference points**;
 - (d) calculate the **average contextual high point**;
 - (e) calculate the **contextual height** by subtracting the greatest **building contextual reference point**, other than those intersecting with the **front property line** or **rear property line**, from the **average contextual high point**; and
 - (f) measure the maximum **building height** allowed in the District upwards from the **contextual building plane**.
- (2) The following diagrams illustrate the rules of subsection (1)

Illustration 2:
Building Height in the Developed Area
Subsection 362(1)

47P2008



- (3) Where an addition to a **main residential building** is less than or equal to 6.0 metres in height from **grade**, the **building height** for the addition is measured from **grade** at any point adjacent to the addition.

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Approved Building Grade Plans

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

Gated Access

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

Minor Residential Addition – Semi-detached Dwelling and Duplex Dwelling

365 *deleted*

Building Depth – Contextual Single Detached Dwelling

- 383** (1) Unless otherwise referenced in subsection (2), the maximum ***building depth*** of a **Contextual Single Detached Dwelling** must be equal to or less than the ***contextual building depth average***.
- (2) A portion of a **Contextual Single Detached Dwelling** less than 6.0 metres in ***building height*** may extend a maximum of 4.6 metres beyond the ***contextual building depth average***.

- (a) the **parcel width** is greater than 10.0 metres; and
- (b) the area of the **parcel** is greater than 400.0 square metres.

Building Length – Contextual Single Detached Dwelling

- 421** (1) Unless otherwise referenced in subsection (2), the maximum **building length** of a **Contextual Single Detached Dwelling** is:
- (a) 17.5 metres for the first **storey**; and
 - (b) 16.0 metres for each **storey** above the first **storey**.
- (2) A **private garage** attached to a **Contextual Single Detached Dwelling** may extend a maximum of 3.0 metres beyond the maximum **building length**, provided the portion that extends is:
- (a) less than 4.6 metres in height; and
 - (b) less than 20.0 square metres in area.

Upper Storey Area – Contextual Single Detached Dwelling

- 422** For a **Contextual Single Detached Dwelling** located on a **parcel** with a **parcel width** greater than 10.0 metres or an area greater than 400.0 square metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** is the lesser of:
- (a) 157.5 square metres; or
 - (b) 22.5 per cent of the area of the **parcel**.

Motor Vehicle Parking Stalls

- 423** The minimum number of **motor vehicle parking stalls** is 2.0 stalls for each **Contextual Single Detached Dwelling** and **Single Detached Dwelling**.

Motor Vehicle Parking Stalls

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

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

Parcel Depth

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

Parcel Area

- 452 (1) Unless otherwise referenced in subsections (2) and (3), the minimum area of a *parcel* is 330.0 square metres.
- (2) The minimum area of a *parcel* containing a **Secondary Suite – Attached Above Grade, Secondary Suite – Attached Below Grade** or a **Secondary Suite – Detached Garage** is 330.0 square metres.
- (3) The minimum area of a *parcel* containing a **Secondary Suite – Attached At Grade** or a **Secondary Suite – Detached Garden** is 390.0 square metres.

Parcel Coverage

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

Building Setback Areas

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

Building Setback from Front Property Line

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

Building Setback from Side Property Line

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

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

Building Setback from Rear Property Line

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

Building Height

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

Motor Vehicle Parking Stalls

- 473** The minimum number of *motor vehicle parking stalls* is 2.0 stalls per **Single Detached Dwelling** located on a *parcel* with a *parcel width* equal to or less than 9.0 metres.

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

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

Building Height

- 487** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**. 13P2008
- (2) The maximum **building height** is 11.0 metres for **Single Detached Dwellings** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres. 57P2008
- (3) The maximum **building height** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
- (4) The maximum **building height** for all other **uses** is 10.0 metres.

Motor Vehicle Parking Stalls

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

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

Building Setback from Rear Property Line

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

Building Height

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

Garbage

- 503** (1) Garbage and waste material containers required for **Townhouse** developments must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) A garbage container enclosure must not be located:
- (a) between a **building** and a **street**; or

- (b) in a required **setback area** from a **street** or another **parcel**.

Recycling Facilities

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

Motor Vehicle Parking Stalls

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

- (2) A garbage container enclosure must not be located:
- (a) between a **building** and a **street**; or
 - (b) in a required **setback area** from a **street** or another **parcel**.

