THE CITY OF CALGARY
LAND USE BYLAW 1P2007
OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008  June 1, 2008  32P2009  December 14, 2009
13P2008  June 1, 2008  46P2009  December 14, 2009
15P2008  June 1, 2008  38P2009  December 15, 2009
47P2008  June 1, 2008
48P2008  June 1, 2008
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50P2008  June 1, 2008
53P2008  June 1, 2008
54P2008  May 12, 2008
57P2008  June 9, 2008
67P2008  October 1, 2008
68P2008  October 6, 2008
71P2008  December 22, 2008
51P2008  January 4, 2009
75P2008  January 4, 2009
1P2009  January 26, 2009
10P2009  April 21, 2009
17P2009  June 1, 2009
28P2009  July 13, 2009
31P2009  September 14, 2009
41P2009  October 13, 2009

NOTE:

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

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

Printed by the City Clerk by authority of City Council.
Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

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

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

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

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.
# PART 4: USES AND USE RULES

## Division 1: General Provisions

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### PART 11: CENTRE CITY DISTRICTS

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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 at least two other **buildings** on the same block face, the average **building setback** from the **front property line** of the **contextual adjacent buildings**;

(b) where there is only one other **building** on the same block face, the **building setback** from the **front property line** of the **contextual adjacent building**; and

(c) where there is no other **building** on the same block face, 3.0 metres measured from the **front property line**.

(40) “**contextual height**” means the **average contextual high point**, less the greatest **building 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**.

(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.
“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.

“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.

“Council” means the municipal Council of the City.

“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.

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

“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.

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

“Developing Area” means the area identified as the Developing Area on the Developed Area and Developing Area Map and illustrated on Map 2.
Map 2:
Developed Area and Developing Area
“grade” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.

“gross floor area” means the sum of the areas of all above grade floors of a building measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where buildings are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.

“gross usable floor area” means, for the purpose of calculating motor vehicle parking stalls, bicycle parking stalls and loading stalls, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use area in a building, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two uses, but does not include:

(a) elevator shafts;
(b) stairwells;
(c) crawl spaces;
(d) mechanical or electrical rooms;
(e) indoor garbage or recycling storage;
(f) areas used for parking and loading;
(g) areas below grade used for storage and not accessible to the public; and
(h) common corridors and halls available to more than one use.

“gross vehicle weight” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle.

“hard surfaced landscaped area” means an area with a surface consisting of materials that:

(a) are not living or derived from living organisms; or
(b) were once living but are now formed into a structure;
(c) may include, but are not limited to, brick, concrete, stone and wood; and
(d) must not include asphalt.
(74) “industrial district” means any one or more of the land use districts described in Part 8.

(75) “kitchen” means facilities used or designed to be used for the cooking or preparation of food.

(75.1) “laboratory” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of research and development.

(76) “landing” means an uncovered platform extending horizontally from a building, abutting an entry door and providing direct access to grade or stairs.

(77) “landscaped area” means that portion of a parcel that is required to be a hard surfaced landscaped area or soft surfaced landscaped area.

(78) “lane” means a roadway that is primarily intended to give access to the rear of buildings and parcels.

(79) “laned parcel” means a parcel which is bounded at least in part by a lane.

(80) “laneless parcel” means a parcel which is not bounded wholly or partially by a lane.

(81) “large vehicle” means a vehicle, other than a recreational vehicle, with:

(a) a gross vehicle weight in excess of 4500 kilograms, in the case of a vehicle with gross vehicle weight specified by the manufacturer of the vehicle;

(b) a vehicle with a weight in excess of 2500 kilograms, where no gross vehicle weight is specified by the manufacturer of the vehicle; or

(c) a vehicle with an enclosed cargo area greater than 17.5 cubic metres.

(82) “light fixture” means a lighting module that has one or more luminaires and luminaire holders.

(83) “loading stall” means an area to accommodate a vehicle while being loaded or unloaded.

(84) “low density residential district” means any one or more of the land use districts described in Part 5.
“low water irrigation system” means an automated underground irrigation system which includes:

(a) a rain sensor or a soil moisture sensor;
(b) a flow sensor for leak detection; and
(c) a master valve to secure the system if a leak is detected.

“LRT corridor” means a street, parcel or railroad right-of-way used for a light rail transit system.

“LRT platform” means a platform used for embarking and disembarking light rail transit passengers.

“LRT station” means a light rail transit station.

“main residential building” means a building containing one or more Dwelling Units but does not include an Accessory Residential Building that contains a Secondary Suite.

“major street” means a street identified as a major street in the Transportation Bylaw.

“modular construction” means a method of constructing whereby most of the parts of a building have been constructed in an off-site manufacturing facility and transported to a parcel where the parts are assembled and anchored to a permanent foundation.

“motor vehicle parking stall” means an area for the parking of a single motor vehicle.

“mounting height” means the vertical distance between the lowest part of the light fixture and the grade directly below the light fixture.

“multi-residential district” means any one or more of the land use districts described in Part 6 and the CC-MH and CC-MHX districts contained in Part 11.

“non-conforming building” means a building:

(a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective; and
(b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.
(96) “non-conforming use” means a lawful specific use:
   (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective; and
   (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

(97) “open balcony” means a balcony that is unenclosed on three sides, other than by a railing, balustrade or privacy wall.

(98) “overland flow area” means those lands abutting the floodway or the flood fringe, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.

(99) “parcel” means
   (a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
   (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N and R-2 districts, includes a bare land unit created under a condominium plan;”

(100) “parcel coverage” means that portion of a parcel upon which covered buildings are located as measured from a point at grade directly below the outside surface of the exterior walls of a building, including any covered projections less than 2.4 metres above grade, but excluding Accessory Residential Buildings which in aggregate are less than 10.0 square metres.

(101) “parcel depth” means the length of a line joining the mid-points of the front property line and the rear property line.

(102) “parcel width” means the distance between the side property lines of a parcel measured at a right angle to the mid-point of the shortest side property line.

(103) “patio” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above grade, intended for use as an outdoor amenity space.

(104) “permitted use” means a use of land or a building that is listed as such use in a land use district or a Direct Control District Bylaw.

(105) “personal sale” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.
(106) “pick-up and drop-off stall” means a motor vehicle parking stall intended only for a motor vehicle to stop while picking up or dropping off passengers.

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

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

(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.

(109) “private amenity space” means amenity space provided for the use of the occupants of only one unit.

(110) “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.
(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.

(119.1) “research and development” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers.

(120) “residential district” means any of the land use districts in the low density residential districts and the multi-residential districts.

(121) “retaining wall” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.

(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:

(a) is 0.40 hectares or larger;
(b) contains more than one commercial use, being primarily retail and personal service, with shared parking; and
(c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.
(c) **Special Function Tent – Recreational** where the use of the parcel is educational, institutional, recreational or residential; and

(d) **Utilities.**

(2) The following uses are deemed to be *discretionary uses* on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the areas as Direct Control:

(a) **Community Entrance Feature;**

(a.1) **Home Based Child Care – Class 2** where the listed uses include **Single Detached Dwelling;**

(b) **Home Occupation – Class 2,** where the listed uses include a **Dwelling Unit;**

(c) **Signs – Class B, Class C, Class D,** and **Class E;**

(d) **Special Function Tent – Commercial** where the use of the parcel is commercial or industrial; and

(e) **Utility Building.**

(3) The following uses must only be listed as a use on a *parcel* that has been designated Direct Control:

(a) **Adult Mini-Theatre;**

(b) **Campground;**

(c) **Emergency Shelter;**

(d) **Fertilizer Plant;**

(e) **Firing Range;**

(f) **Gaming Establishment – Casino;**

(g) **Hide Processing Plant;**

(h) **Intensive Agriculture;**

(i) **Inter-City Bus Terminal;**

(j) **Jail;**

(k) **Motorized Recreation;**

(l) **Natural Resource Extraction;**

(m) **Pits and Quarries;**
(n) Power Generation Facility – Large;
(o) Race Track;
(p) Refinery;
(q) Salvage Processing – Heat and Chemicals;
(r) Sawmill;
(s) Slaughter House;
(t) Stock Yards;
(u) Tire Recycling;

(u.1) Waste Disposal and Treatment Facility when not operated by, or on behalf of, the City; and

(v) Zoo.

(4) The uses listed in subsection (3) may be either permitted or discretionary in accordance with the use lists of the Direct Control Bylaw.

(5) Where an activity is proposed and it does not fall within any of the definitions of uses or any combination of uses defined in Part 4, the General Manager must recommend to Council that the activity be considered only through a Direct Control Bylaw or that this Bylaw be amended to include such use.

Reference to Other Bylaws in Direct Control Bylaws

22 (1) Where a parcel is designated with a Direct Control District:

(a) pursuant to this Bylaw, a reference to a section of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and

(b) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by Council at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the parcel Direct Control.

(2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:

(a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and
Division 3: Development Permits

Requirement for a Development Permit
23  A development permit is required for every development unless it is otherwise exempted in this division.

Conditions for Development Permit Exemptions
24  A development listed in section 25 will only be exempt from the requirement to obtain a development permit if it:

(a) complies with the rules of this Bylaw;
(b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
(c) is not located in the floodway, flood fringe or overland flow area; and
(d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; or
(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
(f) in the case of development described in section 25(cc) of this Bylaw, complies with the rules of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97; or
(g) in the case of development described in section 25(hh) of this Bylaw, complies with the rules of Part 10.

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) an exterior alteration or addition to a Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling where:
   (i) listed as a discretionary use;
   (ii) the addition and alteration complies with the rules of section 365; and
   (ii) the existing building is not listed on the City inventory of potential heritage sites.
(g) an addition to a **Contextual Single Detached Dwelling**;

(i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or

(ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;

(h) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use**;

(i) a satellite dish antenna less than 1.0 metre in diameter;

(j) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:

(i) is not located within the **actual front setback area**;

(ii) has a total area less than 15.0 per cent of the **parcel** area; and

(iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;

(k) **retaining walls** that are less than 1.0 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall**;

(l) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;

(m) a **Special Function Tent – Recreational** if it is located in:

(i) any **commercial district, industrial district** or the Special Purpose – City and Regional Infrastructure District provided it:

   (A) has a **gross floor area** of 120.0 square metres or less; or

   (B) has a **gross floor area** greater than 120.0 square metres; and

   (C) is not located on a **parcel** that abuts a **residential district** or is only separated from a **residential district** by an intervening **street** or **lane**;
**PART 4: USES AND USE RULES**

**Division 1: General Provisions**

**Interpretation**

130  
(1) Unless otherwise referenced in subsection (7), 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) Unless otherwise referenced in subsection (7), 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 *use* and includes ancillary functions, such as, but not limited to, reception and administration areas, storage areas, toilet facilities, staff rooms, loading and unloading facilities and fleet vehicles.

(7) Where this Part contains a definition or rules for a *use* that expressly includes another *use* or allows for another *use* to be combined with it, the other *use* must be read to be part of the defined *use*.

(8) Where a *use* definition references examples to aid in the interpretation of the *use* they are not intended to be exclusive or restrictive unless otherwise stated in the *use* definition.

**Identification of Proposed Uses within a Development Permit Application**

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(1) When a proposed *development* is not a listed *use* within the applicable land use district the *development permit* application must be refused.

(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*. 
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:

- multiple uses including at least one discretionary use that is not a sign; or
- a permitted use which shares a use area with a discretionary use.

Commencement of Development for a Development Permit Authorizing Multiple Uses

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

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.

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.

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.

A change of use:

- must provide the minimum bicycle parking stall requirement in effect for that use as of the date of the change of use; or
- 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.

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

The following uses are permitted uses in all Districts, regardless of whether they are listed in the District:

- Motion Picture Filming Location;
- Public Transit System; and
- Utilities – Linear.
(2) The following *uses* are *discretionary uses* in all Districts, regardless of whether they are listed in the District:

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

**Deemed Uses**

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

- Animal Feed Processor – Class 1;
- Brewery and Distillery – Class 1;
- Contractor’s Shop – Class 1;
- Food and Beverage Processor – Class 1;
- Health Services Laboratory – Without Clients;
- Household Appliance and Furniture Repair Service;
- Industrial Design and Testing – Inside;
- Industrial Repair and Service – Inside;
- Manufacturer – Class 1;
- Printing, Publishing and Distributing; and
- Warehouse – Storage Only.

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

- Animal Feed Processor – Class 2;
- Brewery & Distillery – Class 2;
- Contractor’s Shop – Class 2;
- Food and Beverage Processor – Class 2;
- Industrial Design and Testing – Outside;
- Industrial Repair and Service – Outside; and
- Manufacturer – Class 2.

(3) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following *uses* are deemed to be the Specialized Industrial use when the *use* is located in, or the Direct Control District references, the I-B or S-URP Districts:
(a) Industrial Design and Testing – Inside;
(b) Industrial Repair and Service – Inside;
(c) Manufacturer – Class 1; and
(d) Health Services Laboratory – Without Clients.

(4) In any development permit or Direct Control District approved after the effective date of this Bylaw:

(a) Manufacturer – Class 3 is deemed to be the General Industrial – Heavy use;
(b) Instructional Facility – Inside and Instructional Facility – Outside are deemed to be the Instructional Facility use;
(c) Large Vehicle Sales is deemed to be the Large Vehicle and Equipment Sales use;
(d) Auto Wrecker is deemed to be the Salvage Yard use;
(e) Recycling Plant is deemed to be the Salvage Yard use when any part of the processes or functions related to the use are located outside of a building; and
(f) Recycling Plant is deemed to be the General Industrial – Light use when all of the processes and functions associated with the use are contained within a fully enclosed building.
“Adult Mini-Theatre”

(a) means a use:

(i) where live performances, motion pictures, video tapes, video discs, slides or any type of electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown;

(ii) that may operate in conjunction with another approved use;

(iii) where each separate viewing area has a maximum viewing capacity of 20 seats; and

(iv) that must be approved only on a parcel designated as a Direct Control District that specifically includes Adult Mini-Theatre as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw;

(c) must be located in a building at least 460.0 metres from the property line of any parcel that:

(i) is designated as a residential district;

(ii) has an existing School Authority – School or School – Private;

(iii) has a Place of Worship;

(iv) has a Park or Natural Area;

(v) has any use that may have a playground as an element of the use; or

(vi) has an existing Adult Mini-Theatre; and

(d) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of land use redesignation application.

“Amusement Arcade”

(a) means a use where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee;
(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;

(d) requires a minimum of 11.0 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.

“Artist’s Studio”

(a) means a use:

(i) where art is produced by individuals;

(ii) that may include the instruction of the art to one person at a time; and

(iii) that may include the sale of art pieces produced by that use;

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

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

“Asphalt, Aggregate and Concrete Plant”

(a) means a use:

(i) where rock, gravel, sand and other earth material is sorted and stockpiled;

(ii) where rock may be crushed;

(iii) where asphalt may be produced;

(iv) where cement may be mixed;
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(v) where part of the process associated with the use may be located outside of a building;

(vi) where there may be conveyor belts, cranes, piping, silos, or any other machinery necessary for the processing of the use;

(vii) that may accommodate the packaging or shipping of the products made as part of the use; and

(viii) that may have a building for administrative functions associated with the use;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or

(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

146 “Assisted Living”

(a) means a use:

(i) that may contain Dwelling Units;

(ii) that may contain individual rooms having a washroom, bedroom and a sitting area that accommodates residents;

(iii) where there is one or more communal kitchens and dining rooms;

(iv) where meals may be cooked in a communal kitchen and delivered to a resident for consumption;

(v) where there may be limited on-site health care facilities for the exclusive use of the residents;

(vi) where residents may receive limited human health services from on-site health care providers;

(vii) where communal social and recreation activities are provided within the building or outside; and
(viii) that may include a manager’s suite and administrative office;

(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 three (3) residents; and

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

147 “Auction Market – Other Goods”

(a) means a use:

(i) where an array of goods are sold by bids from an audience through an auctioneer;

(ii) where items sold are not large vehicles, passenger vehicles, recreational vehicles, motorized equipment or equipment intended to be pulled by a motorized vehicle;

(iii) where the items sold do not include live animals; and

(iv) that may be entirely within a building or outside of a building;

(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;

(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.

148 “Auction Market – Vehicles and Equipment”

(a) means a use:

(i) where a variety of goods are sold by bids from an audience through an auctioneer;

(ii) where items sold are large vehicles, passenger vehicles, recreational vehicles, motorized equipment or equipment intended to be pulled by a motorized vehicle;

(iii) where the items sold do not include live animals; and

(iv) that may be entirely within a building or outside of a building;

(b) is a use within the Sales Group in Schedule A to this Bylaw;
must show on a plan submitted as part of a development permit application the location where vehicles and equipment are to be auctioned and stored;

requires a minimum of 4.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area, and each required motor vehicle parking stall:

(i) is for the exclusive use of the customers and employees of the use;

(ii) must be signed as being for the exclusive use of the customers and employees of the use; and

(iii) must be shown on the plan for a development permit;

does not require bicycle parking stalls – class 1; and

requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

“Auto Body and Paint Shop”

(a) means a use where motor vehicle bodies are repaired or painted;

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

(c) must not be located within 20.0 metres of a residential district, when measured from the building containing the use to the nearest property line of a parcel designated as a residential district;

(d) must orient any building on the parcel to minimize any potential adverse affects on adjacent uses;

(e) must have service bay doors oriented away from an adjacent residential district;

(f) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;

(g) may have activities associated with the use, auto parts, equipment, scrap, and other materials located outside of a building, provided they are within a screened enclosure that must be:

(i) shown on plans required at the time the application for the use is made;

(ii) located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and
(iii) constructed of materials and to the standards required by the Development Authority;

(h) must not keep vehicles outside of a building or screened enclosure for more than 72 consecutive hours;

(i) deleted

(j) deleted

(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 2.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

150 “Auto Service – Major”

(a) means a use:

(i) where motor vehicles with a gross vehicle weight equal to or less than 4500 kilograms are serviced and repaired in a building; and

(ii) that is capable of servicing or repairing four or more motor vehicles at a time;

(iii) deleted

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

(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;

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

(i) may have activities associated with the use, equipment, scrap, auto parts and other materials located outside of a building, provided they are within a screened enclosure that must be:
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(i) shown on plans required at the time the application for the use is made;

(ii) located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and

(iii) constructed of materials and to the standards required by the Development Authority;

(j) must not keep vehicles outside of a building or screened enclosure for more than 72 consecutive hours;

(k) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(l) does not require bicycle parking stalls – class 1; and

(m) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

151 “Auto Service – Minor”

(a) means a use:

(i) where motor vehicles with a gross vehicle weight equal to or less than 4500 kilograms are serviced and repaired in a building; and

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

(iii) deleted

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

(b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a development permit;

(c) deleted

(d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;

(e) must orient any building on the parcel to minimize any potential adverse affects on adjacent uses;

(f) must have service bay doors oriented away from an adjacent residential district;

(g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;
(h) must not have any vehicle exiting doors located within 23.0 metres of a residential district, when measured to the nearest property line of a parcel designated as a residential district;

(i) may have activities associated with the use, auto parts, equipment, scrap, and other materials located outside of a building, provided they are within a screened enclosure that must be:

(i) shown on plans required at the time the application for the use is made;

(ii) located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and

(iii) constructed of materials and to the standards required by the Development Authority;

(j) must not keep vehicles outside of a building or screened enclosure for more than 72 consecutive hours;

(k) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(l) does not require bicycle parking stalls – class 1; and

(m) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

“Beauty and Body Service”

(a) means a use that may:

(i) cut, style or remove hair;

(ii) clean, paint, pierce, tan or tattoo skin;

(iii) groom, paint or shape nails;

(iv) provide services for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies; and

(v) have the incidental sale of products relating to the services provided by the use;

(b) is a use within the Personal Service 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;
PART 4 - DIVISION 2: DEFINED USES

(d) does not require bicycle parking stalls – class 1; and

(e) requires 1.0 bicycle parking stalls – class 2 per 250.0 square metres of gross usable floor area.

154 “Bed and Breakfast”

(a) means a use:

(i) where the provision of overnight accommodation is provided to guests, in a bedroom in a Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and

(ii) that must not provide liquor;

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

(c) may have a maximum of four guest bedrooms at any one time;

(d) may not have more than one employee or business partner working on the parcel who is not a resident of the Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling;

(e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;

(f) must not contain any cooking facilities in guest bedrooms;

(g) must not display any signs on the parcel;

(h) must not be approved for a period exceeding one year if a development permit has not been approved previously for the Bed and Breakfast, and must not be approved for a period exceeding five years, in all other cases;

(i) requires a minimum of 1.0 motor vehicle parking stalls per guest bedroom in addition to the required stalls for the Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling containing the use;

(j) may provide a maximum of 2.0 motor vehicle parking stalls in tandem to other motor vehicle parking stalls located on the parcel; and

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

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

(a) means a use:

(i) where materials and supplies required for construction or assembly in a specific trade are sold including, but not limited to, lumber, plumbing, electrical and millwork;

(ii) that may include the incidental sales and rental of products and equipment related to the materials and supplies being sold;

(iii) that may include the sale and rental of tools and construction equipment;

(iv) that may include the outdoor storage of the materials and supplies being sold or rented; and

(v) that does not include the sale of home furnishings, household appliances, furniture or electronics;

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

(c) that has maximum gross floor area of 3500.0 square metres;

(d) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

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

(f) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

159 “Bulk Fuel Sales Depot”

(a) means a use:

(i) where fuel for motor vehicles and trucks is sold either with or without an attendant; and

(ii) where the vehicles receiving fuel have a gross vehicle weight greater than 4500 kilograms;

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

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

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

160 “Campground”

(a) means a use:

(i) where spaces are provided for temporary accommodation in recreational vehicles or tents;

(ii) that may include a building for the administration of the use;

(iii) that may include laundry facilities for the occupants of the use; and

(iv) that must be approved only on a parcel designated as a Direct Control District that specifically includes Campground as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw;

(c) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of land use redesignation application; and

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

161 “Car Wash – Multi Vehicle”

(a) means a use:

(i) where motor vehicles with a gross vehicle weight equal to or less than 4500 kilograms are washed; and

(ii) that contains two or more wash bays, and each wash bay is only capable of washing one motor vehicle at a time;

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

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

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

(e) must provide a drying area in the form of a motor vehicle parking stall for every wash bay;

(f) where located within 23.0 metres of a residential district, must have any vacuum cleaners situated:
(i) within the building; or

(ii) within a screened enclosure that must be:

(A) shown on plans required at the time the application for the use is made;

(B) located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and

(C) constructed of materials and to the standards required by the Development Authority;

(g) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(h) does not require bicycle parking stalls – class 1 or class 2.

162 “Car Wash – Single Vehicle”

(a) means a use:

(i) where motor vehicles with a gross vehicle weight equal to or less than 4500 kilograms are washed; and

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

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

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

(d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;

(e) must provide a drying area in the form of a motor vehicle parking stall for the wash bay;

(f) where located within 23.0 metres of a residential district, must have any vacuum cleaners situated:

(i) within the building; or

(ii) within a screened enclosure that must be:

(A) shown on plans required at the time the application for the use is made;

(B) located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties; and
(C) constructed of materials and to the standards required by the Development Authority;

(g) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(h) does not require bicycle parking stalls – class 1 or class 2.

163 “Catering Service – Major”

(a) means a use:

(i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and

(ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a building;

(b) is a use within the Eating and Drinking Group in Schedule A to this Bylaw;

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

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

164 “Catering Service – Minor”

(a) means a use:

(i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises;

(ii) that is entirely within a building; and

(iii) that may only have delivery vehicles that are necessary for the operation of the use;

(b) is a use within the Eating and Drinking Group in Schedule A to this Bylaw;

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(d) does not require bicycle parking stalls – class 1 or class 2.
165 “Child Care Service”

(a) means a use:

(i) where temporary care and supervision is provided to seven or more children:

(A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and

(B) for periods of less than 24 consecutive hours;

(ii) that may provide programming for the social, creative, educational and physical development of children; and

(iii) that includes day cares, pre-schools, out of school care and other programs where the primary purpose is the care of children;

(b) is a use within the Care and Health Group in Schedule A to this Bylaw;

(c) must have screening for any outdoor play areas;

(d) requires a minimum of 1.0 motor vehicle parking stalls per two (2) employees at the use at any given time, or 1.0 stalls per 10 children, whichever is greater;

(e) requires a minimum of 1.0 pick-up and drop-off stalls per 10 children;

(f) does not require bicycle parking stalls – class 1; and

(g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

166 “Cinema”

(a) means a use where motion pictures are viewed by the public, but does not include an Adult Mini-Theatre;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) must provide a sufficient area adjacent to outdoor entry doors for patrons to queue;

(d) requires a minimum of 1.0 motor vehicle parking stalls per four (4) fixed seats;

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

(f) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of gross usable floor area.
167  “Columbarium”

(a) means a use:

(i) where urns containing the ashes of cremated human remains are kept; and

(ii) that will always be approved with another use;

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

(c) may be approved only in conjunction with a Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small where they are a listed use in a District and where those uses have been approved;

(d) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of non-assembly areas, and 1.0 stalls per four (4) persons capacity of the largest assembly area, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or

(iv) the maximum capacity of the assembly area as stated in the development permit; and

(e) does not require bicycle parking stalls – class 1 or class 2.

168  “Community Entrance Feature”

(a) means a use where a landscape attraction, monument or sign is displayed on a parcel that states the name of, or in some way identifies, a residential community;

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

(c) requires the owner of the parcel, on which it is located, to enter into an agreement for the maintenance of the parcel and the removal of the use at the discretion of the Development Authority;

(d) may have conditions placed on the development permit by the Development Authority relating to the location, size, design, copy, character, and number of Community Entrance Features allowed for a community;
(e) must be constructed of maintenance-free materials, wherever possible; and

(f) must not encroach upon utility rights-of-way or affect traffic safety.

169 “Community Recreation Facility”

(a) means a use:

(i) operated by, or on behalf of, an organization whose membership is voluntary and generally serves the residents of a specific neighbourhood with the purpose of:

(A) providing programs, public facilities or services;

(B) providing non-profit sporting, educational, social, recreational or other activities; or

(C) where members of the facility and the public participate in recreation and leisure activities;

(ii) that has recreation space within a building; and

(iii) that may have outdoor sports fields and equipment on the same parcel as the building;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) requires a minimum of 1.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for non-assembly areas, and a minimum of 1.0 stalls per four (4) person capacity of the largest assembly area in the building, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or

(iv) the maximum capacity of the assembly area as stated in the development permit;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of gross usable floor area.
170 "Computer Games Facility"

(a) means a use:

(i) where the Internet or computer games are provided for four or more customers; and

(ii) that is entirely within a building;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) does not require bicycle parking stalls – class 1; and

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

170.1 "Conference and Event Facility"

(a) means a use:

(i) that provides permanent facilities for meetings, seminars, conventions, weddings or other special events;

(ii) that may include banquet facilities including areas for food preparation; and

(iii) that does not include any use listed in the Eating and Drinking Group in Schedule A;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a residential district or abuts a lane separating the parcel from a residential district, or a C-N1, C-N2, or C-COR1 District;

(d) must not have a public area greater than 75.0 square metres where the use shares a property line with, or is only separated by an intervening lane from a residential district, or a C-N1, C-N2, or C-COR1 District;

(e) requires a total of:

(i) 1.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for non-assembly areas; and

(ii) 1.0 motor vehicle parking stalls per four (4) person capacity of the assembly area of the building, which is calculated by one of the following methods:
(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:

(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 deleted

173 deleted

174 “Convenience Food Store”

(a) means a use:

(i) where fresh and packaged food is sold;

(ii) where daily household necessities may be sold;

(iii) that is entirely within a building;

(iv) that has a maximum gross floor area of 465.0 square metres;
(v) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance of the use; and

(vi) 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.

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.
PART 4 - DIVISION 2: DEFINED USES

(b) is a use within the Eating and Drinking Group in Schedule A to this Bylaw;

c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a residential district or abuts a lane separating the parcel from a residential district;

d) must not have an exterior entrance located on a façade that faces a residential district, unless that façade is separated from the residential district by an intervening street;

e) requires a minimum of 2.85 motor vehicle parking stalls per 10.0 square metres of public area;

(f) does not require bicycle parking stalls – class 1; and

g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of public area.

185 “Drive Through”

(a) means a use:

(i) where services are provided to patrons who are in a motor vehicle; 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 have outdoor speakers provided:

(i) the speakers are not located within 23.0 metres of a property line of any parcel designated as a residential district; or

(ii) they are separated from a residential district by a building;

d) must screen any drive through aisles that are adjacent to a residential district;

e) must not have any drive through aisles in a setback area;

(f) must fence any drive through aisles, where necessary, to prevent access to a lane or street;

g) must not have pedestrian access into the premises that crosses a drive through aisle;
(h) must have 5.0 vehicle stacking spaces per order board or ordering window, for the purpose of queuing motor vehicles;

(i) requires a minimum of 5.0 motor vehicle parking stalls; and

(j) does not require bicycle parking stalls – class 1 or class 2.

186 “Dry-cleaning and Fabric Care Plant”

(a) means a use:

(i) where clothes, fabrics or rugs are cleaned;

(ii) where solvents are used in the process of laundering;

(iii) that has a gross floor area larger than 150.0 square metres;

(iv) where vehicles may pick up and deliver items associated with the use;

(iv.1) that may have an area for customers to drop-off and pick-up the clothes, fabrics or rugs;

(v) that may contain the administrative functions associated with the use; and

(vi) that does not involve the production or sale of goods as part of the use;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 motor vehicle parking 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 motor vehicle parking 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.
187 “Duplex Dwelling”
   (a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;
   (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.

188 “Dwelling Unit”
   (a) means a use:
      (i) that contains two or more rooms used or designed to be used as a residence by one or more persons; and
      (ii) that contains a kitchen, living, sleeping and sanitary facilities;
   (b) is a use within the Residential Group in Schedule A to this Bylaw;
   (c) requires a minimum number of motor vehicle parking stalls in accordance with the District the use is listed in;
   (d) requires a minimum of 0.5 bicycle parking stalls – class 1 per Dwelling Unit for developments greater than 20 Dwelling Units; and
   (e) requires a minimum of 0.1 bicycle parking stalls – class 2 per Dwelling Unit for developments greater than 20 Dwelling Units.

189 “Emergency Shelter”
   (a) means a use:
      (i) that may provide transitional housing for people in need of shelter;
      (ii) that may provide temporary accommodation for persons in need of short term accommodation;
(iii) that may offer health, education, and other programs and services to the population the use serves;

(iv) that may provide a food preparation, kitchen or eating area for the staff or population the use serves;

(v) that has staff providing supervision of the people being accommodated at all times the facility operates; and

(vi) that must be approved only on a parcel designated as a Direct Control District that specifically includes Emergency Shelter 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 and bicycle parking stalls – class 1 or class 2, based on a parking study required at the time of land use redesignation application.

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190 “Equipment Yard”

(a) means a use:

(i) where equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are stored or rented when they are not being used;

(ii) that may be located within or outside of a building;

(iii) that may be combined with Vehicle Storage – Large;

(iv) where the vehicles and equipment stored or rented may be serviced, cleaned, tested or repaired;

(v) that may include the incidental sale of used vehicles and equipment that were previously stored or rented on the parcel; and

(vi) that does not involve the storage of derelict vehicles, derelict equipment or construction material;

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

(c) requires the following minimum number of motor vehicle parking stalls:
(i) for a building, the greater of:

(A) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

(B) 1.0 stalls per three (3) employees, based on the maximum number of employees at the use at any given time; and

(ii) for outdoor storage:

(A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and

(B) 0.1 stalls per 100.0 square metres thereafter; and

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

191 “Extensive Agriculture”

(a) means a use:

(i) where land is used to raise crops or graze livestock;

(ii) where crops and livestock are not covered by structures;

(iii) where trees and shrubs are intensively grown; and

(iv) that may have agricultural buildings required for the operation of the use;

(b) is a use within the Agriculture and Animal Group in Schedule A to this Bylaw;

(c) does not require motor vehicle parking stalls; and

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

192 “Fertilizer Plant”

(a) means a use:

(i) where fertilizers are manufactured, packaged or stored in bulk quantities; and
(ii) that must be approved only on a parcel designated as a Direct Control District that specifically includes Fertilizer 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.

193 “Financial Institution”

(a) means a use where:

(i) banks, credit unions, trust companies, and treasury branches operate, but does not include Pawn Shops or other businesses that offer financing for products sold at that business; or

(ii) three or more automated banking machines are located directly adjacent to each other;

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

(c) must not be combined with a Drive Through in the C-N1 and C-COR1 Districts;

(d) requires a minimum of 3.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(e) does not require bicycle parking stalls – class 1 or class 2.

194 “Firing Range”

(a) means a use:

(i) where firearms are discharged outdoors for recreation, sport or training purposes;

(ii) that may provide a building containing change rooms, washrooms or showers and rooms for the administrative functions and storage required for the use;

(iii) that may provide seating areas for the occasional viewing of the sport associated with the use; and
(iv) that must be approved only on a parcel designated as a Direct Control District that specifically includes Firing Range 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.

195 “Fitness Centre”

(a) means a use:

(i) where space, equipment or instruction is provided for people to pursue physical fitness or skills relating to physical activities; and

(ii) that may include the incidental sale of products relating to the service provided;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) requires a minimum of 5.0 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.

195.1 “Fleet Service”

(a) means a use:

(i) where vehicles used for the common purpose of providing transportation or services to persons or goods are stored, repaired, cleaned and otherwise maintained for safe operation when not in use;

(ii) where the vehicles may include buses, couriers, limousines, taxis or roadside assistance vehicles;

(iii) that may include the dispatch and administrative operations associated with the use; and

(iv) that does not involve the production, display, sale or rental of vehicles as part of the use;

(b) is a use within the Automotive Service Group in Schedule A to this Bylaw;
(c) must provide a stall for every vehicle stored on the parcel, which must be shown on the plan submitted for a development permit;

(d) requires a minimum of 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the exclusive use of the customers and employees of the use, and these motor vehicle parking stalls must be:

(i) signed as being for the exclusive use of the customers and employees of the use; and

(ii) shown on the plan submitted for a development permit;

(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;

“Food Kiosk”

(a) means a use:

(i) where food and beverages are provided for immediate consumption;

(ii) that must not have a seating area;

(iii) that has a maximum gross floor area of 75.0 square metres;

(iv) that may have a permanent foundation; and

(v) that must not be combined with a Drive Through;

(b) is a use within the Eating and Drinking 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.
“Freight Yard”

(a) means a **use**: 

(i) where goods are transported to a **parcel** for pick-up or distribution;

(ii) where goods are stored in a trailer, shipping container, pole barn, quonset hut or other moveable, non-permanent structure with a roof;

(iii) where goods may be moved from one container to another for transport off the **parcel**;

(iv) where goods are not stored in a permanent **building**;

(v) where goods may be stacked or piled outside;

(vi) where goods being stored are not motor vehicles, equipment or waste;

(vii) where no production or sale of any goods as part of the **use** is allowed; and

(viii) that may have a **building** for administrative purposes;

(b) is a **use** within the Storage 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 **motor vehicle parking 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 **motor vehicle parking stalls** per three (3) employees based on the maximum number of employees at the **use** at any given time; and

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

“Funeral Home”

(a) means a **use**: 

(i) where funerals are arranged and held;

(ii) where the deceased are prepared for burial or cremation;

(iii) that may accommodate one cremation chamber; and

(iv) that may include a **Columbarium**;

(b) is a **use** within the Personal Service Group in Schedule A to this Bylaw;
(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for non-assembly areas, and a minimum of 1.0 stalls per four (4) person capacity for 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

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

201 “Gaming Establishment – Bingo”

(a) means a use:

(i) where bingo games are held on three or more days in any one calendar week; and

(ii) that occurs entirely within a building that has the capacity to accommodate more than 250 persons at any one time;

(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;

(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 1.0 motor vehicle parking stalls per 3.5 seats, based on the maximum capacity stated in the development permit; and

(f) does not require bicycle parking stalls – class 1 or class 2.
“Gaming Establishment – Casino”

(a) means a use:

(i) where gambling occurs, but does not include Gaming Establishment – Bingo or a Race Track; and

(ii) that must be approved only on a parcel designated as a Direct Control District that specifically includes Gaming Establishment – Casino as a use;

(b) is a use within the Direct Control Use 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; and

(e) requires a minimum number of motor vehicle parking stalls, based on a parking study required at the time of land use redesignation application.

“Gas Bar”

(a) means a use:

(i) where automotive fuels are sold;

(ii) where motor vehicle accessories and products may be sold; and

(iii) where any building that is not combined with another use has a maximum gross floor area of 40.0 square metres;

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

(c) must not have a canopy that exceeds 5.0 metres in height when measured from grade;

(d) must have fully recessed canopy lighting;
(e) may have an outdoor display of products related to the use, provided they are within 4.5 metres of the building entrance or on gas pump islands;

(f) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(g) does not require bicycle parking stalls – class 1 or class 2.

203.1 “General Industrial – Heavy”

(a) means a use:

(i) where any of the following activities occur:

(A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;

(B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment; or

(C) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;

(ii) where part or all of the processes and functions associated with the use are located outside of a building, including the function of using trailer units or railway cars prior to shipping; and

(iii) where dust or vibration may be seen or felt beyond the parcel containing the use;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

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

(e) requires a minimum of 1.0 *bicycle parking stalls – class 2* per 2000.0 square metres of *gross usable floor area*.

203.2 “General Industrial – Light”

(a) means a *use*:

(i) where any of the following activities occur:

(A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;

(B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;

(C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;

(D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;

(E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the *gross floor area* of the warehouse is less than 20 000.0 square metres;

(F) the analysis or testing of materials or substances in a *laboratory*; or

(G) *research and development*;

(ii) that may include any of the following *uses*:

(A) *Household Appliance and Furniture Repair Service*;
(B) **Health Services Laboratory – Without Clients**; and

(C) **Printing, Publishing and Distributing**;

(iii) where all of the processes and functions associated with the *use* are contained within a fully enclosed *building*; and

(iv) where no dust or vibration is seen or felt outside of the *building* containing the *use*;

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

(c) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;

(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 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;

(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*.

**203.3 “General Industrial – Medium”**

(a) means a *use*:

(i) where any of the following activities occur:

(A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;

(B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
(C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;

(D) the crushing, dismantling, sorting or processing of discarded goods, provided these activities do not involve chemicals or the application of heat;

(E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the gross floor area of the warehouse is less than 20 000.0 square metres;

(F) the analysis or testing of materials or substances in a laboratory; or

(G) research and development;

(ii) where part of the processes and functions associated with the use may be located outside of a building, including the function of using trailer units or railway cars prior to shipping; and

(iii) where dust or vibration may be seen or felt outside of the building containing the use provided it is contained on the parcel;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.
204  “Health Services Laboratory – With Clients”

(a) means a use:

(i) where bodily samples are taken from members of the public, to be tested;

(ii) where imaging technology is employed on members of the public, for medical assessments; or

(iii) where prosthetics, dental aids or medical devices are fitted or serviced;

(b) is a use within the Care and Health Group in Schedule A to this Bylaw;

(c) must not create electronic interference which would be considered objectionable outside of the use;

(d) requires a minimum of 4.0 motor vehicle parking 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.

205  “Health Services Laboratory – Without Clients”

(a) means a use:

(i) where any of the following activities occur:

(A) bodily samples are tested;

(B) medical assessments and research are conducted; or

(C) prosthetics, dental aids or medical devices are serviced; and

(ii) where no members of the public visit the use for any reason;

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

(c) must not create electronic interference which would be considered objectionable, outside of the use;

(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 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.

206.1 “Home Based Child Care – Class 1”

(a) means:

(i) an incidental use by a resident of a Dwelling Unit for the purpose of providing temporary care or supervision to a maximum of 6 children:

(A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and

(B) for periods of less than 24 consecutive hours;

(ii) a use where no other person, other than a resident of the Dwelling Unit, works at the Dwelling Unit where the use is located;

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

(c) must not be located in a Dwelling Unit containing another Home Based Child Care – Class 1 or Class 2, or Home Occupation – Class 2;

(d) must have screening for any outdoor play areas;

(e) does not require additional motor vehicle parking stalls; and

(f) does not require bicycle parking stalls – class 1 or class 2.

206.2 “Home Based Child Care – Class 2”

(a) means:

(i) an incidental use by a resident of a Contextual Single Detached Dwelling or Single Detached Dwelling for the purpose of providing temporary care or supervision to a maximum of 10 children:
(A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and

(B) for periods of less than 24 consecutive hours;

(ii) a use that may have a maximum of one non-resident employee at any one time working at the residence where the use is located;

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

(c) must be located on a parcel with a parcel width equal to or greater than 9.0 metres;

(d) may have an outdoor play area on the parcel, provided the outdoor play area:

(i) is screened by a fence;

(ii) is shown on the plan submitted for a development permit;

(e) must not:

(i) locate play structures within an actual front setback area; and

(ii) display any signs related to the use on the parcel;

(f) requires a minimum of 1.0 motor vehicle parking stalls in addition to the motor vehicle parking stalls required for the Contextual Single Detached Dwelling or Single Detached Dwelling;

(g) requires a minimum of 1.0 pick-up and drop-off stalls; and

(h) does not require bicycle parking stalls – class 1 or class 2;

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);

(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.
PART 4 - DIVISION 2: DEFINED USES

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;

(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

(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.