Recycling Facilities

524 Recycling facilities must be provided for a **Manufactured Home Park**.

Retaining Walls

- 570** (1) A **retaining wall** must be less than 1.0 metres in height, measured from lowest **grade** at any point next to the **retaining wall**: 13P2008
- (a) in the case of a **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**:
- (a) in the case of **Multi-Residential Development – Minor**; and
 - (b) for all other **developments**, within 3.0 metres of a **property line**.

Fences

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

Gated Access

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

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

- 573** Any of the following **uses** must comply with the rules of the R-C2 District that apply to such **development**: 67P2008
- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
 - (b) **Duplex Dwelling**;
 - (c) **Minor Residential Addition**;
 - (d) **Secondary Suite**;
 - (e) **Semi-detached Dwelling**; or
 - (f) **Single Detached Dwelling**.

Parcel Access

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

Commercial Multi-Residential Uses

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

- (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:
- (a) C-N1 or C-COR1 District; or
 - (b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, or M-X2 District and contains four or more **Dwelling Units**.

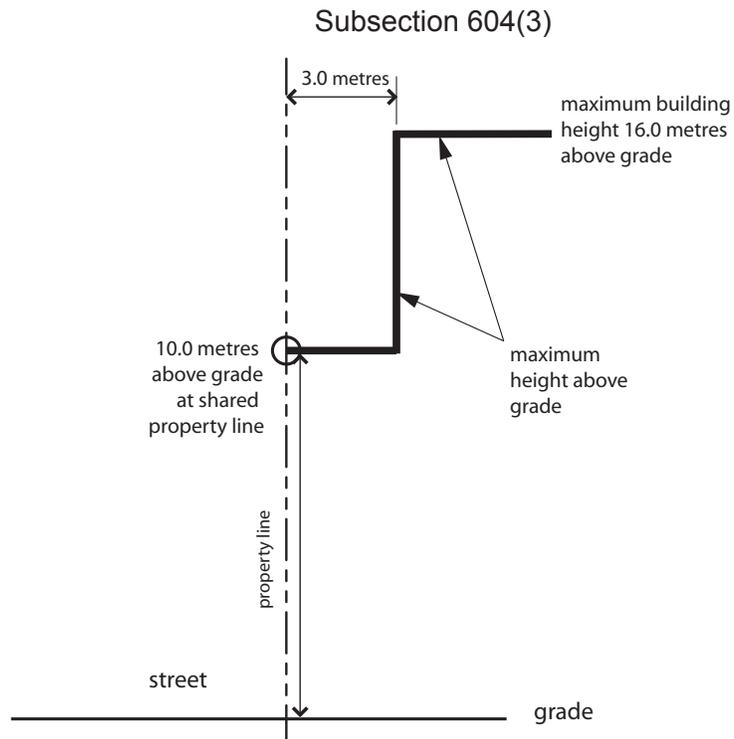
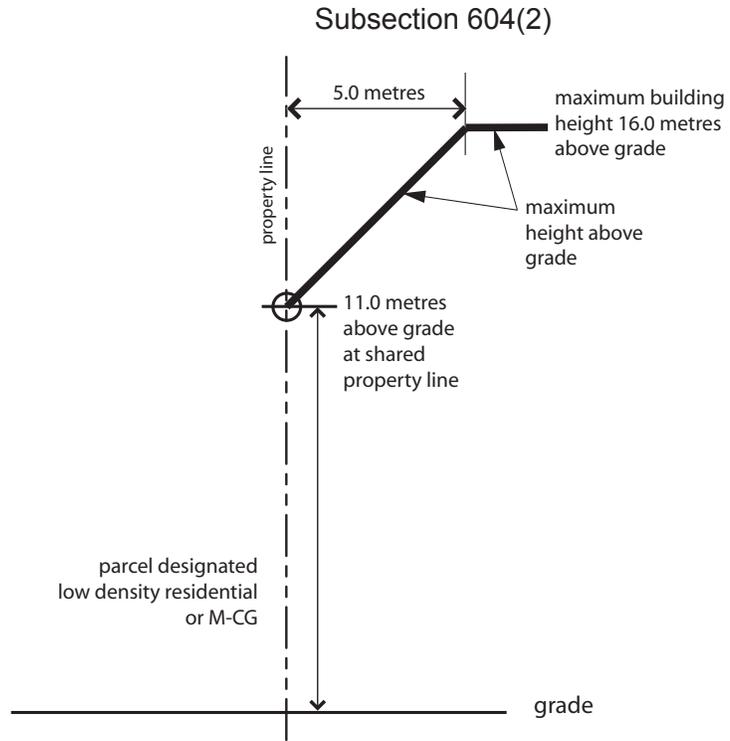
Landscaping

- 603** At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

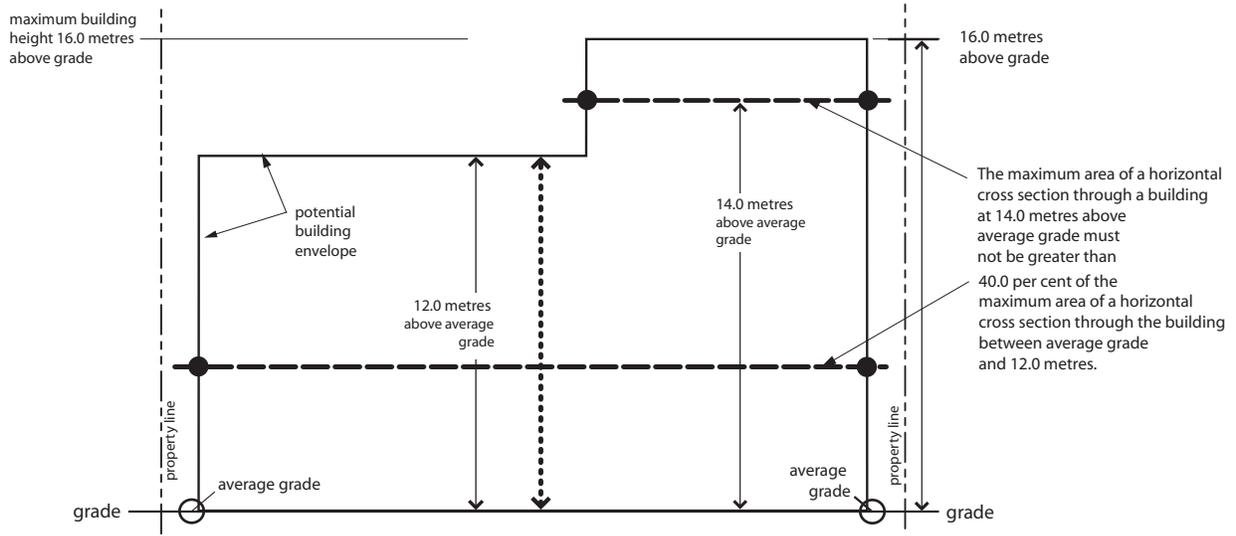
Building Height and Cross Section

- 604** (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 with a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 16.0 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) 16.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at 14.0 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 12.0 metres.
- (5) The following diagrams illustrate the rules of subsections (2), (3) and (4):

Illustration 5:
Building Height and Cross Section in the Multi-Residential
Contextual Medium Profile (M-C2) District



Subsection 604(4)



- (w) **Power Generation Facility – Small;**
- (x) **Print Centre;**
- (y) **Protective and Emergency Service;**
- (z) **Restaurant: Food Service Only – Medium;**
- (aa) **Restaurant: Food Service Only – Small;**
- (bb) **Retail Store;**
- (cc) **Service Organization;**
- (dd) **Specialty Food Store;**
- (ee) **Supermarket;**
- (ff) **Take Out Food Service;**
- (gg) **Temporary Residential Sales Centre;**
- (hh) **Vehicle Rental – Minor;**
- (ii) **Vehicle Sales – Minor;**
- (jj) **Veterinary Clinic;** and
- (kk) **Video Store.**

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;**
 - (d) **Billiard Parlour;**

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- (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;**
- (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;**
- (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;**

- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Temporary Residential Sales Centre;**
- (cc) **Veterinary Clinic;** and
- (dd) **Video Store.**

Discretionary Uses

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** *Uses* listed in subsection 777(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 – Corridor 1 District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Artist’s Studio;**
 - (d) **Billiard Parlour;**
 - (e) **Child Care Service;**
 - (f) **Cinema;**
 - (g) **Computer Games Facility;**
 - (g.1) **Conference and Event Facility;**
 - (h) **Custodial Care;**
 - (i) **Drinking Establishment – Medium;**
 - (j) **Drinking Establishment – Small;**
 - (k) **Dwelling Unit;**
 - (l) **Home Occupation – Class 2;**
 - (m) **Hotel;**
 - (n) **Indoor Recreation Facility;**