210 “Household Appliance and Furniture Repair Service”

(a) means a use:

(i) where furniture, electronic equipment and appliances that are used in the home, are repaired, refinished or refurbished;

(ii) that is entirely within a building;

(iii) where the maximum gross floor area is 465.0 square metres; and
(iv) that may provide for the incidental sale of products relating to the services being provided;

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

(c) must have all products and materials associated with the use stored entirely within a building;

(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.
211  “Indoor Recreation Facility”
   (a) means a use:
      (i) contained within a building that has been specifically built or adapted to provide athletic, recreation or leisure activities;
      (ii) where the specifically built facilities are things such as swimming pools, skating rinks, or gymasia;
      (iii) that may have outdoor sports fields on the same parcel as the building; and
      (iv) that may provide a seating area for the occasional 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;
   (c) requires a minimum of 5.0 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 number of bicycle parking stalls – class 2 based on 10.0 per cent of the minimum required motor vehicle parking stalls.

212  deleted

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216  “Information and Service Provider”
   (a) means a use:
      (i) where services, expertise or access to information, other than professional services, are provided to a broad spectrum of the public without appointment;
      (ii) that may have a counter where the clients may take a number or wait in a line to be served; and
      (iii) that does not have facilities for the storage, production or sale of goods directly to the public;
   (b) is a use within the Personal Service Group in Schedule A to this Bylaw;
(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) requires a minimum of 1.0 bicycle parking stalls – class 1 per 1000.0 square metres of gross usable floor area; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 1000.0 square metres of gross usable floor area.

217 “Instructional Facility”

(a) means a use:

(i) where instruction, training or certification in a specific trade, service or skill are provided;

(ii) that includes, but is not limited to, instruction and training in building trades, dance, music, martial arts, cooking, computers, driving, climbing, gymnastics and other similar instruction;

(iii) where the instruction, training or certification is provided to individuals engaged in a scheduled program of instruction and must not be available to a broad spectrum of the public on a drop-in basis; and

(iv) that is not a School – Private, School Authority – School or a Post-secondary Learning Institution;

(b) is a use within the Teaching and Learning Group in Schedule A to this Bylaw;

(c) when located in the C-N1, C-N2, and C-COR1 Districts, must not exceed 30 people, including both students and teachers, at any given time;

(d) may provide all, or part, of the instruction or training outside of a building when located in the I-G or S-CRI Districts;

(e) may be located within a building containing a Post-secondary Learning Institution:

(i) when the building is on a parcel designated as S-CI District; and

(ii) when there are no signs of any type, related to the Instructional Facility, located outside of the building;

(f) requires the following minimum number of motor vehicle parking stalls:

(i) 1.0 stalls per five (5) students based on the maximum enrolment stated in the development permit when the use has 30 students or less; or
(ii) 1.0 stalls per three (3) students based on the maximum enrolment as stated in the development permit when the use has more than 30 students;

(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.

218 “Instructional Facility – Outside”

(a) means a use:

(i) where instruction, training or certification in a specific trade, service or skill are provided;

(ii) where part or all of the instruction or training occurs outside of a building; and

(iii) that is not a School – Private, School Authority – School or a Post-secondary Learning Institution;

(b) is a use within the Teaching and Learning Group in Schedule A to this Bylaw;

(c) requires the following minimum number of motor vehicle parking stalls:

(i) 1.0 stalls per five (5) students based on the maximum enrolment stated in the development permit, when the use has 30 students or less; or

(ii) 1.0 stalls per three (3) students based on the maximum enrolment as stated in the development permit, when the use has more than 30 students;

(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.

219 “Jail”

(a) means a use:

(i) where people are confined in lawful detention; and

(ii) that must be approved only on a parcel designated as a Direct Control District that specifically includes Jail 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.
220 "Kennel"

(a) means a use:

(i) where domestic animals are boarded overnight or for periods greater than 24 hours;

(ii) that does not include Pet Care Service, Veterinary Clinic or Veterinary Hospital;

(iii) that may provide for the incidental sale of products relating to the services provided by the use; and

(iv) that includes outside enclosures, pens, runs or exercise areas;

(b) is a use within the Agriculture and Animal Group in Schedule A to this Bylaw;

(c) must be a minimum distance of 150.0 metres from a residential district, which must be measured from the building containing the use to the nearest property line of a parcel designated as a residential district;

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

(e) does not require bicycle parking stalls – class 1 or class 2.

221 "Large Vehicle and Equipment Sales"

(a) means a use where large vehicles and equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are sold or leased;

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

(c) must not have an outdoor speaker system;

(d) may only store or display vehicles and equipment on portions of the parcel approved exclusively for storage or display;

(e) must only accept deliveries and offloading of vehicles within a designated area on the parcel;

(f) must provide a stall for every inventory vehicle on the parcel, which must be shown on the plan submitted for a development permit;

(g) must provide a designated storage area for all equipment stored on the parcel, which must be shown on the plan submitted for a development permit;

(h) requires a minimum of 3.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the
exclusive use of the customers and employees of the use, and these motor vehicle parking stalls must be:

(i) signed as being for the exclusive use of the customers and employees of the use; and

(ii) shown on the plan submitted for a development permit;

(i) does not require bicycle parking stalls – class 1; and

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

222 “Large Vehicle Service”

(a) means a use where vehicles with a gross vehicle weight greater than 4500 kilograms undergo maintenance and repair;

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

(c) requires a minimum of 3.5 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.

223 “Large Vehicle Wash”

(a) means a use where vehicles with a gross vehicle weight greater than 4500 kilograms are washed;

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

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

(d) must provide at least two (2) vehicle stacking spaces when the use only has one wash bay door;

(e) where located within 23.0 metres of a residential district, must have any vacuum cleaners situated:

(i) within the building; or

(ii) within a screened enclosure that:

(A) must be shown on the plans required at the time of development permit application;

(B) is located where, in the opinion of the Development Authority, it is least likely to adversely affect neighbouring properties;
PART 4 - DIVISION 2: DEFINED USES

(C) is constructed of materials and to the standards required by the Development Authority; and

(D) is maintained in a state of repair and tidiness such that it does not become an eyesore or a hazard;

(f) requires 3.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(g) does not require bicycle parking stalls – class 1 or class 2.

224 “Library”

(a) means a use:

(i) where collections of materials are maintained primarily for the purpose of lending to the public;

(ii) that may provide lecture theatres, meeting rooms, study space and computers for users of the use; and

(iii) that may have rooms for the administrative functions of the use;

(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 and 1.0 motor vehicle parking stalls per four (4) person capacity of the largest assembly area in the building, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or

(iv) the maximum capacity of the assembly area as stated in the development permit;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of bicycle parking stalls – class 2 based on 10.0 per cent of the minimum required motor vehicle parking stalls.
“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.

“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;

(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;
PART 4 - DIVISION 2: DEFINED USES

(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;

(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;
(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.
227 “Manufactured Home”

(a) means a residential building:
    (i) that is intended for year round occupancy, containing one Dwelling Unit;
    (ii) that is constructed on a permanent undercarriage or chassis;
    (iii) that is designed with the capability of being transported, from time to time, from one location to another without the necessity of being placed on a permanent foundation; and
    (iv) that is not a recreational vehicle;
(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.

228 “Manufactured Home Park”

(a) means a use:
    (i) that provides sites for two or more Manufactured Homes on a parcel;
    (ii) that must provide on-site laundry and recreation facilities for the occupants of the use;
    (iii) that must provide administration facilities for the management of the use; and
    (iv) that may have buildings for the recreational activities of the 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 Manufactured Home located on the parcel;
(d) requires a minimum of 0.1 visitor parking stalls per Manufactured Home located on the parcel; and
(e) does not require bicycle parking stalls – class 1 or class 2.
“Market”

(a) means a use:

(i) where individual vendors provide goods for sale directly to the public;

(ii) where the goods may be sold both inside and outside of a building;

(iii) where the vendors may change on a frequent or seasonal basis;

(iv) where the goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods;

(v) where the items being sold are not live animals;

(vi) that does not have seating area for the public that is greater than 75.0 square metres; and

(vii) that does not include a Retail Store or Supermarket;

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

(c) requires 4.5 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 bicycle parking stalls – class 2 based on 5.0 per cent of the minimum required motor vehicle parking stalls.

“Medical Clinic”

(a) means a use where human health services that are preventative, diagnostic, therapeutic or rehabilitative are provided without overnight accommodation for patients;

(b) is a use within the Care and Health Group in Schedule A to this Bylaw;
(c) requires a minimum of 6.0 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.

234 deleted

235 deleted

236 “Motion Picture Filming Location”

(a) means a use:

(i) where motion pictures are filmed, either within a building or outdoors; and

(ii) that must be approved on a temporary basis for a period of time not greater than one year;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) must not construct any permanent buildings, or make permanent exterior renovations or additions to an existing building or structure;

(d) does not have a maximum use area in any District;

(e) does not require motor vehicle parking stalls; and

(f) does not require bicycle parking stalls – class 1 or class 2.

237 “Motion Picture Production Facility”

(a) means a use:

(i) where motion pictures are filmed and produced;

(ii) where part of the processes and functions associated with the use may be located outside of a building;

(iii) that may have the functions of packaging or shipping the products made as part of the use; and

(iv) that may have the administrative functions associated with the use;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:
(i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

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

(e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

238 **“Motorized Recreation”**

(a) means a use:

(i) where people participate in motorized sports and recreation activities outdoors;

(ii) that may provide a **building** containing change rooms, washrooms, showers and rooms for the administrative and storage functions required to operate the use;

(iii) that may provide seating areas for viewing the sport and recreation activities associated with the use; and

(iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Motorized Recreation** as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw; and

(c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

239 **“Multi-Residential Development”**

(a) means a use:

(i) that consists of one or more **buildings**, each containing one or more **units**;

(ii) that has a minimum of three **units**;

(iii) where all of the **units** in a **development** with only three **units** are provided within the same **main residential building**;

(iv) where a minimum of 50.0 per cent of the **units** in a **development** with a minimum of four **units** and a maximum of nine **units** are provided in **buildings** containing two or more **units**; and
(v) where a minimum of 90.0 per cent of the units in a development with 10 or more units are provided in buildings containing three or more units;

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

(c) provides for all building forms referenced in subsection (a), including building forms similar to Townhouse and Rowhouse, unless otherwise referenced in a District;

(d) requires a minimum number of motor vehicle parking stalls as referenced in Part 6, Division 1 or Part 11;

(e) requires a minimum number of visitor parking stalls as referenced in Part 6, Division 1 or Part 11; and

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

240 “Multi-Residential Development – Minor”

(a) means a use:

(i) on a parcel 1.0 hectares or less in area;

(ii) that consists of one or more buildings, each containing one or more units;

(iii) that has a minimum of three units;

(iv) where a minimum of 90.0 per cent of the units are provided in buildings containing three or more units; and

(v) that complies with all of the rules specified for the use in the district;

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

(c) provides for all building forms referenced in subsection (a), including building forms similar to Townhouse and Rowhouse, unless otherwise referenced in a District;

(d) requires a minimum number of motor vehicle parking stalls as referenced in Part 6, Division 1;
PART 4 - DIVISION 2: DEFINED USES

241 “Municipal Works Depot”

(a) means a use:

(i) where infrastructure maintenance services are provided by a level of government;

(ii) where large areas of land are required for buildings and storage;

(iii) that may store and service equipment, vehicles, LRT trains and other municipal vehicles;

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

(v) that may have buildings to service the equipment, vehicles, and LRT trains;

(vi) that may have a building for training staff in the operation of the vehicles, equipment or LRT trains; and

(vii) that may have a building for administrative functions associated with the use;

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

(c) must provide screening on the same parcel as the use where the parcel shares a property line with a residential district or special purpose district and where there are piles or stacks of loose materials stored on the parcel;

(d) must provide screening equal to the height of the piles or stacks of materials stored on the parcel, as referenced in subsection (c);

(e) must provide a berm with a 3:1 slope if the berm is used to satisfy the screening requirements referenced in subsections (3) and (4);

(f) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

(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.
PART 4 - DIVISION 2: DEFINED USES

(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

(g) does not require bicycle parking stalls – class 1; and

(h) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

242 “Museum”

(a) means a use:

(i) where artifacts and information are displayed for public viewing;

(ii) where artifacts are investigated, restored and preserved for the public;

(iii) that may be contained entirely within or partially outside of a building;

(iv) that may have rooms for the provision of educational programs related to the use;

(v) that may provide lecture theatres, meeting rooms, study space and computers for users of the use;

(vi) that may have rooms for the administrative functions of the use;

(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 1.0 motor vehicle parking stalls per four (4) person capacity of the largest assembly area in the building, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or

(iv) the maximum capacity of the assembly area as stated in the development permit;

(d) does not require bicycle parking stalls – class 1; and
(e) requires a minimum of *bicycle parking stalls – class 2* based on 10.0 per cent of the minimum required *motor vehicle parking stalls*.

243 “Natural Area”

(a) means a *use* where open space is set aside:

(i) to maintain existing natural or native plant or animal communities; or

(ii) to allow disturbed lands to be naturalized;

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

(c) may be improved by benches, interpretive displays, pathways, picnic shelters, trails, viewpoints and washrooms;

(d) may have small *buildings* that do not exceed 75.0 square metres when required for maintenance facilities or for the study of the *Natural Area*;

(e) may have a parking area, provided it is located a minimum of 3.0 metres from the nearest *property line*;

(f) does not require *motor vehicle parking stalls*; and

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

244 “Natural Resource Extraction”

(a) means a *use*:

(i) where gases, liquids or minerals are extracted, but does not include gravel, sand or other forms of aggregate;

(ii) that is not *Refinery* or *Pits and Quarries*; and

(iii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes *Natural Resource Extraction* 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.
245 “Night Club”

(a) means a use:
   (i) where liquor is sold and consumed 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) where entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in areas greater than 10.0 square metres; and
   (iv) where food may be prepared and sold for consumption on the premises;

(b) is a use within the Eating and Drinking Group in Schedule A to this Bylaw;

(c) must provide sufficient area adjacent to entry doors for patrons to queue prior to entering;

(d) must be located more than 45.0 metres from a residential district, which must be measured from the building containing the use to the nearest property line of a parcel designated as 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 a 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.

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.

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

(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, I-B, CC-MHX, CC-X and CC-COR 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;

(c) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of development permit application when it is listed as a discretionary use in a District; and

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

257 “Pet Care Service”

(a) means a use:

(i) where small animals are washed, groomed, trained or boarded;

(ii) where the animals must not be boarded overnight; and

(iii) that may have the incidental sale of products relating to the services provided by the use;

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

(c) must not have any outside enclosures, pens, runs or exercise areas;

(d) must not board animals overnight;

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

(f) does not require bicycle parking stalls – class 1; and

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

258 “Photographic Studio”

(a) means a use:

(i) where portrait and professional photographic services are provided;

(ii) where film or digital images are processed and finished only for the services provided for the use; and

(iii) that may have the incidental sale of products relating to the services provided by the use;

(b) is a use within the Personal Service 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) requires no 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.

259 “Pits and Quarries”

(a) means a use:

(i) where earth, clay, gravel, sand, stone or other forms of aggregate are extracted from the parcel;
(ii) where material that is extracted may be stockpiled on the parcel; and
(iii) that must be approved only on a parcel designated as a Direct Control District that specifically includes Pits and Quarries 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.

260 “Place of Worship – Large”

(a) means a use:

(i) where people assemble for religious or spiritual purposes;
(ii) where the largest assembly area of the use is equal to or greater than 500.0 square metres;
(iii) that may provide occasional refuge for people;
(iv) that may have rooms for the administrative functions of the use;
(v) that may have a Child Care Service within the building;
(vi) that may have a food preparation area, kitchen and seating area available for the users of the use; and
(vii) that may have a maximum of three Dwelling Units;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;
(i) where electrical power is generated; and
(ii) where the total power generation capacity is between 1.0 and 12.4 megawatts;

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

(c) must not be located within 50.0 metres of a residential district, measured from the building containing the use to the nearest property line of a parcel designated as a residential district;

(d) must be located within a building, with the exception of solar collectors;

(e) must be shielded and insulated so as to limit noise generation as much as possible;

(f) must not:
(i) exceed the height of the District it is located in, excluding ancillary structures; and
(ii) be located in a required setback area, excluding solar collectors;

(g) must be screened, with the exception of solar collectors;

(h) does not require motor vehicle parking stalls; and

(i) does not require bicycle parking stalls – class 1 or class 2.

266 “Power Generation Facility – Small”

(a) means a use:
(i) where electrical power is generated; and
(ii) where the total power generation capacity is between 10 watts and 1.0 megawatts;

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

(c) must not:
(i) exceed the height of the District it is located in, excluding ancillary structures; and
(ii) be located in a required setback area, excluding solar collectors;

(d) must be screened, with the exception of solar collectors;

(e) does not require motor vehicle parking stalls; and
(f) does not require bicycle parking stalls – class 1 or class 2.

267 “Print Centre”

(a) means a use:

(i) where graphic and printed materials are printed or duplicated on a custom order basis for individuals or businesses;

(ii) that may include self-service photocopiers;

(iii) where film or digital images may be processed and finished;

(iv) that may include the binding of printed materials; and

(v) that may have the incidental sale of products relating to the services provided by the use;

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

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) does not require bicycle parking stalls – class 1; and

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

268 “Printing, Publishing and Distributing”

(a) means a use:

(i) where graphic and printed materials are printed or duplicated on a large scale primarily for distribution from the parcel;

(ii) that may include the binding of printed materials;

(iii) deleted

(iv) that may have an area for supplies required to make the product as part of the use;

(v) that may have the functions of packaging or shipping the products made as part of the use; and

(vi) that may have the administrative functions associated with the use;
(b) is a use within the General Industrial Group in Schedule A to this Bylaw;

(c) may have supplies and products located outside of a building, provided such items are screened from view of a street;

(d) requires a minimum of 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

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

(f) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

269 “Proshop”

(a) means a use:

(i) where merchandise is sold or rented to the public;

(ii) where merchandise is stocked on the premises in quantities sufficient only to supply the premises; and

(iii) must only operate in conjunction with, and sell products related to, Indoor Recreation Facility, Outdoor Recreation Facility, Park, Museum, Library or Spectator Sports Facility;

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

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

(d) does not require bicycle parking stalls – class 1; and

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

270 “Protective and Emergency Service”

(a) means a use where police, fire and publicly operated emergency medical services are provided;

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

(c) does not require motor vehicle parking stalls; and

(d) does not require bicycle parking stalls – class 1 or class 2.
270.1 “Public Transit System”

(a) means a use where public facilities are provided for the operation of a municipal public transit system including bus shelters, LRT platforms, LRT stations, pedestrian bridges, City-owned at grade motor vehicle and bicycle parking facilities provided solely for users of the system, and linear rail tracks and associated equipment;

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

(c) is not required to meet the rules of any land use district;

(d) does not require motor vehicle parking stalls; and

(e) does not require bicycle parking stalls – class 1 or class 2.

271 “Race Track”

(a) means a use:

(i) where animals and non-motorized vehicles are entered in competition against one another or against time;

(ii) that has tiers of seating or viewing areas for spectators;

(iii) that may involve gambling associated with the racing activity;

(iv) that may occur within or entirely outside of a building; and

(v) that must be approved only on a parcel designated as a Direct Control District that specifically includes Race Track as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw;

(c) when combined with other uses, must also have those uses included as a use in the Direct Control District; and

(d) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of land use redesignation application.

272 “Radio and Television Studio”

(a) means a use where radio, television, motion pictures, or audio performances are produced or recorded;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;
(c) requires a minimum of 4.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

273 “Recreational Vehicle Sales”

(a) means a use where recreational vehicles are sold, leased or rented;

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

(c) must not have an outdoor speaker system;

(d) may only store or display vehicles on portions of the parcel approved exclusively for storage or display;

(e) must only accept deliveries and offloading of vehicles within a designated area on the parcel;

(f) must provide a stall for every inventory vehicle on the parcel, which must be shown on the plan submitted for a development permit;

(g) requires a minimum of 3.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the exclusive use of the customers and employees of the use, and these motor vehicle parking stalls must be;

(i) signed as being for the exclusive use of the customers and employees of the use; and

(ii) shown on the plan submitted for a development permit;

(h) does not require bicycle parking stalls – class 1; and

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

274 “Recreational Vehicle Service”

(a) means a use where recreational vehicles undergo maintenance and repair;

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

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; and

(d) does not require bicycle parking stalls – class 1 or class 2.
274.1 “Recyclable Construction Material Collection Depot (temporary)”

(a) means a use:

(i) where recyclable waste materials from the construction of buildings on other parcels are stored temporarily prior to their removal and processing on a different parcel;

(ii) where the materials may be dimensional lumber, drywall, woody vegetation and shrubs, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire, and cardboard, but must not include adhesives or sealants, aerosols, food, vegetable matter, motor vehicles or motor vehicle parts, tires, or petroleum and petroleum-based products;

(iii) that is not a landfill, waste disposal facility, or recycling plant for any materials or components of these materials;

(iv) where storage activities may occur either within or outside of a building;

(v) that may have limited equipment used for crushing, dismantling or moving the materials;

(vi) that does not involve the manufacture or assembly of any goods; and

(vii) that may have a temporary building for administrative functions associated with the use;

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

(c) may be approved for a period no greater than five (5) years;

(d) must provide screening for any materials located outside of a building, that are within view of a street;

(e) may store materials outside of a building provided that piles have a maximum height of 5.0 metres including any pallets, supports or other things the materials are stacked on;

(f) does not require motor vehicle parking stalls; and

(g) does not require bicycle parking stalls – class 1 or class 2.

275 deleted

276 “Refinery”

(a) means a use where crude oil, used motor oil or natural gas are processed;

(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.

277 “Residential Care”

(a) means a *use*:

(i) where social, physical or mental care is provided to five or more persons who live full time in the facility; and

(ii) that has at least one staff person at the facility at all times;

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

(c) may have a maximum of 10 residents when located in a *low density residential district*;

(d) requires a minimum of 1.0 *motor vehicle parking stalls* per three (3) residents; and

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

278 “Restaurant: Food Service Only – 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) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;

(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 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.

279 “Restaurant: Food Service Only – 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) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;

(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, CC-COR, CC-X and S-R Districts, which must be measured from the building containing the use to the nearest property line of a parcel designated as a residential district;

(e) requires a minimum of 2.85 motor vehicle parking stalls per 10.0 square metres of public area;

(f) does not require bicycle parking stalls – class 1; and

(g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of the public area.
PART 4 - DIVISION 2: DEFINED USES

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.

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, CC-COR, CC-X and S-R Districts, which must be measured from the building containing the use to the nearest property line of a parcel designated as a residential district;
(e) requires a minimum of 2.85 motor vehicle parking stalls per 10.0 square metres of public area;

(f) does not require bicycle parking stalls – class 1; and

(g) requires a minimum of 1.0 bicycle parking stalls – class per 250.0 square metres of the public area.

283 “Restaurant: Licensed – Small”

(a) means a use:

(i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;

(ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;

(iii) that has a public area of 75.0 square metres or less; and

(iv) that may have a maximum of 10.0 square metres of public area used for the purpose of providing entertainment;

(b) is a use within the Eating and Drinking Group in Schedule A to this Bylaw;

(c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a residential district or abuts a lane separating the parcel from a residential district;

(d) must not have an exterior entrance located on a façade that faces a residential district, unless that façade is separated from the residential district by an intervening street;

(e) requires a minimum of 2.85 motor vehicle parking stalls per 10.0 square metres of public area;

(f) does not require bicycle parking stalls – class 1; and

(g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of public area.
“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.

“Retail Garden Centre”

(a) means a use:

(i) where gardening products, plants, seeds, shrubbery, trees and other gardening related products are sold to the public from a permanent building;

(ii) that may accommodate temporary structures such as greenhouses and pole barns for the planting and growing of plants;

(iii) that may accommodate temporary structures and specifically identified outdoor areas for the storage, display and sale of plants and products; and

(iv) that may not accommodate the sale of produce or other food stuff;

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

(c) requires a minimum of 4.0 motor vehicle parking per 100.0 square metres of gross usable floor area; and

(d) does not require bicycle parking stalls – class 1 or class 2.
“Retail Store”

(a) means a use:
   (i) where merchandise is sold or rented to the public;
   (ii) where merchandise is stocked on the premises in quantities sufficient only to supply the premises;
   (ii.1) where the merchandise may include goods or materials also sold at a Building Supply Centre; and
   (iii) 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;

(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) when located in the C-R1 District, may incorporate the following uses within a Retail Store, provided the requirements referenced in subsection (e) are satisfied:
   (i) Amusement Arcade;
   (ii) Beauty and Body Service;
   (iii) Computer Games Facility;
   (iv) Counselling Service;
   (v) Financial Institution;
   (vi) Fitness Centre;
   (vii) Health Services Laboratory – with Clients;
   (viii) Household Appliance and Furniture Repair Service;
   (ix) Medical Clinic;
   (x) Office;
   (xi) Personal Apparel Service;
   (xii) Pet Care Service;
   (xiii) Photographic Studio;
   (xiv) Print Centre;
(xv) Power Generation Facility – Small;
(xvi) Radio and Television Studio;
(xvii) Restaurant: Food Service Only – Small;
(xviii) Restaurant: Food Service Only – Medium;
(xix) Take Out Food Service;
(xx) Veterinary Clinic; and
(xxi) Video Store.

(e) must only incorporate the uses referenced in section (d) when those uses:

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

(f) requires a minimum of 4.0 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.

287 “Rowhouse”

(a) means a building:

(i) comprising three or more Dwelling Units, located side by side and fronting on a street;
(ii) where each Dwelling Unit is located on an individual parcel;
(iii) where each Dwelling Unit has a separate direct entry from grade adjacent to a street; and
(iv) where no Dwelling Unit is located wholly or partially above another Dwelling Unit;

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

288 “Salvage Processing – Heat and Chemicals”

(a) means a *use*:

(i) where salvaged and recycled material are processed using heat or the application of chemicals;
(ii) that is not a landfill or waste disposal facility for any goods;
(iii) that does not involve the disassembly of any goods;
(iv) where activities may occur entirely within a *building*, or partially outside of a *building*, or entirely outdoors;
(v) that does not involve the manufacture or assembly of any goods;
(vi) that may have a *building* for administrative functions associated with the *use*; and
(vii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes Sal Shaun Processing – Heat and Chemicals as a *use*;

(b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and

(c) requires a minimum number of *motor vehicle parking stalls* based on a parking study required at the time of land use redesignation application.

288.1 “Salvage Yard”

(a) means a *use*:

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

(A) *dilapidated vehicles*; or
(B) damaged, inoperable or obsolete goods, machinery or equipment;

(ii) where motor vehicles in their complete and operable state are not displayed or sold;

(iii) where part or all of the *use* takes place outside of a *building*;
(iv) that may have equipment located outdoors to assist in the processes and functions of the use;

(v) that may have the incidental sale of parts that are recovered from the dilapidated vehicles, goods, machinery or equipment;

(vi) that may have a building for administrative functions associated with the use;

(vii) that does not involve the manufacture or assembly of any goods; and

(viii) that does not involve the servicing or repair of anything;

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

(c) requires the following minimum number of motor vehicle parking stalls:

(i) for a building, the greater of:

   (A) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

   (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time; and

(ii) for outdoor storage:

   (A) 0.25 stalls for 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and

   (B) 0.1 stalls per 100.0 square metres thereafter;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.

289 “Sawmill”

(a) means a use:

(i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;

(ii) that may include facilities for the kiln drying of lumber;

(iii) that may include areas for the outdoor storage of raw or finished lumber products;
(iv) that may include the distribution or sale of lumber products; and

(v) that must be approved only on a parcel designated as a Direct Control District that specifically includes Sawmill as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw; and

(c) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of land use redesignation application.

290 “School – Private”

(a) means a use:

(i) where an operator other than the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the School Act:

(A) a school district;

(B) a school division; or

(C) a society or company named within a charter approved by the Minister of Education operating a charter school;

(ii) that may have before and after school care programs that are defined in this Bylaw as Child Care Service;

(iii) where other educational programs pursuant to the School Act may be offered to students; and

(iv) that may provide food service for students and staff;

(b) is a use within the Teaching and Learning Group in Schedule A to this Bylaw;

(c) requires a minimum of 1.0 motor vehicle parking stalls per 8.5 students, and 1.0 pick-up and drop-off stalls per 100 students, based upon the maximum number of students stated in the development permit.

(d) requires a minimum number of bicycle parking stalls – class 1 equal to 3.0 per cent of the number of employees; and

(e) requires a minimum number of bicycle parking stalls – class 2 equal to 10.0 per cent of the maximum number of students as stated in the development permit.
291 “School Authority – School”

(a) means a use:

(i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the School Act:

(A) a school district;
(B) a school division; or
(C) a society or company named within a charter approved by the Minister of Education operating a charter school;

(ii) that may have before and after school care programs that are defined in this Bylaw as Child Care Service;

(iii) that will include any building and related playing fields;

(iv) that may provide food service to the students and staff; and

(v) that may provide programs for parental and community involvement;

(b) is a use within the Teaching and Learning Group in Schedule A to this Bylaw;

(c) requires the following number of motor vehicle parking stalls:

(i) for the maximum number of students that may be enrolled in kindergarten to grade 6, a minimum of 1.0 motor vehicle parking stalls per 15 students and 2.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls; and

(ii) for the maximum number of students that may be enrolled in grades 7 to 9, a minimum of 1.0 motor vehicle parking stalls per 18 students and 2.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls; and

(iii) for the maximum number of students that may be enrolled in grades 10 to 12, a minimum of 1.0 motor vehicle parking stalls per 8 students and 1.5 pick-up and drop-off stalls per 100 students, with a minimum of 5.0 pick-up and drop-off stalls;

(d) requires a minimum number of bicycle parking stalls – class 1 equal to 3.0 per cent of the maximum number of employees; and

(e) requires a minimum number of bicycle parking stalls – class 2 equal to 10.0 per cent of the maximum number of students as stated in the development permit.
292 “School Authority Purpose – Major”

(a) means a use:

(i) where a school division or school district may:

(A) provide the administration of the school division or school district;

(B) provide training for teachers, school administrators or other employees;

(C) provide programs to the public to further parental and community involvement in the schools;

(D) provide a Child Care Service that is limited to preschool programs or before and after school care; and

(E) store surplus equipment and materials used by that school division or school district; and

(ii) where the activities associated with the use occur either within a building or outside of a building;

(b) is a use within the Teaching and Learning Group in Schedule A to this Bylaw;

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) requires a minimum of 1.0 bicycle parking stalls – class 1 per 1000.0 square metres of gross usable floor area where the area for the administrative function of the use is greater than 1000.0 square metres;

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 1000.0 square metres of gross usable floor area where the area for the administrative function of the use is greater than 1000.0 square metres.

293 “School Authority Purpose – Minor”

(a) means a use:

(i) where a school division or school district may:

(A) provide the administration of the school division or school district;

(B) provide training for teachers, school administrators or other employees;
(C) provide programs to the public to further parental and community involvement in the schools;

(D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and

(E) store surplus equipment and materials used by that school division or school district;

(ii) where the storage of surplus equipment and materials associated with the **use** occur entirely within a **building**;

(iii) where another approved **use** is located within the **building**;

(iv) where the **gross floor area** of the **use** is a maximum of 25.0 per cent of the **gross floor area** of the entire **building**;

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

(c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;

(d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres or greater;

(e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

### 294 “Seasonal Sales Area”

(a) means a **use**:

(i) where goods are displayed and offered for sale;

(ii) where those goods are not fully contained within an enclosed **building**; and

(iii) that must always be approved with another **use**;
(b) is a use within the Subordinate Use Group in Schedule A to this Bylaw;
(c) does not require motor vehicle parking stalls; and
(d) does not require bicycle parking stalls – class 1 or class 2.

295 “Secondary Suite”

(a) means an accessory Dwelling Unit:

(i) that does not exceed 70.0 square metres in gross floor area, excluding the area covered by stairways;

(ii) that is located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling; and

(iii) that will only be approved as one of the following:

(A) “Secondary Suite – Attached Above Grade” where the Secondary Suite is located above the first storey of a Contextual Single Detached Dwelling or a Single Detached Dwelling;

(B) “Secondary Suite – Attached At Grade” where the Secondary Suite is attached to the side or rear of Contextual Single Detached Dwelling or a Single Detached Dwelling;

(C) “Secondary Suite – Attached Below Grade” where the Secondary Suite is located below the first storey of a Contextual Single Detached Dwelling or a Single Detached Dwelling;

(D) “Secondary Suite – Detached Garage” where the Secondary Suite is located above the first storey of a detached private garage;

(E) “Secondary Suite – Detached Garden” where the Secondary Suite is detached and located at grade to the rear of a main residential building;

(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.
"Self Storage Facility"

(a) means a use:

(i) where goods are stored in a building;

(ii) where the building is made up of separate compartments and each compartment has separate access;

(iii) that may be available to the general public for the storage of personal items;

(iv) that may include the administrative functions associated with the use; and

(v) that may incorporate Custodial Quarters for the custodian of the facility;

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

(c) requires a minimum of 4.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the administrative portion of the use; and

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

"Semi-detached Dwelling"

(a) means a building which contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;

(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.

"Service Organization"

(a) means a use:

(i) where health or educational programs and services are offered to the public;

(ii) that does not include a Health Services Laboratory – With Clients or Medical Clinic;

(iii) that does not provide a food preparation kitchen or eating area for the public;
(iv) where there are rooms for the administrative functions of the use; and

(v) where there may be a meeting room or auditorium available for programs related to the use;

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

(c) requires a minimum of 4.0 *motor vehicle parking stalls* per 100.0 square metres of *gross usable floor area* for the office area of the use;

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

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

299 “Sign – Class A”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) **“Address Sign”** which means a *sign* that identifies:

(A) the municipal address of a *building*;

(B) the name of a *building*; or

(C) the name of any individuals occupying a *building*;

(ii) **“Art Sign”** which means a *sign* that is primarily an artistic rendering or work applied to any exterior of a *building*;

(iii) **“Banner Sign”** which means a *sign* that is constructed of non-rigid material capable of being displayed without the use of a flag pole;

(iv) **“Construction Sign”** which means a *sign* that is displayed on a site undergoing construction, which identifies a person who is furnishing labour, services, materials or financing, and may identify the future use of the site, the party responsible for the management of site, and information regarding the sale, leasing or rental of the site;

(v) **“Directional Sign”** which means a *sign* that guides, warns or restrains people or motor vehicles and may be freestanding on a non-moveable structure or attached to a *building*;

(vi) **“Election Sign”** which means a *sign* that:
(A) indicates support for a candidate in a Federal, Provincial or local election;

(B) sets out a position or information relating to an issue in an election; or

(C) provides information respecting an election;

(vii) “Flag Sign” which means a sign that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole;

(viii) “Government Sign” which means a sign that is displayed:

(A) pursuant to federal, provincial or municipal legislation;

(B) by, or on behalf of, the federal, provincial or municipal government; or

(C) by, or on behalf of, a department, commission, board, committee or an official of the federal, provincial or municipal government;

(ix) “Property Management Sign” which means a sign that is permanently displayed on a parcel that identifies a party responsible for the management of the parcel and may contain information regarding the sale, leasing or rental of the parcel;

(x) “Real Estate Sign” which means a sign that is not intended to be permanently displayed on a site, that contains information regarding the sale, leasing or rental of the site;

(xi) “Show Home Sign” which means a sign that identifies a newly constructed residential building as a sample of the type of building a builder is providing, and where prospective purchasers may acquire information regarding the community and purchase of homes from that builder;

(xii) “Special Event Sign” which means a sign that promotes a special event and may take the structure and form of other types of signs;

(xiii) “Temporary Sign” which means a sign that is not permanently affixed to a structure or is displayed on a structure which is designed to be moved from place to place or is easily movable;
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(xiv) “Window 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, 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;

(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

(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;
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(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;

(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:
   (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

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(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;
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307 “Social Organization”

(a) means a use:

(i) where members of a club or group assemble to participate in recreation, social or cultural activities;

(ii) where there are sports, recreation, cultural, or social events for the members of the group;

(iii) where there is a food preparation area and seating area for the consumption of food; and

(iv) that may have meeting rooms for the administration of the group;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;

(c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a residential district or abuts a lane separating the parcel from a residential district, or a C-N1, C-N2, C-COR1 District;

(d) must not have an exterior entrance located on a façade that faces a residential district, unless that façade is separated from the residential district by an intervening street;

(e) must not have a public area greater than 75.0 square metres where the use shares a property line with, or is only separated by an intervening lane from a residential district, or a C-N1, C-N2, C-COR1 District;

(f) requires 1.5 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for non-assembly areas, and 1.0 motor vehicle parking stalls per four (4) person capacity of the largest assembly area in the building, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or
(iv) the maximum capacity of the assembly area as stated in the development permit;

(g) does not require bicycle parking stalls – class 1; and

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

308 “Special Function Tent – Commercial”

(a) means a use:

(i) where a collapsible shelter is erected on a parcel;

(ii) where there is always another approved use on the parcel; and

(iii) that must only be approved with the following uses:

(A) Auction Market - Other Goods;
(B) Auction Market - Vehicles and Equipment;
(C) Drinking Establishment – Large;
(D) Drinking Establishment – Medium;
(E) Drinking Establishment – Small;
(F) Night Club;
(G) Retail Store;
(H) Restaurant: Licensed – Large;
(I) Restaurant: Licensed – Medium;
(J) Restaurant: Licensed – Small;
(K) Restaurant: Food Service Only – Large;
(L) Restaurant: Food Service Only – Medium;
(M) Restaurant: Food Service Only – Small; and
(N) Take Out Food Service.

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

(c) may only be erected on a parcel a total of 15 days in any calendar year;
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309 “Special Function Tent – Recreational”

(a) means a use:

(i) where a temporary collapsible shelter is erected on a parcel;

(ii) where there is always another approved use on the parcel; and

(iii) that must only be approved with assembly, educational, recreational or social events that are related to an approved use on the parcel;

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

(c) may only be erected on a parcel a total of 10 days in any calendar year;

(d) has a maximum height of 12.0 metres measured from grade;

(e) has no requirement for a landscaped area;

(f) 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;

(g) 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;
(h) does not require motor vehicle parking stalls; and
(i) does not require bicycle parking stalls – class 1 or class 2.

309.1 “Specialized Industrial”

(a) means a use:

(i) where any of the following activities occur:

(A) research and development;

(B) the analysis or testing of materials or substances in a laboratory; or

(C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;

(ii) that may include a Health Services Laboratory – Without Clients;

(iii) where all of the processes and functions associated with the use are contained within a fully enclosed building; and

(iv) where no dust or vibration is seen or felt outside of the building containing the use;

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

(c) requires a minimum number of motor vehicle parking stalls that is the greater of:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or

(ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area.
310 “Specialty Food Store”

(a) means a use:

(i) where food and non-alcoholic beverages for human consumption are made;

(ii) where live animals are not involved in the processing of the food;

(iii) where the food products associated with the use may be sold within the premises;

(iv) with a maximum gross floor area of 465.0 square metres;

(v) that has the functions of packaging, bottling or shipping the products made as part of the use;

(vi) where the only mechanical systems that are not completely contained within the building are those systems and equipment required for air conditioning, heating or ventilation; and

(vii) that may include a limited seating area no greater than 25.0 square metres within the total gross floor area of the use;

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

(c) requires a minimum of 2.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(d) does not require bicycle parking stalls – class 1; and

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

311 “Spectator Sports Facility”

(a) means a use:

(i) where sporting or other events are held primarily for public entertainment;

(ii) that has tiers of seating or viewing areas for spectators; and

(iii) that does not include Motorized Recreation and Race Track;

(b) is a use within the Culture and Leisure Group in Schedule A to this Bylaw;
(c) requires 1.0 motor vehicle parking stalls per four (4) person capacity of the largest assembly area in the building, which is calculated by one of the following methods:

(i) one (1) person per 0.75 square metres for areas of non-fixed seating;

(ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;

(iii) one (1) person per 0.5 linear metres of bench seating; or

(iv) the maximum capacity of the assembly area as stated in the development permit;

(d) does not require bicycle parking stalls – class 1; and

(e) requires a minimum number of bicycle parking stalls – class 2 equal to 10.0 per cent of the minimum required motor vehicle parking stalls.

312 “Stock Yard”

(a) means a use:

(i) where animals are temporarily penned or housed before being sold or transported elsewhere; and

(ii) that must be approved only on a parcel designated as a Direct Control District that specifically includes Stock Yard as a use;

(b) is a use within the Direct Control Uses Group in Schedule A to this Bylaw; and

(c) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of land use redesignation application.

313 “Storage Yard”

(a) means a use:

(i) where goods are stored outside;

(ii) where goods being stored are capable of being stacked or piled;

(iii) where the goods stored are not motor vehicles, equipment or waste;

(iv) where the goods are not stored in a building, shipping container, trailer, tent or any enclosed structure with a roof;
(v) where the piles or stacks of goods may be packaged into smaller quantities for transportation off the parcel;

(vi) that does not involve the production or sale of goods as part of the use; and

(vii) that may have a building for the administrative functions associated with the use;

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

(c) may cover piles or stacks of goods, associated with the use, with tarps or a structure with a roof but it must be open on the sides;

(d) requires the following minimum number of motor vehicle parking stalls:

(i) for a building, the greater of:

(A) 1.0 stalls per 100.0 square metres of gross usable floor area for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or

(B) 1.0 stalls per three (3) employees based on the maximum number of employees at the use at any given time; and

(ii) for outdoor storage areas:

(A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and

(B) 0.1 stalls per 100.0 square metres thereafter; and

(e) does not require bicycle parking stalls – class 1 or class 2.