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- (o) **Instructional Facility – Inside;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Sign C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- (gg) **Special Function Tent – Commercial;**
- (hh) **Supermarket; and**
- (ii) **Utility Building.**

Rules

779 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

- (cc) **Specialty Food Store;**
- (dd) **Take Out Food Service;**
- (ee) **Temporary Residential Sales Centre;**
- (ff) **Veterinary Clinic;** and
- (gg) **Video Store.**

Discretionary Uses

- 798 (1)** **Uses** listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** **Uses** listed in subsection 797(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 – Corridor 2 District:
- (a) **Addiction Treatment;**
 - (b) **Amusement Arcade;**
 - (c) **Artist’s Studio;**
 - (d) **Auto Service – Major;**
 - (e) **Auto Service – Minor;**
 - (f) **Billiard Parlour;**
 - (g) **Car Wash – Multi-Vehicle;**
 - (h) **Car Wash – Single Vehicle;**
 - (i) **Child Care Service;**
 - (j) **Cinema;**
 - (k) **Computer Games Facility;**
 - (k.1) **Conference and Event Facility;**
 - (l) **Custodial Care;**
 - (m) **Dinner Theatre;**
 - (n) **Drinking Establishment – Medium;**

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- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Dwelling Unit;**
- (r) **Funeral Home;**
- (s) **Gas Bar;**
- (t) **Health Services Laboratory – without Clients;**
- (u) **Home Occupation – Class 2;**
- (v) **Hotel;**
- (w) **Indoor Recreation Facility;**
- (x) **Instructional Facility – Inside;**
- (y) **Liquor Store;**
- (z) **Live Work Unit;**
- (aa) **Outdoor Café;**
- (bb) **Parking Lot – Grade;**
- (cc) **Parking Lot – Structure;**
- (dd) **Pawn Shop;**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Residential Care;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**

- (cc) **Restaurant: Licensed – Small;**
- (dd) **Retail Store;**
- (ee) **Service Organization;**
- (ff) **Specialty Food Store;**
- (gg) **Supermarket;**
- (hh) **Take Out Food Service;**
- (ii) **Temporary Residential Sales Centre;**
- (jj) **Vehicle Rental – Minor;**
- (kk) **Vehicle Sales – Minor;**
- (ll) **Veterinary Clinic;** and
- (mm) **Video Store.**

Discretionary Uses

- 815 (1)** *Uses* listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.
- (2)** *Uses* listed in subsection 814(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 – Corridor 3 District:
- (a) **Amusement Arcade;**
 - (b) **Auto Body and Paint Shop;**
 - (c) **Auto Service – Major;**
 - (d) **Auto Service – Minor;**
 - (e) **Beverage Container Drop-Off Depot;**
 - (f) **Billiard Parlour;**
 - (g) **Car Wash – Multi-Vehicle;**
 - (h) **Car Wash – Single Vehicle;**

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- (i) **Child Care Service;**
- (j) **Cinema;**
- (k) **Computer Games Facility;**
- (k.1) **Conference and Event Facility;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- (u.1) **Large Vehicle Sales;**
- (v) **Liquor Store;**
- (w) **Market;**
- (x) **Night Club;**
- (y) **Outdoor Café;**
- (z) **Parking Lot – Grade;**
- (aa) **Parking Lot – Structure;**
- (bb) **Pawn Shop;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Small;**
- (ee) **Power Generation Facility – Medium;**
- (ff) **Post-secondary Learning Institution;**
- (gg) **Printing, Publishing and Distributing;**
- (hh) **Recreational Vehicle Sales;**

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- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**
- (oo) **Social Organization;**
- (pp) **Special Function Tent – Commercial;**
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Major; and**
- (ss) **Vehicle Sales – Major.**

Rules

816 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

817 The maximum area of a **parcel** is 3.2 hectares.

Floor Area Ratio

818 The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “f” indicated on the Land Use District Maps.

Building Height

819 The maximum **building height** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

Use Area

- 820** (1) Unless otherwise referenced in subsections (2) and (3), there is no **use area** restriction in the Commercial – Corridor 3 District.
- (2) The maximum **use area** of a **Retail Store**, or a **Retail Store**, combined with any other **use**, is 3600.0 square metres.
- (3) The maximum **use area** of a **Supermarket**, or a **Supermarket**, combined with any other **use**, is 3600.0 square metres.