314 “Supermarket”

(a) means a use:

(i) where fresh and packaged food is sold;

(ii) where daily household necessities may be sold;

(iii) that will be contained entirely within a building;

(iv) that has a minimum gross floor area greater than 465.0 square metres; and

(v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises;

(b) is a use within the Sales Group in Schedule A to this Bylaw;
(c) that is located in the C-R1 District may incorporate the following uses within a Supermarket, provided the requirements referenced in subsection (d) are satisfied:

(i) Amusement Arcade;
(ii) Beauty and Body Service;
(iii) Computer Games Facility;
(iv) Counselling Service;
(v) Financial Institution;
(vi) Fitness Centre;
(vii) Health Services Laboratory – with Clients;
(viii) Household Appliance and Furniture Repair Service;
(ix) Medical Clinic;
(x) Office;
(xi) Personal Apparel Service;
(xii) Pet Care Service;
(xiii) Photographic Studio;
(xiv) Print Centre;
(xv) Power Generation Facility – Small;
(xvi) Radio and Television Studio;
(xvii) Restaurant: Food Service Only – Medium;
(xviii) Restaurant: Food Service Only – Small;
(xix) Take Out Food Service;
(xx) Veterinary Clinic; and
(xxi) Video Store;

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

(i) are located in an existing approved building;
(ii) are located in a use area that is a minimum of 3600.0 square metres;
(iii) are located within a *use area* that contains a *Supermarket*;

(iv) do not exceed 10.0 per cent of the *use area* of the *Supermarket* within which they are located; and

(v) do not have direct customer access outside of the *Supermarket* within which they are located;

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

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

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

(f) does not require bicycle parking stalls – class 1; and

(g) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of public area.

316 “Temporary Residential Sales Centre”

(a) means a use:
   (i) where units are offered for sale to the public;
   (ii) that is located in a residential district;
   (iii) that may include sales offices and displays of materials used in the construction of the units that are offered for sale; and
   (iv) that must only occur:
      (A) in a unit, which may be temporarily modified to accommodate the use; or
      (B) in a temporary building;

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

(c) must not operate for longer than:
   (i) two (2) years when located in a low density residential district; or
   (ii) four (4) years when located in a multi-residential district;

(d) does not require motor vehicle parking stalls; and

(e) does not require bicycle parking stalls – class 1 or class 2.
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;
(ii) where no more than five (5) vehicles, each with a **gross vehicle weight** equal to or less than 4500 kilograms, are available for sale or lease;

(iii) *deleted*

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

(c) must not have an outdoor speaker system;

(d) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;

(e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;

(f) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel**, which must be shown on the plan submitted for a **development permit**;

(g) requires a minimum of 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be:

(i) signed as being for the exclusive use of the customers and employees of the **use**; and

(ii) shown on the plan submitted for a **development permit**;

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

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

327 **“Vehicle Storage – Large”**

(a) means a **use**:

(i) where motor vehicles with a **gross vehicle weight** greater than 4500.0 kilograms are stored when they are not in use;

(ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;

(iii) that does not accommodate the storage of any equipment;

(iv) that does not accommodate the storage of any **dilapidated vehicles**;

(v) that may have a **building** for administrative functions associated with the **use**; and

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

328 “Vehicle Storage – Passenger”

(a) means a use:
   (i) where motor vehicles with a gross vehicle weight of 4500.0 kilograms or less are stored when they are not in use;
   (ii) where the vehicles stored are not serviced, cleaned or repaired either in a building or outdoors;
   (iii) that does not accommodate the storage of any equipment;
   (iv) that does not accommodate the storage of any dilapidated vehicles;
   (v) that may have a building for administrative functions associated with the use; and
   (vi) that does not involve the production, display or sale of vehicles as part of the use;
(b) is a use within the Storage Group in Schedule A to this Bylaw;
(c) must provide 1.0 motor vehicle parking stalls for every vehicle stored on the parcel, which must be shown on the plan submitted for a development permit;
(d) requires a minimum of 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the exclusive use of the customers and employees of the use, and these motor vehicle parking stalls must be;
(i) signed as being for the exclusive use of the customers and employees of the use; and

(ii) shown on the plan submitted for a development permit, and

(e) does not require bicycle parking stalls – class 1 or class 2.

329 “Vehicle Storage – Recreational”

(a) means a use:

(i) where recreational vehicles are stored when they are not in use;

(ii) where the vehicles stored are not serviced, cleaned or repaired either in a building or outdoors;

(iii) that does not accommodate the storage of any equipment;

(iv) that does not accommodate the storage of any dilapidated vehicles;

(v) that may have a building for administrative functions associated with the use; and

(vi) that does not involve the production, display or sale of vehicles as part of the use;

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

(c) must provide a stall for every vehicle stored on the parcel, which must be shown on the plan submitted for a development permit;

(d) requires a minimum of 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area for the exclusive use of the customers and employees of the use, and these motor vehicle parking stalls must be;

(i) signed as being for the exclusive use of the customers and employees of the use; and

(ii) shown on the plan submitted for a development permit, and

(e) does not require bicycle parking stalls – class 1 or class 2.
330 “Veterinary Clinic”

(a) means a use:

(i) where small animals or pets receive medical treatment; and

(ii) that may provide for the incidental sale of products related to the use;

(b) is a use within the Agriculture and Animal Group in Schedule A to this Bylaw;

(c) must only provide medical treatment to small animals or pets that have been bred and raised to live with, and are dependent on, people for care, food and shelter;

(d) must not:

(i) have outside enclosures, pens, runs or exercise areas; or

(ii) store equipment, products or other things associated with the use outdoors;

(e) must not allow animals to stay overnight, except for animals in the care of the use where overnight stays are necessary for medical observation or recovery of the animal;

(f) requires a minimum of 3.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;

(g) does not require bicycle parking stalls – class 1; and

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

331 “Video Store”

(a) means a use:

(i) where pictures recorded on film videocassette, digital video disk or similar medium are rented or sold;

(ii) that may rent or sell video games, computer games or similar electronic entertainment;

(iii) that may rent equipment required to view the motion pictures or play the games; and

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PART 4 - DIVISION 2: DEFINED USES

(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 deleted

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.
(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:

      (i)  a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or

      (ii) a minimum of 3.0 metres for any other residential district; and

   (c)  the **main residential building**:

      (i)  has not been added to after the effective date of this Bylaw; or

      (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a building setback from the front property line.

(4)  The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the Developed Area is deemed to conform with the requirements of this Bylaw providing:

   (a)  the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and

   (b)  all subsequent additions and alterations conformed to the rules of this Bylaw.
(5) A relaxation or variance of one or more rules applicable to an Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling granted by a development permit under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.

Personal Sales

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

Building Height 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).
Subsection 360(3)
(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)

(3) The building height for additions to a main residential building is measured from grade where:
(a) the addition is less than or equal to 7.5 metres from grade and the existing building has a walkout basement; or
(b) the addition is less than or equal to 6.0 metres and the existing building does not have a walkout basement.
Approved Building Grade Plans

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

Gated Access

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

Exempt Additions

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

(a) the existing building must:
   (i) conform to the rules of this Bylaw; and
   (ii) be legally existing or approved prior to the effective date of this Bylaw;

(b) the addition may be a maximum of:
   (i) 40.0 square metres in floor area for any portion at a height less than or equal to:
       (A) 7.5 metres measured from grade where the existing building has a walkout basement; or
       (B) 6.0 metres measured from grade where the existing building does not have a walkout basement; and
   (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;

(b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.

(c) the addition or exterior alteration may:
   (i) reduce the existing building setback from a front property line a maximum of 1.5 metres provided the building will comply with the minimum setback from a front property line specified in the district; and
   (ii) reduce the existing building setback from rear property line a maximum of 4.6 metres provided the building will comply with the minimum setback from a rear property line specified in the district; and

(d) the addition or exterior alteration must meet the rules:
   (i) of section 347(2) where there is a new window opening being created or where an existing window is being moved or enlarged; and
   (ii) of section 347(3) and 347(4) where a new balcony is being constructed or an existing balcony is being altered.
PART 5 - DIVISION 2: R-C1L & R-C1Ls

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

Purpose

366 (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area on large parcels.

(2) Parcels designated R-C1Ls are intended to accommodate a Secondary Suite on the same parcel as a Single Detached Dwelling.

Permitted Uses

367 The following uses are permitted uses in the Residential – Contextual Large Parcel One Dwelling District:

(a) Accessory Residential Building;
(b) Contextual Single Detached Dwelling;
(b.1) Home Based Child Care – Class 1;
(c) Home Occupation – Class 1;
(d) deleted
(e) Park;
(f) Protective and Emergency Service;
(g) Sign – Class A;
(h) Special Function Tent – Recreational; and
(i) Utilities.

Discretionary Uses

368 The following uses are discretionary uses in the Residential – Contextual Large Parcel One Dwelling District:

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

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

Parcels designated R-C1Ls have the same permitted and discretionary uses referenced in sections 367 and 368 with the additional discretionary use of:

(a) Secondary Suite.

Rules

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

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

Number of Main Residential Buildings on a Parcel

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

Parcel Width

The minimum parcel width is 24.0 metres.

Parcel Depth

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

(2) The minimum parcel depth for a parcel containing a Secondary Suite is 30.0 metres.
Parcel Area
374 The minimum area of a parcel is 1100.0 square metres.

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

Building Coverage – Contextual Single Detached Dwelling
376 For a Contextual Single Detached Dwelling, the maximum building coverage, not including an attached private garage, is 35.0 per cent of the area of the parcel.

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

Building Setback from Front Property Line
378 (1) For a Contextual Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
   (a) the contextual front setback less 0.75 metres; or
   (b) 6.0 metres.

   (2) deleted

   (3) For a Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
   (a) the contextual front setback less 1.5 metres; or
   (b) 6.0 metres.

   (4) For an addition or exterior alteration to a Single Detached Dwelling, which was legally existing or approved prior to the effective date of this Bylaw, the minimum building setback from a front property line is the lesser of:
   (a) the contextual front setback less 1.5 metres to a minimum of 6.0 metres; or
   (b) the existing building setback less 1.5 metres to a minimum of 6.0 metres.
(5) For all other uses, the minimum building setback from a front property line is 6.0 metres.

Building Setback from Side Property Line
379 (1) For a laned parcel, the minimum building setback from any side property line is 2.4 metres.
(2) For a laneless parcel, the minimum building setback from any side property line is:
   (a) 2.4 metres; or
   (b) 3.0 metres on one side of the parcel when no provision has been made for a private garage on the front or side of a building.
(3) For a corner parcel, the minimum building setback from a side property line shared with a street is 3.0 metres.

Building Setback from Rear Property Line
380 The minimum building setback from a rear property line is 7.5 metres.

Building Height
381 (1) For a Contextual Single Detached Dwelling, the maximum building height is the greater of:
   (a) 8.6 metres; or
   (b) the contextual height plus 1.5 metres, to a maximum of 10.0 metres.
(2) For a Single Detached Dwelling, the maximum building height is the greater of:
   (a) 8.6 metres; or
   (b) the contextual height plus 3.0 metres, to a maximum of 10.0 metres.
(3) For all other uses, the maximum building height is 10.0 metres.

Roof Pitch – Contextual Single Detached Dwelling
382 All portions of a roof within 1.0 metres of the maximum building height on a Contextual Single Detached Dwelling must have a roof pitch of 4:12 or greater.

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

Purpose
384 (1) The Residential – Contextual One Dwelling District is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Single Detached Dwellings in the Developed Area.

(2) Parcels designated R-C1s are intended to accommodate a Secondary Suite on the same parcel as a Single Detached Dwelling.

Permitted Uses
385 (1) The following uses are permitted uses in the Residential – Contextual One Dwelling District:

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

(2) The following uses are permitted uses on a parcel that has a building used or previously used as a Community Recreation Facility or School Authority – School:

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

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

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

The following uses are additional discretionary uses if they are located in buildings used or previously used as Community Recreation Facility or School Authority – School in the Residential – Contextual One Dwelling District:

(a) Child Care Service;
(b) Library;
(c) Museum;
(d) School – Private;
(e) School Authority Purpose – Major; and
(f) Service Organization.

The following uses are additional discretionary uses on a parcel in the Residential – Contextual One Dwelling District that has a building used or previously used as School Authority – School:

(a) Community Recreation Facility;
(b) Food Kiosk;
(c) Indoor Recreation Facility;
(d) Outdoor Recreation Area;
(e) Park Maintenance Facility – Large; and
(f) Park Maintenance Facility – Small.

Permitted and Discretionary Uses for Parcels Designated R-C1s

387 Parcels designated R-C1s have the same permitted and discretionary uses referenced in sections 385 and 386, with the additional discretionary use of:

(a) Secondary Suite.

Rules

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

(a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
(b) the Rules Governing All Districts referenced in Part 3;
(c) the applicable Uses And Use Rules referenced in Part 4; and
(d) the applicable rules for the Special Purpose – Community Service District for those uses referenced in sections 385(2) and 386(2) and (3).

Number of Main Residential Buildings on a Parcel

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

Parcel Width

390 (1) Unless otherwise referenced in subsection (2), the minimum parcel width is 12.0 metres.

(2) The minimum parcel width for a parcel containing a Secondary Suite is 15.0 metres.

Parcel Depth

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

**Parcel Area**

392 (1) Unless otherwise referenced in subsection (2), the minimum area of a **parcel** is 330.0 square metres.

(2) The minimum area of a **parcel** containing a **Secondary Suite** is 400.0 square metres.

**Parcel Coverage**

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

**Building Coverage – Contextual Single Detached Dwelling**

394 (1) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** equal to or less than 10.0 metres or an area equal to or less than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is:

   (a) for a **laned parcel**, the lesser of:
       (i) 145.0 square metres; or
       (ii) 40.0 per cent of the area of the **parcel**; and
   (b) for a **laneless parcel**, the lesser of:
       (i) 165.0 square metres; or
       (ii) 45.0 per cent of the area of the **parcel**.

(2) For a **Contextual Single Detached Dwelling**, located on a **parcel** with a **parcel width** greater than 10.0 metres and an area greater than 400.0 square metres, the maximum **building coverage**, not including an attached **private garage**, is the lesser of:

   (a) 245.0 square metres; or
   (b) 35.0 per cent of the area of the **parcel**.

**Building Setback Areas**

395 The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 396, 397 and 398.
Building Setback from Front Property Line

396 (1) For a Contextual Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
   (a) the contextual front setback less 0.75 metres; or
   (b) 3.0 metres.

(2) deleted

(3) For a Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
   (a) the contextual front setback less 1.5 metres; or
   (b) 3.0 metres.

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

(5) For all other uses, the minimum building setback from a front property line is 3.0 metres.

Building Setback from Side Property Line

397 (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 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, 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

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

Building Height

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

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

(2) For a Single Detached Dwelling, the maximum building height is the greater of:

(a) 8.6 metres; or
(b) the contextual height plus 3.0 metres, to a maximum of 10.0 metres.
Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

Purpose

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

Permitted Uses

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

(a) Accessory Residential Building;
(b) Contextual Single Detached Dwelling;
(b.1) Home Based Child Care – Class 1;
(c) Home Occupation – Class 1;
(d) deleted
(e) Park;
(f) Protective and Emergency Service;
(g) Sign – Class A;
(h) Special Function Tent – Recreational; and
(i) Utilities.

Discretionary Uses

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

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

Rules

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

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

Number of Main Residential Buildings on a Parcel

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

Parcel Width

409 (1) Unless otherwise referenced in subsection (2):

(a) The minimum parcel width is 7.5 metres; and
(b) the maximum parcel width is 11.6 metres.

409 (2) For corner parcels, parcels on the bulb of a cul-de-sac or parcels with a front property line shared with a street at a point where the street has a significant change in direction:

(a) the minimum parcel width is 7.5 metres; and
(b) the maximum parcel width is 14.0 metres.

Parcel Depth

410 The minimum parcel depth is 22.0 metres.

Parcel Area

411 The minimum area of a parcel is 233.0 square metres.
Parcel Coverage

412 (1) Unless otherwise referenced in subsections (2) and (3), the maximum parcel coverage is 45.0 per cent of the area of a parcel.

(2) Unless otherwise referenced in subsection (3), the maximum parcel coverage is 50.0 per cent of the area of a parcel where:
   (a) the area of a parcel is equal to or less than 300.0 square metres; and
   (b) the parcel width is less than 10.0 metres.

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

Building Coverage – Contextual Single Detached Dwelling

413 (1) For a Contextual Single Detached Dwelling, located on a parcel with a parcel width equal to or less than 10.0 metres or an area equal to or less than 400.0 square metres, the maximum building coverage, not including an attached private garage, is:
   (a) for a laned parcel, the lesser of:
      (i) 145.0 square metres; or
      (ii) 40.0 per cent of the area of the parcel; and
   (b) for a laneless parcel, the lesser of:
      (i) 165.0 square metres; or
      (ii) 45.0 per cent of the area of the parcel.

(2) For a Contextual Single Detached Dwelling, located on a parcel with a parcel width greater than 10.0 metres and an area greater than 400.0 square metres, the maximum building coverage, not including an attached private garage, is the lesser of:
   (a) 245.0 square metres; or
   (b) 35.0 per cent of the area of the parcel.

Building Setback Areas

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

Building Setback from Front Property Line

415 (1) For a Contextual Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
(a) the contextual front setback less 0.75 metres; or  
(b) 3.0 metres.

(2) deleted

(3) For a Single Detached Dwelling, the minimum building setback from a front property line is the greater of:  
(a) the contextual front setback less 1.5 metres; or  
(b) 3.0 metres.

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

(5) For all other uses, the minimum building setback from a front property line is 3.0 metres.

Building Setback from Side Property Line

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

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

(3) For a corner parcel, the minimum building setback from a side property line shared with a street is 1.2 metres, provided there is no portion of a building except for a projection allowed in 337(3), located within 3.0 metres of:  
(a) the back of the public sidewalk; or  
(b) the curb where there is no public sidewalk.
(4) The building setback required by subsection 2(b) may be reduced where the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, an exclusive private access easement:

(a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres; and

(b) that provides unrestricted vehicle access to the rear of the parcel.

(5) For a parcel with a parcel width equal to or less than 9.0 metres, one building setback from a side property line may be reduced to zero metres where:

(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 1.5 metre private maintenance easement that provides for:

   (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a building on an adjacent parcel; and

   (ii) a 0.60 metre footing encroachment easement; and

(b) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.

(6) For a parcel with a parcel width greater than 9.0 metres, one building setback from a side property line may be reduced to zero metres where:

(a) the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and

(b) all roof drainage from the building is discharged through eavestroughs and downspouts onto the parcel on which the building is located.

Building Setback from Rear Property Line

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

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

(a) 8.6 metres; or

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

(2) For a **Single Detached Dwelling**, the maximum *building height* is the greater of:

(a) 8.6 metres; or

(b) the *contextual height* plus 3.0 metres, to a maximum of 10.0 metres.

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

Roof Pitch – Contextual Single Detached Dwelling

419 All portions of a roof within 1.0 metres of the maximum *building height* on a **Contextual Single Detached Dwelling** must have a roof pitch of 4:12 or greater.

Building Depth – Contextual Single Detached Dwelling

420 (1) The maximum *building depth* of a **Contextual Single Detached Dwelling** located on a *laned parcel*, must be equal to or less than 65.0 per cent of the *parcel depth* where:

(a) the *parcel width* is equal to or less than 10.0 metres; or

(b) the area of the *parcel* is equal to or less than 400.0 square metres.

(2) Unless otherwise referenced in subsection (3), the maximum *building depth* of a **Contextual Single Detached Dwelling** must be equal to or less than the *contextual building depth average* where:

(a) the *parcel width* is greater than 10.0 metres; and

(b) the area of the *parcel* is greater than 400.0 square metres.

(3) A portion of a **Contextual Single Detached Dwelling** less than 6.0 metres in height may extend a maximum of 4.6 metres beyond the *contextual building depth average* where:
Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

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

Permitted Uses
425 (1) The following uses are permitted uses in the Residential – Contextual One / Two Dwelling District:

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

(2) The following uses are permitted uses on a parcel that has a building used or previously used as a Community Recreation Facility or School Authority – School:

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

Discretionary Uses
426 (1) The following uses are discretionary uses in the Residential – Contextual One / Two Dwelling District:

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

(2) The following uses are additional discretionary uses if they are located in buildings used or previously used as Community Recreation Facility or School Authority – School in the Residential – Contextual One / Two Dwelling District:

(a) Child Care Service;
(b) Library;
(c) Museum;
(d) School Authority Purpose – Major;
(e) School – Private; and
(f) Service Organization.

(3) The following uses are additional discretionary uses on a parcel in the Residential – Contextual One / Two Dwelling District that has a building used or previously used as School Authority – School:

(a) Community Recreation Facility;
(b) Food Kiosk;
(b) for a laneless parcel, the lesser of:
   (i) 200.0 square metres; or
   (ii) 45.0 per cent of the area of the parcel.

(2) For a Contextual Single Detached Dwelling located on a parcel with an area greater than 400.0 square metres and a parcel width greater than 10.0 metres, the maximum building coverage, not including an attached private garage, is the lesser of:
   (a) 245.0 square metres; or
   (b) 35.0 per cent of the area of the parcel.

Building Setback Areas

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

Building Setback from Front Property Line

(1) For a Contextual Single Detached Dwelling, the minimum building setback from a front property line is the greater of:
   (a) the contextual front setback less 0.75 metres; or
   (b) 3.0 metres.

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

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

(4) deleted
(5) For all other uses, the minimum building setback from a front property line is 3.0 metres.

Building Setback from Side Property Line

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

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

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

(4) Unless otherwise referenced in subsection (5), for a corner parcel, the minimum building setback from a side property line shared with a street is 1.2 metres, provided there is no portion of a building, except for a projection allowed in 337(3), located within 3.0 metres of:
   (a) the back of the public sidewalk; or
   (b) the curb where there is no public sidewalk.

(5) Where a corner parcel shares a side property line with a street and the parcel existed prior to the effective date of this Bylaw, the minimum building setback from that side property line is 1.2 metres.

(6) The building setback from a side property line of 3.0 metres required in subsection 2(b) may be reduced where the owner of the parcel proposed for development and the owner of the adjacent parcel register, against both titles, an exclusive private access easement:
   (a) where the width of the easement, in combination with the reduced building setback, must be at least 3.0 metres; and
   (b) that provides unrestricted vehicle access to the rear of the parcel.
Division 9: Residential – Low Density Multiple Dwelling (R-2M) District

Purpose

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

Permitted Uses

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

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

The following uses are permitted uses in the Residential – Low Density Multiple Dwelling District where there is only one main residential building located on a parcel:

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

Discretionary Uses

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

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

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

Rules

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

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

Density

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

(a) 50 units per hectare for Rowhouses; and
(b) 38 units per hectare where there is a Townhouse or more than one main residential building on a parcel.
Visibility Setback

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

Retaining Walls

570 (1) A *retaining wall* must be less than 1.0 metres in height, measured from lowest *grade* at any point next to the *retaining wall*:

(a) in the case of a *Multi-Residential Development – Minor*; and

(b) for all other *developments*, within 3.0 metres of a *property line*.

(2) A minimum horizontal separation of 1.0 metres must be maintained between *retaining walls* on a *parcel*:

(a) in the case of *Multi-Residential Development – Minor*; and

(b) for all other *developments*, within 3.0 metres of a *property line*.

Fences

571 The height of a *fence* above *grade*, at any point along a *fence* line, must not exceed:

(a) 1.2 metres for that portion of the *fence* extending beyond the foremost portion of all *buildings* on the *parcel*;

(b) 2.0 metres for that portion of the *fence* that does not extend beyond the foremost portion of all *buildings* on the *parcel*; and

(c) 2.5 metres to the highest point of a gateway, provided that the gateway does not exceed 2.5 metres in length.

Solar Collectors

571.1 (1) A *solar collector* may only be located on the wall or roof of a *building*.

(2) A *solar collector* mounted on a roof with a pitch of less than 4:12:

(a) may project a maximum of 2.0 metres from the surface of the roof; and

(b) must be located at least 1.0 metres from the edge of the roof.

(3) A *solar collector* mounted on a roof with a pitch of 4:12 or greater:

(a) may project a maximum of 1.3 metres from the surface of the roof; and

(b) must not extend beyond the outermost edge of the roof.
(4) A solar collector that is mounted on a wall:
(a) must be located a minimum of 2.4 metres above grade; and
(b) may project a maximum of 0.6 metres from the surface of that wall.

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

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

Parcel Access
574 All developments must comply with the Controlled Streets Bylaw.

Commercial Multi-Residential Uses
575 Where “commercial multi-residential uses” are referred to in this Part, they include only those commercial multi-residential uses that are specifically listed in the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts.
Division 2: Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd#) District

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

(a) is intended to apply to the Developed Area;

(b) has Multi-Residential Development that will typically have higher numbers of Dwelling Units and traffic generation than low density residential dwellings;

(c) has Multi-Residential Development designed to provide some or all Units with direct access to grade;

(d) provides for Multi-Residential Development in a variety of forms;

(e) has Multi-Residential Development of low height and low density;

(f) allows for varied building height and front setback areas in a manner that reflects the immediate context;

(g) is intended to be in close proximity or adjacent to low density residential development;

(h) provides outdoor space for social interaction; and

(i) provides landscaping to complement the design of the development and to help screen and buffer elements of the development that may have impacts on residents or nearby parcels.

Permitted Uses
The following uses are permitted uses in the Multi-Residential – Contextual Grade-Oriented District:

(a) Accessory Residential Building;

(a.1) Home Based Child Care – Class 1; 17P2009

(b) Home Occupation – Class 1;

(c) deleted 46P2009

(d) Park;

(e) Protective and Emergency Service;

(f) Sign – Class A;
(g) Special Function Tent – Recreational; and
(h) Utilities.

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

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

Discretionary Uses

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

(a) Addiction Treatment;
(b) Assisted Living;
(c) Bed and Breakfast;
(d) Community Entrance Feature;
(e) Custodial Care;
(f) Duplex Dwelling;
(f.1) Home Based Child Care – Class 2;
(g) Home Occupation – Class 2;
(h) Live Work Unit;
(i) Multi-Residential Development;
(j) Place of Worship – Medium;
(k) Place of Worship – Small;
(l) Power Generation Facility – Small;
(m) Residential Care;
(n) Secondary Suite;
(o) Semi-detached Dwelling;
(p) Sign – Class B;
(q) Sign – Class C;
(r) Sign – Class D;
Division 2: Commercial – Neighbourhood 1
    (C-N1) District

Purpose
701  (1) The Commercial – Neighbourhood 1 District is intended to be characterized by:
    (a) small scale commercial developments;
    (b) buildings that are close to each other, the street and the public sidewalk;
    (c) storefront commercial buildings oriented towards the street;
    (d) lanes for motor vehicle access to parking areas and buildings;
    (e) buildings that are in keeping with the scale of nearby residential areas;
    (f) development that has limited use sizes and types; and
    (g) opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

    (2) Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 1 District.

Permitted Uses
702  (1) The following uses are permitted uses in the Commercial – Neighbourhood 1 District:
    (a) Park;
    (b) Sign – Class A;
    (c) Sign – Class B;
    (d) Sign – Class D; and
    (e) Utilities.

    (2) The following uses are permitted uses in the Commercial – Neighbourhood 1 District if they are located within existing approved buildings:
    (a) Accessory Food Service;
    (b) Beauty and Body Service;
(c) Convenience Food Store;
(d) Counselling Service;
(e) Financial Institution;
(f) Fitness Centre;
(g) Health Services Laboratory – with Clients;
17P2009
(g.1) Home Based Child Care – Class 1;
(h) Home Occupation – Class 1;
(i) Household Appliance and Furniture Repair Service;
32P2009
(j) Instructional Facility;
(k) Library;
(l) Medical Clinic;
(m) Office;
(n) Personal Apparel Service;
(o) Pet Care Service;
(p) Photographic Studio;
(q) Print Centre;
(r) Protective and Emergency Service;
(s) Restaurant: Food Service Only – Small;
(t) Retail Store;
(u) Specialty Food Store;
(v) Take Out Food Service; and
71P2008
(w) deleted
(x) Video Store.

Discretionary Uses
703 (1) Uses listed in subsection 702(2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Commercial – Neighbourhood 1 District.
Division 3: Commercial – Neighbourhood 2
(C-N2) District

Purpose
721 (1) The Commercial – Neighbourhood 2 District is intended to be characterized by:
   (a) small scale commercial developments;
   (b) motor vehicle access to commercial uses;
   (c) pedestrian connection from the public sidewalk to buildings;
   (d) development that has limited use sizes and types;
   (e) limited automotive uses;
   (f) setbacks and landscaping that buffer residential districts from commercial developments;
   (g) buildings that are in keeping with the scale of nearby residential areas; and
   (h) opportunities for residential uses to occur on the upper floors of buildings that contain commercial uses.

(2) Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 2 District.

Permitted Uses
722 (1) The following uses are permitted uses in the Commercial – Neighbourhood 2 District:
   (a) Park;
   (b) Sign – Class A;
   (c) Sign – Class B;
   (d) Sign – Class D; and
   (e) Utilities.

(2) The following uses are permitted uses in the Commercial – Neighbourhood 2 District if they are located within existing approved buildings:
   (a) Accessory Food Service;
   (b) Beauty and Body Service;
(c) Catering Service – Minor;
(d) Convenience Food Store;
(e) Counselling Service;
(f) Financial Institution;
(g) Fitness Centre;
(h) Health Services Laboratory – With Clients;
17P2009  
(h.1) Home Based Child Care – Class 1;
(i) Home Occupation – Class 1;
(j) Household Appliance and Furniture Repair Service;
(k) Information and Service Provider;
32P2009  
(l) Instructional Facility;
(m) Library;
(n) Medical Clinic;
(o) Office;
(p) Personal Apparel Service;
(q) Pet Care Service;
(r) Photographic Studio;
(s) Print Centre;
(t) Protective and Emergency Service;
(u) Restaurant: Food Service Only – Small;
(v) Retail Store;
(w) Specialty Food Store;
(x) Take Out Food Service;
71P2008  
(y) deleted
(z) Veterinary Clinic; and
(aa) Video Store.
Division 4: Commercial – Community 1
(C-C1) District

Purpose

(1) The Commercial – Community 1 District is intended to be characterized by:

(a) small to mid-scale commercial developments;
(b) developments located within a community or along a commercial street;
(c) one or more commercial uses within a building;
(d) motor vehicle access to sites;
(e) pedestrian connections from the public sidewalk to and between the buildings;
(f) building location, setback areas and landscaping that limit the effect of commercial uses on nearby residential districts;

(2) Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

Permitted Uses

(1) The following uses are permitted uses in the Commercial – Community 1 District:

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

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

(a) Accessory Food Service;
(b) Beauty and Body Service;
(c) Catering Service - Minor;
(d) Convenience Food Store;
(e) Counselling Service;
(f) Financial Institution;
(g) Fitness Centre;
(h) Health Services Laboratory – with Clients;

17P2009

(h.1) Home Based Child Care – Class 1;
(i) Home Occupation – Class 1;
(j) Household Appliance and Furniture Repair Service;
(k) Information and Service Provider;

32P2009

(l) Instructional Facility;
(m) Library;
(n) Medical Clinic;
(o) Museum;
(p) Office;
(q) Personal Apparel Service;
(r) Pet Care Service;
(s) Photographic Studio;
(t) Print Centre;
(u) Protective and Emergency Service;
(v) Radio and Television Studio;
(w) Restaurant: Food Service Only – Small;
(x) Restaurant: Food Service Only – Medium;
(y) Retail Store;
(z) Specialty Food Store;
(aa) Supermarket;
(bb) Take Out Food Service;
Division 5: Commercial – Community 2 District

Purpose

(1) The Commercial – Community 2 District is intended to be characterized by:

(a) large commercial developments;
(b) developments that are on the boundary of several communities;
(c) developments that are comprehensively designed with several buildings;
(d) development that has a wide range of use sizes and types;
(e) buildings that are slightly higher than nearby low density residential areas;
(f) opportunities for commercial uses to be combined with office and residential uses in the same development;
(g) building locations, setback areas and landscaping that buffer residential districts from commercial developments;
(h) motor vehicle access to sites;
(i) pedestrian connections from public sidewalks, to and between buildings;
(j) varying building density established through maximum floor area ratios for individual parcels; and
(k) varying building height established through maximum building height for individual parcels.

(2) Areas of land greater than 12 hectares and less than 3.2 hectares should not be designated Commercial – Community 2 District.

Permitted Uses

(1) The following uses are permitted uses in the Commercial – Community 2 District:

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

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

(a) Accessory Food Service;
(b) Amusement Arcade;
(c) Beauty and Body Service;
(d) Catering Service – Minor;
(e) Computer Games Facility;
(f) Convenience Food Store;
(g) Counselling Service;
(h) Financial Institution;
(i) Fitness Centre;
(j) Health Services Laboratory – with Clients;
(j.1) Home Based Child Care – Class 1;
(k) Home Occupation – Class 1;
(l) Household Appliance and Furniture Repair Service;
(m) Information and Service Provider;
(n) Instructional Facility;
(o) Library;
(p) Medical Clinic;
(q) Museum;
(r) Office;
(s) Pawn Shop;
(t) Personal Apparel Service;
(u) Pet Care Service;
(v) Photographic Studio;
(z) Specialty Food Store;
(aa) Take Out Food Service;
(bb) deleted 71P2008
(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; 67P2008
(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;
(o) Instructional Facility;
(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;
(gg.1) Special Function Tent – Recreational;
(hh) Supermarket; and
(ii) Utility Building.

Rules

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
780 The maximum floor area ratio for parcels designated Commercial – Corridor 1 District is the number following the letter “f” indicated on the Land Use District Maps.

Building Height
781 The maximum building height for parcels designated Commercial – Corridor 1 District is the number following the letter “h” and a number indicated on the Land Use District Maps, expressed in metres.

Building Orientation
782 (1) The main public entrance to a building must face the property line shared with a commercial street.

(2) The maximum building setback from a property line shared with a commercial street is 3.0 metres.

(3) Motor vehicle parking stalls and loading stalls must not be located between a building and a commercial street.

Building Façade
783 (1) The length of the building façade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces.

(2) In calculating the length of the building façade, the depth of any required rear or side setback areas referenced in sections 788 and 789 will not be included as part of the length of the property line.

Vehicle Access
784 (1) Unless otherwise referenced in subsections (2) and (3), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane.

(2) Where a corner parcel shares a property line with a lane, those parcels may have vehicle access from either the lane or the street.

(3) Where a parcel shares a rear or side property line with a lane, but access from the lane is not physically feasible due to elevation differences between the parcel and the lane, all vehicle access must be from a street.
Use Area

785  (1) Unless otherwise referenced in subsection (3), the maximum use area for uses on the ground floor of buildings in the Commercial – Corridor 1 District is 465.0 square metres.

(2) Unless otherwise referenced in subsection (3), there is no maximum use area requirement for uses located on upper floors in the Commercial – Corridor 1 District.

(3) The maximum use area of a:

(a) Catering Service – Minor, or a Catering Service – Minor combined with any other use, is 300.0 square metres;

(b) Cinema, or a Cinema combined with any other use, is 550.0 square metres; and

(c) Supermarket, or a Supermarket combined with any other use, is 1400.0 square metres.

(4) The following uses do not have a use area restriction:

(a) Addiction Treatment;

(b) Custodial Care;

(c) Hotel; and

(d) Residential Care.

Location of Uses within Buildings

786  (1) The following uses must not be located on the ground floor of buildings:

(a) Catering Service - Minor;

(b) Child Care Service;

(c) Counselling Service;

(d) Dwelling Unit;

(e) Health Services Laboratory- with Clients;

(f) Instructional Facility;

(g) Live Work Unit;

(h) Medical Clinic;

(i) Office;
Unless otherwise referenced in sub-section (3), for development on parcels greater than 0.4 hectares, the minimum number of motor vehicle parking stalls:

(a) for each Dwelling Unit is:
   (i) 0.75 stalls per unit for resident parking; and
   (ii) 0.1 visitor parking stalls;

(b) for each Live Work Unit is:
   (i) 1.0 stalls per unit for resident parking; and
   (ii) 0.5 visitor parking stalls;

(c) for an Office, when located on floors above the ground floor is:
   (i) 1.0 stalls per 100.0 square metres of gross usable floor area; and
   (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total gross usable floor area to a maximum reduction of 1.5 stalls;

(d) for a Retail Store is:
   (i) 4.0 stalls per 100.0 square metres of total gross usable floor area when located on floors above the ground floor;
   (ii) 2.0 stalls per 100.0 square metres of total gross usable floor area when located on or below the ground floor; and
   (iii) where Retail Store uses are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total gross usable floor area to a maximum reduction of 3.0 stalls; and

(e) for a Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, Seasonal Sales Area, Special Function Tent – Commercial and Special Function Tent – Recreational is the minimum requirement referenced in Part 4;

(f) for a Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small is 1.70 stalls per 10.0 square metres of public area; and

(g) for all other uses is 3.5 stalls per 100.0 square metres of gross usable floor area.
Where a building contains a Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, and Retail Store on the ground floor, the minimum number of motor vehicle parking stalls is:

(a) In Area A as illustrated on Map 7.1:
   (i) 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; or
   (ii) 0.0 motor vehicle parking stalls where the building:
        (A) contains a Dwelling Unit, Hotel, Multi-Residential Development, or Office above the ground floor; or
        (B) the use area of a use on the ground floor is 465.0 square metres or less; or

(b) In Area B as illustrated on Map 7.1:
   (i) the minimum requirement referenced in subsections (1) or (2);  
   (ii) 0.0 motor vehicle parking stalls where a building contains a Dwelling Unit or Multi-Residential Development above the ground floor;  
   (iii) 0.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 465 square metres or less; or
   (iv) 1.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 466 square metres or greater.

Excess Motor Vehicle Parking Stalls

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

Exclusive Use of Motor Vehicle Parking Stalls

Motor vehicle parking stalls required for uses in accordance with the District requirement referenced in section 791(2)(f), must not be signed or in any way identified as being other than for the use of all users on the parcel.
Required Bicycle Parking Stalls

794 (1) The minimum number of bicycle parking stalls – class 1 for:
   (a) each Dwelling Unit and Live Work Unit is:
       (i) no requirement where the number of units is less than 20; and
       (ii) 0.5 stalls per unit when the total number of units equals or exceeds 20; and
   (b) all other uses is the minimum requirement referenced in Part 4.

(2) The minimum number of bicycle parking stalls – class 2 for:
   (a) each Dwelling Unit and Live Work Unit is:
       (i) 2.0 stalls for developments of 20 units or less; and
       (ii) 0.1 stalls per unit for developments of more than 20 units; and
   (b) all other uses is 5.0 per cent of the minimum number of motor vehicle parking stalls.

Exclusive Use of Bicycle Parking Stalls

795 Bicycle parking stalls – class 1 provided for Dwelling Units and Live Work Units are for the exclusive use of residents.

Map 7.1: Commercial Parking Reduction Map
Specialty Food Store; 
Take Out Food Service;  
deleted  
Veterinary Clinic; and  
Video Store.

Discretionary Uses

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.

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.

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;
(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;
(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;
Division 8: Commercial – Corridor 3 District

(C-COR3 District)

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

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

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

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

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

(a) Accessory Food Service;
(b) Accessory Liquor Service;
(c) Auction Market – Other Goods;
(d) Beauty and Body Service;
(e) Catering Service – Minor;
(f) Convenience Food Store;
(g) Counselling Service;
(h) Financial Institution;
(i) Fitness Centre;
(j) Health Services Laboratory – with Clients;
(k) Health Services Laboratory – without Clients;
(l) Household Appliance and Furniture Repair Service;
(m) Information and Service Provider;
(n) Instructional Facility;
(o) Library;
(p) Medical Clinic;
(q) Museum;
(r) Office;
(s) Personal Apparel Service;
(t) Pet Care Service;
(u) Photographic Studio;
(v) Power Generation Facility – Small;
(w) Print Centre;
(x) Protective and Emergency Service;
(y) Radio and Television Studio;
(z) Restaurant: Food Service Only – Medium;
(aa) Restaurant: Food Service Only – Small;
(bb) Restaurant: Licensed – Medium;
Division 9: Commercial – Office (C-O) District

Purpose

828 The Commercial – Office District is intended to be characterized by:

(a) buildings containing select uses that contribute to locations of high employment;
(b) a limited number of other uses that support Offices;
(c) locations along or near major roads and transit facilities;
(d) pedestrian connections;
(e) varying building density established through maximum floor area ratios for individual parcels; and
(f) varying building height established through maximum building height for individual parcels.