Front Setback Area

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

Rear Setback Area

- 822** (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 1.2 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.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor or street**, the **rear setback area** must have a minimum depth of 6.0 metres;
 - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

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Side Setback Area

- 823** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 3.0 metres;

- (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
 - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
 - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 6.0 metres;
 - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
 - (c) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 3.0 metres.

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Landscaping In Setback Areas

- 824 (1) 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) 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**.
- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or with a **lane** that separates the **parcel** from 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:
 - (i) for every 30.0 square metres; or
 - (ii) 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**.

- (3) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area** for that **setback area**.
- (4) Where a **setback area** shares a **property line** with a **lane** but there is no approved access to the **parcel** from the **lane** or with 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

- 825 (1) Unless otherwise referenced in subsection (2), the minimum number of **motor vehicle parking stalls** for all **uses** is the requirement referenced in Part 4.
- (2) On parcels 0.4 hectares or less, the minimum number of **motor vehicle parking stalls** for a **Beauty and Body Service, Information and Service Provider, Personal Apparel Service, Pet Care Service, Photographic Studio, Print Centre, and Retail Store** is:
- (a) 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
 - (b) 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.

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Reductions of Minimum Motor Vehicle Parking Requirement

- 826 (1) The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where:
- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
 - (b) the number of stalls required was determined by using the provisions referenced in subsections 825(1) and 825(2)(b).

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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**;
 - (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**;
 - (h) **Sign – Class C**;
 - (i) **Sign – Class E**;
 - (j) **Sign – Class F**;
 - (k) **Special Function Tent – Commercial**;
 - (l) **Utility Building**;
 - (m) **Veterinary Clinic**; and
 - (n) **Video Store**.

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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 Store**, or a **Retail Store** combined with any other **use**, is 465.0 square metres.

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.

- (2) Where the *parcel* shares a *rear property line* with:
- (a) an *LRT corridor* or *street*, the *rear setback area* must have a minimum depth of 6.0 metres; 67P2008
 - (b) a *lane* that separates the *parcel* from a *parcel* designated as a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and
 - (c) a *lane*, in all other cases, the *rear setback area* must have a minimum depth of 3.0 metres.

Side Setback Area

- 837 (1) Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a *commercial district*, the *side setback area* must have a minimum depth of 3.0 metres;
 - (b) an *industrial district*, the *side setback area* must have a minimum depth of 3.0 metres;
 - (c) a *residential district*, the *side setback area* must have a minimum depth of 6.0 metres; and
 - (d) a *special purpose district*, the *side setback area* must have a minimum depth of 6.0 metres.
- (2) Where the *parcel* shares a *side property line* with:
- (a) an *LRT corridor* or *street*, the *side setback area* must have a minimum depth of 6.0 metres; 67P2008
 - (b) a *lane* that separates the *parcel* from a *parcel* designated as a *residential district*, the *side setback area* must have a minimum depth of 6.0 metres; and
 - (c) a *lane*, in all other cases, the *side setback area* must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 838 (1) 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) 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**.
- (2) 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:
 - (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by **low water irrigation system**; and
 - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (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) 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**.

Employee Area

839 All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

Reductions of Minimum Motor Vehicle Parking Requirement

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- 840** (1) The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where the **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**.
- (2) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced by 5.0 per cent where:
- (a) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates, and

Front Setback Area

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

Rear Setback Area

- 854** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) Commercial – Regional 1 District, there is no requirement for a **rear setback area**;
 - (b) any other **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (c) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (d) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (e) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

(2) Where the **parcel** shares a **rear property line** with:

- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;
- (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
- (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

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Side Setback Area

- 855** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) Commercial – Regional 1 District, there is no requirement for a **side setback area**;
 - (b) any other **commercial district**, the **side setback area** must have a minimum depth of 3.0 metres;
 - (c) an **industrial district**, the **side setback area** must have a minimum depth of 3.0 metres;
 - (d) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and

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- (e) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
 - (a) an **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 6.0 metres;
 - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
 - (c) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 856** (1) 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) 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**.
- (2) 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:
 - (i) for every 30.0 square metres; or
 - (ii) 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**.
- (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