Permitted Uses

829 (1) The following uses are permitted uses in the Commercial – Office District:

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

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

(a) Counselling Service;
(b) Information and Service Provider;
(c) Instructional Facility;
(d) Medical Clinic;
(e) Office; and
(f) Post-secondary Learning Institution.
(3) The following uses are permitted uses in existing approved buildings in the Commercial – Office District if:

(a) a minimum of 90.0 per cent of the building's gross floor area contains those uses listed in subsection (2) (a) through (f) inclusive; and

(b) they are located on or below the ground floor of the building:

(i) Accessory Food Service;

(ii) Beauty and Body Service;

(iii) Computer Games Facility;

(iv) Convenience Food Store;

(v) Financial Institution;

(vi) Fitness Centre;

(vii) Health Services Laboratory – with Clients;

(viii) Household Appliance and Furniture Repair Service;

(ix) Indoor Recreation Facility;

(x) Library;

(xi) Personal Apparel Service;

(xii) Pet Care Service;

(xiii) Photographic Studio;

(xiv) Power Generation Facility – Small;

(xv) Print Centre;

(xvi) Protective and Emergency Service;

(xvii) Radio and Television Studio;

(xviii) Restaurant: Food Service Only – Small;

(xix) Restaurant: Licensed – Small;

(xx) Retail Store; and

(xxi) Take Out Food Service.
Division 11: Commercial – Regional 2 f# (C-R2 f#) District

Purpose

The Commercial – Regional 2 District is intended to be characterized by:

(a) enclosed malls;
(b) multiple buildings comprehensively designed on a parcel;
(c) parcels that are located along major roads and transit facilities;
(d) access by motor vehicles and public transit;
(e) pedestrian connections from public transit to and between buildings and from parking areas to buildings;
(f) building location, setback areas and landscaping that buffer the effect of commercial uses on nearby residential districts; and
(g) varying building density established through maximum floor area ratios for individual parcels.

Areas of land less than 4.0 hectares should not be designated Commercial – Regional 2 District.

Permitted Uses

The following uses are permitted uses in the Commercial – Regional 2 District:

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

The following uses are permitted uses in the Commercial – Regional 2 District if they are located within existing approved buildings:

(a) Accessory Food Service;
(b) Accessory Liquor Service;
(c) Amusement Arcade;
(d) Beauty and Body Service;
(e) Billiard Parlour;
(f) Catering Service – Minor;
(g) Cinema;
(h) Computer Games Facility;
(i) Convenience Food Store;
(j) Counselling Service;
(k) Dinner Theatre;
(l) Financial Institution;
(m) Fitness Centre;
(n) Funeral Home;
(o) Health Services Laboratory – with Clients;
  
17P2009
  (o.1) Home Based Child Care – Class 1;
(p) Home Occupation – Class 1;
(q) Household Appliance and Furniture Repair Service;
(r) Indoor Recreation Facility;
(s) Information and Service Provider;

32P2009
(t) Instructional Facility;
(u) Library;
(v) Medical Clinic;
(w) Museum;
(x) Office;
(y) Pawn Shop;
(z) Performing Arts Centre;
(aa) Personal Apparel Service;
(bb) Pet Care Service;
Division 12: Commercial – Regional 3 District

Purpose

The Commercial – Regional 3 District is intended to be characterized by:

(a) comprehensively planned and designed subdivision and development with multiple buildings on multiple parcels;
(b) orderly phased subdivision and development of large tracts of land over time;
(c) opportunities for a variety of building sizes and use areas;
(d) parcels that are created and designed to support efficient access to the uses intended for those and nearby parcels;
(e) buildings, uses, vehicle access and pedestrian features on a site that link with each other and adjacent parcels;
(f) pedestrian access from public transit, to and between buildings and pedestrian amenities;
(g) flexibility regarding a building’s density, established through individual floor area ratios for individual parcels; and
(h) varying building height established through maximum building heights for individual parcels.

Areas of land less than 6.0 hectares should not be designated Commercial – Regional 3 District.

Permitted Uses

The following uses are permitted uses in the Commercial – Regional 3 District:

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

The following uses are permitted uses in the Commercial Regional – 3 District if they are located within existing approved buildings:
(a) Accessory Food Service;
(b) Accessory Liquor Service;
(c) Amusement Arcade;
(d) Beauty and Body Service;
(e) Catering Service – Minor;
(f) Computer Games Facility;
(g) Convenience Food Store;
(h) Counselling Service;
(i) Dinner Theatre;
(j) Financial Institution;
(k) Fitness Centre;
(l) Funeral Home;
(m) Health Services Laboratory – with Clients;
(n) Household Appliance and Furniture Repair Service;
(o) Indoor Recreation Facility;
(p) Information and Service Provider;
(q) Instructional Facility;
(r) Library;
(s) Medical Clinic;
(t) Museum;
(u) Office;
(v) Pawn Shop;
(w) Performing Arts Centre;
(x) Personal Apparel Service;
(y) Pet Care Service;
(z) Photographic Studio;
Garbage

903  (1) Unless otherwise referenced in a District, garbage containers and waste material must be stored either:
   (a) inside a building; or
   (b) in a garbage container enclosure approved by the Development Authority.

(2) Garbage container enclosures must not be located in any setback area.

Fences

904  (1) When a parcel shares a property line with a lane that separates the parcel from a parcel designated as a residential district, an LRT corridor, or a commercial, residential or special purpose districts, a fence with a minimum height of 2.0 metres must be provided for screening along the property line.

(2) There is no restriction to the height of a fence at any point along a property line shared with another industrial district.

Solar Collectors

904.1  (1) A solar collector may only be located on the wall or roof of a building.

(2) A solar collector mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 metres from the surface of the roof.

(3) A solar collector mounted on a roof with a pitch of 4:12 or greater pitch:
   (a) may project a maximum of 1.3 metres from the surface of the roof; and
   (b) must not extend beyond the outermost edge of the roof.

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

Display and Sales Area

904.2  (1) Unless otherwise referenced in subsection (3), a use that is not defined in Part 4 as having a sales or rental function may accommodate a display and sales area provided the products displayed or sold are associated with the use.
(2) The maximum floor area of a display and sales area located in a building is the greater of:
   (i) 38.0 square metres; or
   (ii) 20.0 per cent of the gross floor area of the use to a maximum of 465.0 square metres

(3) A display and sales area must not be permitted if doing so would result in the use operating exclusively as a Retail Store.

Outdoor Product Display Area

904.3 A use may accommodate an outdoor product display area provided:
   (a) the products displayed are associated with the use;
   (b) it is not located within a required setback area;
   (c) it is separate and distinct from areas of the parcel used for the storage of materials, goods or equipment; and
   (d) it is shown on a plan approved as part of a development permit.

Parcel Access

905 All developments must comply with the Controlled Streets Bylaw.
Division 2: Industrial – General (I-G) District

Purpose

906 The Industrial – General District is intended to be characterized by:

(a) a wide variety of light and medium general industrial uses and a limited number of support commercial uses;
(b) parcels typically located in internal locations;
(c) the application of discretion for parcels that share a property line with a major street or expressway to ensure an appropriate interface and compliance with City plans and policies;
(d) a limited number of non-industrial uses that may be appropriate due to building or parcel requirements generally found in industrial areas;
(e) uses and buildings that may have little or no relationship to adjacent parcels;
(f) appropriate controls to ensure screening of any outdoor activities; and
(g) limits on sales and office activities in order to preserve a diverse industrial land base.

Permitted Uses

907 (1) The following uses are permitted uses in the Industrial – General District:

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

(2) Unless otherwise referenced in subsection 908(1), the following uses are permitted uses in the Industrial – General District:

(a) Auto Body and Paint Shop;
(b) Auto Service – Major;
(c) Auto Service – Minor;
(d) Beverage Container Drop-Off Depot;
(e) Car Wash – Multi-Vehicle;
(f) Car Wash – Single Vehicle;
(g) Catering Service – Major;
(h) Catering Service – Minor;
(i) Crematorium;
(j) Distribution Centre;
(k) Dry-cleaning and Fabric Care Plant;
(l) Fleet Service;
(m) Freight Yard;
(n) General Industrial – Light;
(o) General Industrial – Medium;
(p) Large Vehicle Service;
(q) Large Vehicle Wash;
(r) Motion Picture Production Facility;
(s) Municipal Works Depot;
(t) Parking Lot – Grade;
(u) Parking Lot – Structure;
(v) Power Generation Facility – Medium;
(w) Power Generation Facility – Small;
(x) Protective and Emergency Service;
(y) Recreational Vehicle Service;
(z) Specialty Food Store;
(aa) Utility Building;
(bb) Vehicle Storage – Large;
(cc) Vehicle Storage – Passenger; and
(dd) Vehicle Storage – Recreational.
Discretionary Uses

908 (1) Uses listed in subsection 907(2) are discretionary uses if they are located:

(a) in proposed buildings, or proposed additions to existing buildings, that are located on a parcel that is adjacent to a major street or expressway; or

(b) on a parcel that does not have both sewer and water systems provided by the City.

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

(a) Auction Market – Other Goods;
(b) Auction Market – Vehicles and Equipment;
(c) Building Supply Centre;
(d) Bulk Fuel Sales Depot;
(e) Child Care Service;
(f) Convenience Food Store;
(g) Custodial Quarters;
(h) Drive Through;
(i) Equipment Yard;
(j) Gas Bar;
(k) Instructional Facility;
(l) Kennel;
(m) Large Vehicle Sales;
(n) Office;
(o) Outdoor Café;
(p) Pet Care Service;
(q) Print Centre;
(r) Restaurant: Food Service Only – Medium;
(s) Restaurant: Food Service Only – Small;
(t) Restaurant: Licensed – Medium;
(u) Restaurant: Licensed – Small;
(v) Restored Building Product Sales Yard;
(w) Salvage Yard;
(x) Self Storage Facility;
(y) Storage Yard;
(z) Sign – Class E;
(aa) Sign – Class F;
(bb) Special Function Tent – Commercial;
(cc) Special Function Tent – Recreational;
(dd) Take Out Food Service;
(ee) Vehicle Sales – Minor; and
(ff) Veterinary Clinic.

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

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

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

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

Building Height
912 The maximum building height is 16.0 metres.

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

Storage of Goods, Materials and Supplies
913.1 (1) A use may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:

(a) not located in a setback area;
(b) not located between a building and a major street or expressway; and
(c) shown on a plan approved as part of a development permit.
(2) Goods, materials or supplies stored outside of a building within 5.0 metres of a property line have a maximum height of 5.0 metres.

(3) The height of goods, materials or supplies is measured from grade and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Screening

914 Loading docks, outdoor activities and equipment located outside of a building must be screened from view of:

(a) an adjacent expressway, major street, LRT corridor or regional pathway; and

(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 Offices and Administration Areas

914.1 (1) Unless otherwise referenced in subsection (2), the cumulative gross floor area of Office uses in a building must not exceed 50.0 per cent of the gross floor area of the building.

(2) Areas in a building used for administration or to provide work space to employees of a use will not be included when determining compliance with subsection (1) provided:

(a) the administration or work space area is located in the same use area as the use that it serves; and

(b) the principal use is not an Office.

(3) The Development Authority may consider a relaxation of subsection (1) where an Office is proposed in a building:

(a) that was legally existing or approved prior to the effective date of this Bylaw; and

(b) where the floor area proposed for the Office has already been constructed to accommodate an administrative or office function.

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

(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

(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.

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

(a) an expressway or major street, the side setback area must have a minimum depth of 6.0 metres;

(b) the Headworks Canal operated by the Western Irrigation District, the side setback area must have a minimum depth of 7.5 metres;

(c) a lane, there is no requirement for a side setback area; and

(d) an LRT corridor or street, not including an expressway or major street, the side setback area must have a minimum depth of 4.0 metres.

Landscaping In Setback Areas

918 (1) Where a setback area shares a property line with a street, expressway or major 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 lane, there is no requirement for a soft surfaced landscaped area or hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area;

(b) provide a minimum of 1.0 trees and 2.0 shrubs:

(i) for every 30.0 square metres; or
(ii) for every 35.0 square metres, where irrigation is provided by a **low water irrigation system**; and

(c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.

(4) Where a **setback area** shares a **property line** with an **LRT corridor**, or **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 in the **setback area** 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**.

(5) Where a **setback area** shares a **property line** with the Headworks Canal operated by the Western Irrigation District, the **setback area** must:

(a) be a **soft surfaced landscaped area**;

(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**; and

(c) provide trees and shrubs planted in a linear arrangement along the length of the **setback area**.

**Additional Landscaping Requirements**

919 (1) Unless otherwise referenced in this District, 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) 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) A sidewalk must be provided along the entire length of the front of a building, not including any portion of the building where loading docks are located.

(4) Every sidewalk located along the front of a building and every sidewalk located within a setback area must be:
   (a) a hard surfaced landscaped area;
   (b) a minimum width of 2.0 metres; and
   (c) raised above the surface of an adjacent parking area.

(5) Every sidewalk located within a parking area must be:
   (a) an asphalt surface;
   (b) indicated by painted lines;
   (c) a minimum width of 2.0 metres; and
   (d) at the same surface level as the parking area.

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

Outside Product Display Areas
921 deleted
Division 3: Industrial – Business District

Purpose

The Industrial – Business District is intended to be characterized by:

(a) prestige, high quality, manufacturing, research 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

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.

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) Household Appliance and Furniture Repair Service;
(g) Information and Service Provider;
(h) Library;
(i) Instructional Facility;
(j) Office;
(k) Photographic Studio;
(l) Power Generation Facility – Small;
(m) Print Centre;
(n) Protective and Emergency Service;
(o) Radio and Television Studio; and
(p) Specialized Industrial.

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.

32P2009 (2) The following uses are discretionary uses in the Industrial – Business District:

(a) Beauty and Body Service;
(b) Child Care Service;
(c) Conference and Event Facility;
(d) Drinking Establishment – Small;
(e) Drive Through;
(f) Fitness Centre;
(g) Gas Bar;
(h) Health Services Laboratory – With Clients;
(i) Hotel;
(j) Indoor Recreation Facility;
(k) Medical Clinic;
(l) Motion Picture Production Facility;
(m) Outdoor Café;
(n) Parking Lot – Grade;
(o) Parking Lot – Structure;
(p) Personal Apparel Service;
(q) Post-secondary Learning Institution;
(r) Power Generation Facility – Medium;
(s) Printing, Publishing and Distributing;
(t) Restaurant: Food Service Only – Small;
(u) Restaurant: Licensed – Small;
(v) Retail Store;
(w) Self Storage Facility;
(x) Sign – Class C;
(y) Sign – Class E;
(z) Sign – Class F;
(aa) Special Function Tent – Commercial;
(bb) Special Function Tent – Recreational;
(cc) Specialty Food Store;
(dd) Take Out Food Service;
(ee) Utility Building; and
(ff) Vehicle Rental – Minor.

(3) The following uses are discretionary uses in the Industrial – Business District if they are located within a building containing at least one use listed in subsection 923(2):

(a) Drinking Establishment – Medium;
(b) Restaurant: Food Service Only – Medium; and
(c) Restaurant: Licensed – Medium.

Rules
925 In addition to the rules in this District, all uses in this District must comply with:

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

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

Building Height

The maximum building height for parcels designated Industrial – Business District is:

(a) 12.0 metres; or
(b) the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

Use Area

(1) Unless otherwise referenced in subsection (2), there is no use area requirement for uses in the Industrial – Business District.

(2) The maximum use area for the following uses and any use combined with them is 465.0 square metres:

(a) Beauty and Body Service;
(b) Household Appliance and Furniture Repair Service;
(c) Personal Apparel Service;
(d) Photographic Studio; and
(e) Retail Store.

Storage of Goods, Materials and Supplies

All goods, materials and supplies associated with a use must be contained within a building.

Front Setback Area

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

Rear Setback Area

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;
Division 4: Industrial – Edge (I-E) District

Purpose

The Industrial – Edge District is intended to be characterized by:

(a) locations on the perimeter of industrial areas where the industrial parcel shares a property line with a residential district, local street or lane abutting a residential district;

(b) a limited range and size of uses; and

(c) limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of uses on nearby non-industrial parcels.

Permitted Uses

The following uses are permitted uses in the Industrial – Edge District:

(a) Park;

(b) Sign – Class A;

(c) Sign – Class B;

(d) Sign – Class D; and

(e) Utilities.

The following uses are permitted uses in the Industrial – Edge District if they are located within existing approved buildings:

(a) Beauty and Body Service;

(b) Catering Service – Minor;

(c) Computer Games Facility;

(d) Convenience Food Store;

(e) Counselling Service;

(f) Financial Institution;

(g) Information and Service Provider;

(h) Instructional Facility;

(i) Office;
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Discretionary Uses

939 (1) Uses listed in subsection 938(2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Industrial – Edge District.

32P2009 (2) The following uses are discretionary uses in the Industrial – Edge District:

(a) Artist’s Studio;
(b) Child Care Service;
(c) Custodial Quarters;
(d) Drinking Establishment – Small;
(e) Fitness Centre;
(f) General Industrial – Light;
(g) Health Services Laboratory – With Clients;
(h) Indoor Recreation Facility;
(i) Liquor Store;
(j) Medical Clinic;
(k) Outdoor Café;
(l) Power Generation Facility – Medium;
(m) Restaurant: Licensed – Small;
(n) Retail Store;
(o) Self Storage Facility;
(p) Sign – Class C;
(q) Sign – Class E;
(r) Sign – Class F;
(s) Special Function Tent – Commercial;
(t) Special Function Tent – Recreational;
(u) Specialty Food Store;
(v) Take Out Food Service; and
(w) Utility Building.

Rules
940 In addition to the rules in this District, all uses in this District must comply with:

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

Floor Area Ratio
941 The maximum floor area ratio for buildings is 1.0.

Building Height
942 The maximum building height is 12.0 metres.
Activities and Objects Prohibited

943 (1) Where a parcel shares a street or lane with a residential district or Special Purpose – Community Institution District, the area between any buildings on that parcel and that street or lane must not contain:
   (a) entrances to the parcel;
   (b) garbage enclosures;
   (c) loading areas; or
   (d) outside activities.

(2) Where a parcel shares a street or lane with a residential district or Special Purpose – Community Institution District, there must not be any vehicle entrance or overhead doors on the façade of the building facing those Districts, lanes or streets.

Use Area

944 (1) Unless otherwise referenced in subsection (2), the maximum use area is 300.0 square metres.

(2) The following uses do not have a use area restriction:
   (a) Convenience Food Store;
   (b) General Industrial – Light;
   (c) Self Storage Facility; and
   (d) Specialty Food Store;

Storage of Goods, Materials and Supplies

945 All goods, materials and supplies associated with a use must be contained within a building.

Front Setback Area

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

Rear Setback Area

947 (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, 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) a lane that separates the parcel from a parcel designated as a residential district, the rear setback area must have a minimum depth of 3.0 metres;

(b) a lane, in all other cases, the rear setback area must have a minimum depth of 1.2 metres; and

(c) an LRT corridor or street, the rear setback area must have a minimum depth of 3.0 metres.

Side Setback Area

948 (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, 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) a lane that separates the parcel from a parcel designated as a residential district, the side setback area must have a minimum depth of 3.0 metres;

(b) a lane, in all other cases, the side setback area must have a minimum depth of 1.2 metres; and

(c) an LRT corridor or street, the side setback area must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

949 (1) Where a setback area shares a property line with a 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 lane that does
    not separate the parcel from a parcel designated as a residential
district, there is no requirement for soft surfaced landscaped area
or hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel
designated as a residential district or 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 and 2.0 shrubs:
       (i) for every 30.0 square metres; or
       (ii) for every 35.0 square metres, where irrigation is
            provided by a low water irrigation system; and
   (c) provide trees and shrubs planted in a linear arrangement
       along the length of the setback area.

(4) Where a setback area shares a property line with an LRT corridor
    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 in the setback area 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.

Additional Landscaping Requirements

950 (1) Unless otherwise referenced in this District, 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) 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 required by subsection (2); or
   (b) have a sidewalk connecting that public entrance to a public sidewalk or to the nearest street.

(4) A sidewalk must be provided along the entire length of the front of a building, not including any portion of the building where loading docks are located.

(5) Every sidewalk provided must:
   (a) be a hard surfaced landscaped area;
   (b) be a minimum width of 2.0 metres;
   (c) have different surfacing than the surfacing of the parking area; and
   (d) be raised above the surface of the parking area when located in a parking area.

Employee Area

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

Screening

952 Where activities or a truck and trailer parking area associated with a use are located outside of a building, they must be screened and not visible from a:
   (a) residential district;
   (b) special purpose district; and
   (c) street.
Division 5: Industrial – Commercial (I-C) District

Purpose

953 The Industrial – Commercial District is intended to be characterized by:

(a) locations on the perimeter of industrial areas, along major streets and expressways;
(b) light industrial uses that are unlimited in size;
(c) small scale commercial uses that are compatible with and complement light industrial uses;
(d) controls to ensure that developments provide a transition between other land use districts and the Industrial – General District or between highly visible industrial parcels and the Industrial – General District;
(e) setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations; and
(f) parcels located within 200.0 metres of a major street or expressway.