- (cc) **Photographic Studio;**
- (dd) **Power Generation Facility – Small;**
- (ee) **Print Centre;**
- (ff) **Protective and Emergency Service;**
- (gg) **Restaurant: Food Service Only – Large;**
- (hh) **Restaurant: Food Service Only – Medium;**
- (ii) **Restaurant: Food Service Only – Small;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Restaurant: Licensed – Small;**
- (ll) **Retail Store;**
- (mm) **Service Organization;**
- (nn) **Specialty Food Store;**
- (oo) **Supermarket;**
- (pp) **Take Out Food Service;**
- (qq) **Temporary Residential Sales Centre;**
- (rr) **Vehicle Rental – Minor;**
- (ss) **Vehicle Sales – Minor;**
- (tt) **Veterinary Clinic; and**
- (uu) **Video Store.**

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:

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- (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;**
- (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;**
- (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) **Power Generation Facility – Small;**
- (bb) **Print Centre;**
- (cc) **Protective and Emergency Service;**
- (dd) **Radio and Television Studio;**
- (ee) **Restaurant: Food Service Only – Medium;**
- (ff) **Restaurant: Food Service Only – Small;**
- (gg) **Restaurant: Licensed – Medium;**
- (hh) **Restaurant: Licensed – Small;**
- (ii) **Retail Store;**
- (jj) **Service Organization;**
- (kk) **Specialty Food Store;**
- (ll) **Supermarket;**
- (mm) **Take Out Food Service;**
- (nn) **Temporary Residential Sales Centre;**
- (oo) **Vehicle Rental – Minor;**
- (pp) **Vehicle Sales – Minor;**
- (qq) **Veterinary Clinic;** and
- (rr) **Video Store.**

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;**

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- (b) **Auto Service – Minor;**
- (c) **Beverage Container Drop-Off Depot;**
- (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) **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;**
- (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;**

Screening

- 914 (1)** Loading docks that are part of a **building** must be **screened** from view when **adjacent** to:
- (a) an **expressway** or **major street**; or
 - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.
- (2)** Where a **use** has activities carried on outside of a **building**, those activities must be **screened** from view of:
- (a) an **adjacent expressway** or **major street**; or
 - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

Gross Floor Area for Office

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- 914.1** An **Office** must not exceed 10.0 per cent of the total cumulative **gross floor area** of a **building** when it is independent of all other **uses** in the same **building**;

Front Setback Area

- 915** Where the **parcel** shares a **front property line** with:
- (a) an **expressway** or **major street**, the **front setback area** must have a minimum depth of 6.0 metres; and
 - (b) any **street**, other than an **expressway** or **major street**, the **front setback area** must have a minimum depth of 4.0 metres.

Rear Setback Area

- 916 (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 1.2 metres;
 - (b) an **industrial district**:
 - (i) the **rear setback area** must have a minimum depth of 1.2 metres; or
 - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
 - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;

- (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.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
 - (b) the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres;
 - (c) a **lane**, there is no requirement for a **rear setback area**; and
 - (d) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 4.0 metres.

Side Setback Area

- 917 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
 - (b) an **industrial district**:
 - (i) the **side setback area** must have a minimum depth of 1.2 metres; or
 - (ii) in the case where walls facing the **side property line** are constructed of materials that do not require maintenance, there is no requirement for a **side setback area**; or
 - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **side setback area**;
 - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
 - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.

Division 3: Industrial – Business f#h# (I-B f#h#) District

Purpose

- 922** The Industrial – Business District is intended to be characterized by:
- (a) prestige, high quality, manufacturing and office **developments**;
 - (b) **parcels** in desirable locations that contribute to employment centres or locations that are visible from **expressways** and **major streets**;
 - (c) activities contained within **buildings**;
 - (d) a limited range of small **uses** that provide services to the office and industrial **uses** within the immediate area;
 - (e) pedestrian pathway connections to and between **buildings** and to transit;
 - (f) flexibility in **building** density established through **floor area ratios** for individual **parcels**; and
 - (g) varying **building heights** established through maximum **building height** for individual **parcels**.

Permitted Uses

- 923** (1) The following **uses** are **permitted uses** in the Industrial – Business 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 Industrial – Business District if they are located within existing approved **buildings**:
- (a) **Catering Service – Minor**;
 - (b) **Computer Games Facility**;
 - (c) **Convenience Food Store**;
 - (d) **Counselling Service**;

- (e) **Financial Institution;**
- (f) **Food and Beverage Processor – Class 1;**
- (g) **Health Services Laboratory – without Clients;**
- (h) **Household Appliance and Furniture Repair Service;**
- (i) **Industrial Design and Testing – Inside;**
- (j) **Industrial Repair and Service – Inside;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Instructional Facility – Inside;**
- (n) **Office;**
- (o) **Photographic Studio;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service; and**
- (s) **Radio and Television Studio.**

Discretionary Uses

924 (1) *Uses* listed in subsection 923(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Business District.

(2) The following *uses* are **discretionary uses** in the Industrial – Business District:

- (a) **Beauty and Body Service;**
- (b) **Brewery and Distillery – Class 1;**
- (c) **Child Care Service;**
- (c.1) **Conference and Event Facility;**
- (d) **Drinking Establishment – Small;**
- (e) **Drive Through;**
- (f) **Fitness Centre;**
- (g) **Gas Bar;**

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Division 5: Special Purpose – Recreation (S-R) District

Purpose

- 1041 (1)** The Special Purpose – Recreation District is intended to:
- (a) accommodate a range of indoor and outdoor recreation uses;
 - (b) provide for complementary **uses** located within **buildings** occupied by indoor and outdoor recreation **uses**; and
 - (c) be applied to **parcels** of various sizes with a greater range of **use** intensities.
- (2)** The Special Purpose – Recreation District should not be applied to land dedicated as reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

- 1042** The following **uses** are **permitted uses** in the Special Purpose – Recreation District:
- (a) **Natural Area**;
 - (b) **Park**;
 - (c) **Park Maintenance Facility – Small**;
 - (d) **Power Generation Facility – Small**;
 - (e) **Sign – Class A**;
 - (f) **Special Function Tent – Recreational**; and
 - (g) **Utilities**.

Discretionary Uses

- 1043 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Recreation District:
- (a) **Community Entrance Feature**;
 - (b) **Community Recreation Facility**;
 - (c) **Food Kiosk**;
 - (d) **Indoor Recreation Facility**;
 - (e) **Library**;
 - (f) **Museum**;

- (g) **Outdoor Café;**
- (h) **Outdoor Recreation Area;**
- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E; and**
- (r) **Spectator Sports Facility.**

- (2) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre or Spectator Sports Facility:**

- (a) **Accessory Liquor Service;**
- (a.1) **Beauty and Body Service;**
- (b) **Child Care Service;**
- (b.1) **Conference and Event Facility;**
- (c) **Medical Clinic;**
- (d) **Proshop;**
- (e) **Restaurant: Food Service Only – Medium;**
- (f) **Restaurant: Food Service Only – Small;**
- (g) **Restaurant: Licensed – Medium; and**
- (h) **Restaurant: Licensed – Small.**

- (3) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park:**

- (a) **Proshop;**
- (b) **Restaurant: Food Service Only – Small; and**
- (c) **Restaurant: Licensed – Small.**

- (4) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur in a **building** approved as a **Community Recreation Facility:**

- (a) **Child Care Service.**

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- (5) The following **uses** are **discretionary uses** in the Special Purpose – Recreation District when they occur in a **building** approved as part of an **Outdoor Recreation Area**:
- (a) **Beauty and Body Service;**
 - (b) **Child Care Service;**
 - (c) **Conference and Event Facility;**
 - (d) **Drinking Establishment – Large;**
 - (e) **Drinking Establishment – Medium;**
 - (f) **Drinking Establishment – Small;**
 - (g) **Proshop;**
 - (h) **Restaurant: Food Service Only – Large;**
 - (i) **Restaurant: Food Service Only – Medium;**
 - (j) **Restaurant: Food Service Only – Small;**
 - (k) **Restaurant: Licensed – Large;**
 - (l) **Restaurant: Licensed – Medium; and**
 - (m) **Restaurant: Licensed – Small.**

Rules

1044 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Use Area

1045 (1) Unless otherwise referenced in subsections (2), there is no **use area** requirement in the Special Purpose – Recreation District.

(2) The maximum cumulative **use area** for all:

- (a) **Medical Clinics** is 1000.0 square metres;
- (b) **Proshops** is 465.0 square metres; and
- (c) **Child Care Services** is 1000.0 square metres.

Front Setback Area

1046 The **front setback area** must have a minimum depth of 3.0 metres.

Rear Setback Area

- 1047** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (b) any other District, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with a **lane, LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 1048** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
 - (b) any other District, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) 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

- 1049** (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2) Where a **setback area** shares a **property line** with an **LRT corridor, street** or **parcel** designated as a **residential district**, the **setback area** must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or
 - (b) 1.0 trees and 2.0 shrubs 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 **lane** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:

- (a) 1.0 trees and 2.0 shrubs for every 45.0 square metres; or
- (b) 1.0 trees and 2.0 shrubs for every 60.0 square metres, where irrigation is provided by a **low water irrigation system**.

Additional Landscaping Requirements

- 1050** (1) All areas of a **parcel** must be a **soft surfaced landscaped area** unless specifically allowed by the **Development Authority**.
- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk referenced in subsection (2); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** to the **building**.
- (5) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
 - (b) be a minimum width of 2.0 metres;
 - (c) have a different surfacing than the surfacing of parking areas on the **parcel**; and
 - (d) be raised above the surface of the parking area when located in a parking area.

Landscaping for Large Parking Area

- 1051** (1) Landscaping is required in a parking area when the total surface area containing the required drive aisles, **motor vehicle parking stalls** and vehicular access for a **development** is equal to or greater than 5000.0 square metres.
- (2) **Landscaped areas** in the parking area:
- (a) must be provided at a ratio of 0.15 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and

- (b) must be provided as a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area** in the form of islands and strips.
- (3) Islands provided in the parking area must:
- (a) be provided at the beginning and end of every row of **motor vehicle parking stalls**;
 - (b) be provided for every 20 **motor vehicle parking stalls** in a row with no more than 20 stalls between islands;
 - (c) be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres;
 - (d) provide a minimum of 1.0 trees and 2.0 shrubs; and
 - (e) be surrounded by a concrete curb.
- (4) Strips provided in the parking area must:
- (a) be provided for every four (4) rows of **motor vehicle parking stalls** with no more than four (4) rows between strips;
 - (b) be perpendicular to the **motor vehicle parking stalls** for the full length of the parking stall row;
 - (c) be a minimum depth of 2.0 metres;
 - (d) provide a minimum of 1.0 trees every 15.0 metres of the length of the strip; and
 - (e) be surrounded by a concrete curb.
- (5) If the application of these rules results in an island or a strip being contiguous with a **setback area**, that island or strip is not required at that location on the **parcel**.
- (6) Sidewalks connecting the **public entrance** to a public sidewalk and sidewalks connecting the parking area to the **public entrance** may be included in determining whether the **development** satisfies the requirement of this section.

Reductions to Minimum Required Motor Vehicles Parking Stalls

- 1052** The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where the **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**.

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Division 6: Special Purpose – Community Institution (S-CI) District

Purpose

1053 The Special Purpose – Community Institution District is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of building forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

Permitted Uses

1054 The following *uses* are *permitted uses* in the Special Purpose – Community Institution District:

- (a) **Natural Area;**
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;**
- (g) **Special Function Tent – Recreational; and**
- (h) **Utilities.**

Discretionary Uses

1055 (1) The following *uses* are *discretionary uses* in the Special Purpose – Community Institution District:

- (a) **Addiction Treatment;**
- (b) **Cemetery;**
- (c) **Child Care Service;**
- (d) **Columbarium;**
- (d.1) **Conference and Event Facility;**
- (e) **Crematorium;**
- (f) **Custodial Care;**

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- (g) **Food Kiosk;**
 - (h) **Hospital;**
 - (i) **Instructional Facility – Inside;**
 - (j) **Library;**
 - (k) **Museum;**
 - (l) **Performing Arts Centre;**
 - (m) **Place of Worship – Large;**
 - (n) **Place of Worship – Medium;**
 - (o) **Place of Worship – Small;**
 - (p) **Post-secondary Learning Institution;**
 - (q) **Power Generation Facility – Medium;**
 - (r) **Residential Care;**
 - (s) **School – Private;**
 - (t) **Service Organization;**
 - (u) **Sign – Class C;**
 - (v) **Sign – Class D;**
 - (w) **Sign – Class E;**
 - (x) **Sign – Class F;**
 - (y) **Social Organization;**
 - (z) **Special Function Tent – Recreational;**
 - (aa) **Spectator Sports Facility;** and
 - (bb) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* if they are located in existing *buildings* containing **Dwelling Units** at the time of the effective date of this Bylaw:
- (a) **Multi-Residential Development.**

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

DISASSEMBLY GROUP

Auto Wrecker
Recycling Plant

EATING AND DRINKING GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

PERSONAL SERVICE GROUP

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

PRODUCTION GROUP

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

RESIDENTIAL GROUP

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

SALES GROUP

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

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Identification Sign

Sign – Class C

Freestanding Identification Sign

Sign – Class D

Canopy Identification Sign
 Projecting Identification Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

STORAGE GROUP

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

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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