Permitted Uses

954 (1) The following uses are permitted uses in the Industrial – Commercial District:

(a) Park;
(b) Power Generation Facility – Small;
(c) Sign – Class A;
(d) Sign – Class B;
(e) Sign – Class D; and
(f) Utilities.

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

(a) Artist’s Studio;
(b) Beauty and Body Service;
(c) Beverage Container Drop-Off Depot;
(d) Building Supply Centre;
(e) Counselling Service;
(f) Dry-cleaning and Fabric Care Plant;
(g) Financial Institution;
(h) Fitness Centre;
(i) General Industrial – Light;
(j) Health Services Laboratory – With Clients;
(k) Indoor Recreation Facility;
(l) Information and Service Provider;
(m) Instructional Facility;
(n) Medical Clinic;
(o) Office;
(p) Pawn Shop;
(q) Personal Apparel Service;
(r) Pet Care Service;
(s) Photographic Studio;
(t) Print Centre;
(u) Radio and Television Studio;
(v) Restaurant: Food Service Only – Medium;
(w) Restaurant: Food Service Only – Small;
(x) Retail Store;
(y) Service Organization;
(z) Specialty Food Store;
(aa) Take Out Food Service;
(bb) Vehicle Rental – Minor;
(cc) Vehicle Sales – Minor;
(dd) Veterinary Clinic; and
(ee) Video Store.
Discretionary Uses

955 (1) *Uses* listed in subsection 954(2) are *discretionary uses* if they are located in new *buildings* or new additions to existing *buildings* in the Industrial – Commercial District.

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

(a) Auction Market – Other Goods;
(b) Auction Market – Vehicles and Equipment;
(c) Auto Body and Paint Shop;
(d) Auto Service – Major;
(e) Auto Service – Minor;
(f) Car Wash – Multi-Vehicle;
(g) Car Wash – Single Vehicle;
(h) Child Care Service;
(i) Convenience Food Store;
(j) Custodial Quarters;
(k) Drinking Establishment – Small;
(l) Drive Through;
(m) Gas Bar;
(n) Large Vehicle Sales;
(o) Large Vehicle Service;
(p) Large Vehicle Wash;
(q) Liquor Store;
(r) Outdoor Café;
(s) Power Generation Facility – Medium;
(t) Recreational Vehicle Sales;
(u) Restaurant: Licensed – Medium;
(v) Restaurant: Licensed – Small;
(w) Restored Building Product Sales Yard;
(x) Self Storage Facility;
(y) Sign – Class C;
(z) Sign – Class E;
(aa) Sign – Class F;
(bb) Special Function Tent – Commercial;
(cc) Special Function Tent – Recreational;
(dd) Utility Building;
(ee) Vehicle Rental – Major; and
(ff) Vehicle Sales – Major.

Rules
956 In addition to the rules in this District, all uses in this District must comply with:

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

Parcel Location
957 deleted

Floor Area Ratio
958 The maximum floor area ratio for buildings is 1.0.

Building Height
959 The maximum building height is 12.0 metres.

Use Area
960 (1) Unless otherwise provided in subsection (2), there is no use area requirement in the Industrial – Commercial District.

(2) The maximum use area for the following uses and any use combined with them must not exceed 930.0 square metres:

(a) Beauty and Body Service;
(b) deleted;
(c) Personal Apparel Service;
(d) Photographic Studio; and
(e) Retail Store.
Front Setback Area
961 The front setback area must have a minimum depth of 6.0 metres.

Rear Setback Area
962 (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, 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) a lane that separates the parcel from a parcel designated as a residential district, the rear setback area must have a minimum depth of 3.0 metres;
      (b) a lane, in all other cases, the rear setback area must have a minimum depth of 1.2 metres; and
      (c) an LRT corridor or street, the rear setback area must have a minimum depth of 6.0 metres.

Side Setback Area
963 (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, 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) a lane that separates the parcel from a parcel designated as a residential district, the side setback area must have a minimum depth of 3.0 metres;
(b) a lane, in all other cases, the side setback area must have a minimum depth of 1.2 metres; and
(c) an LRT corridor or street, the side setback area must have a minimum depth of 6.0 metres.

Landscaping In Setback Areas

(1) Where a setback area shares a property line with a 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 lane that does not separate the parcel from a parcel designated as a residential district, there is no requirement for soft surfaced landscaped area or hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel designated as a residential district or 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 and 2.0 shrubs:
      (i) for every 30.0 square metres; or
      (ii) for every 35.0 square metres, where irrigation is provided by a low water irrigation system; and
   (c) provide trees and shrubs planted in a linear arrangement along the length of the setback area.

(4) Where a setback area shares a property line with an LRT corridor or 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 in the setback area 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.

Additional Landscaping Requirements

965 (1) Unless otherwise referenced in this District, 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) 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 required by subsection (2); or
   (b) have a sidewalk connecting that public entrance to a public sidewalk or to the nearest street.

(4) A sidewalk must be provided along the entire length of the front of a building, not including any portion of the building where loading docks are located.

(5) Every sidewalk required must:
   (a) be a hard surfaced landscaped area;
   (b) be a minimum width of 2.0 metres;
   (c) have different surfacing than the surfacing of the parking area; and
   (d) be raised above the surface of the parking area, when located in a parking area.

Storage of Goods, Materials and Supplies

965.1 (1) A use may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
   (a) not located in a setback area;
   (b) not located between a building and a street;
   (c) within a screened enclosure or screened from view of a street; and
(d) shown on a plan approved as part of a development permit.

(2) Goods, materials and supplies stored outside of a building within 5.0 metres of a property line have a maximum height of 5.0 metres.

(3) Goods, materials and supplies stored outside of a building more than 5.0 metres from a property line may have a maximum height of 12.0 metres.

(4) The height of goods, materials and supplies is measured from grade and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Employee Area
966 All developments must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.
Division 6: Industrial – Redevelopment (I-R) District

Purpose

The Industrial – Redevelopment District is intended to be characterized by:

(a) small blocks of **parcels** originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;

(b) fragmented land ownership creating **parcels** that are small and narrow in width;

(c) small, narrow **parcels** where it may be difficult to provide landscaping along the front and corner **side property lines** and where it may be difficult to provide the required **motor vehicle parking stalls**;

(d) reduction in landscaping standards in order to facilitate redevelopment of the smaller **parcel** and achieve parking on the **parcel**;

(e) **parcels** that are not located along a **major street** or share a **property line** with a **residential district**; and

(f) a wide range of industrial **uses** that would allow for reuse and redevelopment of existing **parcels**.

Permitted Uses

The following **uses** are **permitted uses** in the Industrial – Redevelopment District:

(a) Artist’s Studio;

(b) Auto Body and Paint Shop;

(c) Auto Service – Major;

(d) Auto Service – Minor;

(e) Beverage Container Drop-Off Depot;

(f) Car Wash – Multi-Vehicle;

(g) Car Wash – Single Vehicle;

(h) Catering Service – Major;

(i) Catering Service – Minor;

(j) Crematorium;
(k) Dry-cleaning and Fabric Care Plant;
(l) General Industrial – Light;
(m) General Industrial – Medium;
(n) Indoor Recreation Facility;
(o) Large Vehicle Service;
(p) Large Vehicle Wash;
(q) Motion Picture Production Facility;
(r) Park;
(s) Parking Lot – Grade;
(t) Parking Lot – Structure;
(u) Power Generation Facility – Medium;
(v) Power Generation Facility – Small;
(w) Protective and Emergency Service;
(x) Recreational Vehicle Service;
(y) Sign – Class A;
(z) Sign – Class B;
(aa) Sign – Class D;
(bb) Utilities;
(cc) Utility Building;
(dd) Vehicle Storage – Large;
(ee) Vehicle Storage – Passenger; and
(ff) Vehicle Storage – Recreational.

Discretionary Uses

The following uses are discretionary uses in the Industrial – Redevelopment District:

(a) Auction Market – Other Goods;
(b) Auction Market – Vehicles and Equipment;
(c) Building Supply Centre;
(d) Bulk Fuel Sales Depot;
(e) Child Care Service;
(f) Counselling Service;
(g) Custodial Quarters;
(h) Drive Through;
(i) Equipment Yard;
(j) Fleet Service;
(k) Information and Service Provider;
(l) Instructional Facility;
(m) Kennel;
(n) Large Vehicle Sales;
(o) Office;
(p) Outdoor Café;
(q) Pet Care Service;
(r) Print Centre;
(s) Recreational Vehicle Sales;
(t) Restaurant: Food Service Only – Small;
(u) Restaurant: Licensed – Small;
(v) Restored Building Product Sales Yard;
(w) Salvage Yard;
(x) Self Storage Facility;
(y) Service Organization;
(z) Storage Yard;
(aa) Sign – Class C;
(bb) Sign – Class E;
(cc) Sign – Class F;
(dd) Special Function Tent – Commercial;
(ee) Special Function Tent – Recreational;
(ff) Take Out Food Service;
(gg) Vehicle Sales Minor; and
(hh) Veterinary Clinic.

Rules

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

(a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
(b) the Rules Governing All Districts referenced in Part 3; and
Building Size

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

Floor Area Ratio

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

Building Height

The maximum building height is 16.0 metres.

Screening

Loading docks and mechanical equipment that are part of a building must be screened from view of an adjacent expressway or major street.

Where a use has outdoor activities or equipment located outside of a building, those activities or equipment must be screened from view of:

(a) an adjacent expressway, major street, LRT corridor or regional pathway; or

(b) a street or lane where the street or lane separates the parcel from a residential district or special purpose district.

Building Setback

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

Front Setback Area

Where the parcel shares a front property line with a street and the length of that front property line is:

(a) less than 45.0 metres, there is no requirement for a front setback area;

(b) 45.0 metres or more but less than 60.0 metres, the front setback area must have a minimum depth of 1.0 metre;

(c) 60.0 metres or more but less than 90.0 metres, the front setback area must have a minimum depth of 2.0 metres; and

(d) 90.0 metres or more, the front setback area must have a minimum depth of 4.0 metres.
Rear Setback Area

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 or a lane:
   (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.

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) 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;

(c) with the Headworks Canal operated by the Western Irrigation District, the rear setback area must have a minimum depth of 7.5 metres; and

(d) a lane, there is no requirement for a rear setback area.

Side Setback Area

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 or a lane:
   (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.

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

a) an expressway, LRT corridor or major street, the side setback area must have a minimum depth of 6.0 metres;

b) with the Headworks Canal operated by the Western Irrigation District, the side setback area must have a minimum depth of 7.5 metres;

c) a lane, there is no requirement for a side setback area; and

d) with a street, other than an expressway or major street, and the length of that side property line is:

(i) less than 45.0 metres, there is no requirement for a side setback area;

(ii) 45.0 metres or more but less than 60.0 metres, the side setback area must have a minimum depth of 1.0 metre;

(iii) 60.0 metres or more but less than 90.0 metres, the side setback area must have a minimum depth of 2.0 metres; and

(iv) 90.0 metres or more, the side setback area must have a minimum depth of 4.0 metres.

Landscaping In Setback Areas

978 (1) Where a setback area shares a property line with an expressway, Headworks Canal operated by the Western Irrigation District, major street, or street, the setback area must:

(a) be a soft surfaced landscaped area; and

(b) have a minimum of 1.0 trees and 2.0 shrubs:
(i) for every 35.0 square metres; or

(ii) for every 50.0 square metres, where that setback area is irrigated with a low water irrigation system.

(2) Where a setback area shares a property line with a lane, there is no requirement for either a soft surfaced landscaped area or a hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area;

(b) have a minimum of 1.0 trees and 2.0 shrubs:

(i) for every 30.0 square metres; or

(ii) for every 50.0 square metres, where that setback area is irrigated with a low water irrigation system.

(c) provide trees and shrubs planted in a linear arrangement along the length of the setback area.

(4) Where a setback area shares a property line with an LRT corridor 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 in the setback area 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 if that setback area when irrigation is provided by a low water irrigation system.

Additional Landscaping Requirements

979 (1) Unless otherwise referenced in this District, 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) 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) A sidewalk must be provided along the entire length of the front of a building, not including any portion of the building where loading docks are located.

(4) Every sidewalk required must:

(a) be a hard surfaced landscaped area;
(b) have different surfacing than the surfacing of the parking area;
(c) be a minimum width of 2.0 metres; and
(d) be raised above the surface of the parking area, when located in a parking area.

Storage of Goods, Materials and Supplies

979.1 (1) A use may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:

(a) not located in a setback area;
(b) not located between a building and a major street or expressway; and
(c) shown on a plan approved as part of a development permit.

(2) Goods, materials or supplies stored outside of a building within 5.0 metres of a property line have a maximum height of 5.0 metres.

(3) The height of goods, materials or supplies is measured from grade and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Employee Area

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

Outside Product Display Areas

981 deleted
Division 7: Industrial - Outdoor (I-O) District

Purpose
982 The Industrial – Outdoor District is intended to be characterized by:

(a) uses where materials are stored outdoors;
(b) a very limited range of uses that are compatible with storage uses;
(c) large parcels;
(d) storm water runoff being contained within the parcel;
(e) few buildings that are small in comparison with the size of the parcel;
(f) parcels that might have minimal or no City servicing; and
(g) limiting the visibility of uses where visibility and aesthetics are identified as planning concerns through berming, screening, or landscaped setback areas.

Permitted Uses
983 The following uses are permitted uses in the Industrial – Outdoor District:

(a) Equipment Yard;
(b) Park;
(c) Power Generation Facility – Small;
(d) Sign – Class A;
(e) Sign – Class B;
(f) Sign – Class C;
(g) Sign – Class D;
(h) Storage Yard;
(i) Utilities;
(j) Vehicle Storage – Large;
(k) Vehicle Storage – Passenger; and
(l) Vehicle Storage – Recreational.
Discretionary Uses

The following uses are discretionary uses in the Industrial – Outdoor District:

(a) Custodial Quarters;
(b) Power Generation Facility – Medium;
(c) Salvage Yard;
(d) Sign – Class E;
(e) Sign – Class F;
(f) Special Function Tent – Recreational; and
(g) Utility Building.

Rules

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

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

Parcel Area

The minimum area of a parcel is 1.6 hectares.

Building Size

The maximum gross floor area of all buildings on a parcel in the Industrial – Outdoor District is 1,600.0 square metres.

Building Height

The maximum building height is 10.0 metres.

Storage of Goods, Materials and Supplies

Goods, materials or supplies stored outside of a building within 5.0 metres of a property line have a maximum height of 5.0 metres.

The height of goods, materials or supplies is measured from grade and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.
Front Setback Area

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

Rear Setback Area

991 (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, there is no requirement for rear setback area;

(c) a residential district, the rear setback area must have a minimum depth of 6.0 metres;

(d) Special Purpose – Transportation and Utility Corridor District, the rear setback area must have a minimum depth of 50.0 metres; and

(e) any other 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) the Headworks Canal operated by the Western Irrigation District, the rear setback area must have a minimum depth of 7.5 metres; and

(c) a lane, there is no requirement for a rear setback area.

Side Setback Area

992 (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, 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;

(d) Special Purpose – Transportation and Utility Corridor District, the side setback area must have a minimum depth of 50.0 metres; and
(e) any other 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 expressway, LRT corridor or major street, the side setback area must have a minimum depth of 6.0 metres;

(b) the Headworks Canal operated by the Western Irrigation District, the side setback area must have a minimum depth of 7.5 metres; and

(c) a lane, there is no requirement for a side setback area.

Landscaping In Setback Areas

993 (1) Where a setback area shares a property line with a Headworks Canal operated by the Western Irrigation District, LRT corridor, street, or parcel designated as a commercial, industrial or special purpose district, 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 lane, there is no requirement for either a soft surfaced landscaped area or a hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area; 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.
Division 8: Industrial – Heavy (I-H) District

Purpose

999 (1) The Industrial – Heavy District is intended to be characterized by:

(a) industrial *uses* that typically have significant external nuisance effects that are likely to impact their land and neighbouring *parcels*;
(b) industrial *uses* that are generally larger in scale and require large *parcels*;
(c) *buildings* that are generally purpose-built that are not easily adaptable to other *uses*;
(d) *uses* that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to *screen* but is integral to the operation of the *use*;
(e) *buildings* and structures that are generally higher than those found in the Industrial – General District;
(f) *parcels* that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
(g) locations *adjacent* to Industrial – General or Industrial – Outdoor Districts; and
(h) *developments* that require thorough scrutiny and wide discretion by the *Development Authority*.

(2) A *parcel* located within 250.0 metres of a *residential district*, or an area of land proposed in a statutory plan for future residential *uses*, should not be designated Industrial – Heavy District.

Permitted Uses

1000 The following *uses* are *permitted uses* in the Industrial – Heavy District:

(a) Power Generation Facility – Small;
(b) Sign – Class A;
(c) Sign – Class B;
(d) Sign – Class C;
(e) Sign – Class D; and
(f) Utilities.
Discretionary Uses

1001 (1) The following uses are discretionary uses in the Industrial – Heavy District:

(a) Asphalt, Aggregate and Concrete Plant;
(b) Bulk Fuel Sales Depot;
(c) General Industrial – Heavy;
(d) Freight Yard;
(e) Power Generation Facility – Medium;
(f) Sign – Class E;
(g) Sign – Class F;
(h) Special Function Tent – Recreational; and
(i) Utility Building.

(2) The following uses are discretionary uses in the Industrial – Heavy District if they are located in a building that was legally existing or approved prior to the effective date of this Bylaw:

(a) General Industrial – Light; and
(b) General Industrial – Medium.

Rules

1002 In addition to the rules in this District, all uses in this District must comply with:

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

Front Setback Area

1003 The front setback area must have a minimum depth of 6.0 metres.

Rear Setback Area

1004 (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 6.0 metres;
(b) an industrial district:
(i) the **rear setback area** must have a minimum depth of 6.0 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 15.0 metres;

(d) Special Purpose – Transportation and Utility Corridor District, the **rear setback area** must have a minimum depth of 50.0 metres; and

(e) any other **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) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres; and

(d) a **lane**, there is no requirement for a **rear setback area**.

**Side Setback Area**

1005 (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 6.0 metres;

(b) an **industrial district**;

(i) the **side setback area** must have a minimum depth of 6.0 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 15.0 metres;

(d) Special Purpose – Transportation and Utility Corridor District, the side setback area must have a minimum depth of 50.0 metres; and

(e) any other 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 expressway or major street, the side setback area must have a minimum depth of 6.0 metres;

(b) with the Headworks Canal operated by the Western Irrigation District, the side setback area must have a minimum depth of 7.5 metres;

(c) an LRT corridor or street, not including an expressway or major street, the side setback area must have a minimum depth of 6.0 metres; and

(d) a lane, there is no requirement for a side setback area.

Landscaping In Setback Areas

1006 (1) Where a setback area shares a property line with an expressway, Headworks Canal operated by the Western Irrigation District, LRT corridor, major street, street, or parcel designated as a commercial, industrial or special purpose district, 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 lane, there is no requirement for either a soft surfaced landscaped area or a hard surfaced landscaped area.

(3) Where a setback area shares a property line with a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area; and
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) Home Occupation - Class 1;  
   (a.1) 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;
(g) Food Kiosk;

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(g.1) Home Occupation – Class 2;

(h) Hospital;

32P2009

(i) Instructional Facility;

(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;

71P2008

(x) deleted

(y) Social Organization;

71P2008

(z) deleted

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

Purpose

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

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

Permitted Uses

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

(a) Airport;
(b) Cemetery;
(c) Columbarium;
(d) Crematorium;
(e) Military Base;
(f) Municipal Works Depot;
(g) Natural Area;
(h) Park;
(i) Power Generation Facility – Small;
(j) Protective and Emergency Service;
(k) Rail Line;
(l) Sewage Treatment Plant;
(m) Sign – Class A;
(n) Sign – Class B;
(o) Sign – Class D;
(p) deleted
(q) Tree Farm;
(r) Utilities;
(s) Utility Building;
(t) Vehicle Storage – Large;
(u) Vehicle Storage – Passenger;
(v) Waste Disposal and Treatment Facility; and
(w) Water Treatment Plant.

(2) The following uses are permitted uses in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved buildings:

(a) Temporary Shelter.

Discretionary Uses

1068 (1) The following uses are discretionary uses in the Special Purpose – City and Regional Infrastructure District:

(a) Custodial Care;
(b) Distribution Centre;
(c) Equipment Yard;
(d) Freight Yard;
(e) Information and Service Provider;
(f) Instructional Facility;
(g) deleted
(h) Office;
(i) Parking Lot – Grade;
(j) Parking Lot – Structure;

(k) Power Generation Facility – Medium;
(l) Sign – Class C;
(m) Sign – Class E; and

(n) Special Function Tent – Recreational.

(2) An existing Sign – Class F is a discretionary use where:

(a) it existed on the effective date of this Bylaw, and
(b) was previously approved by a development permit issued by the City.
Division 8: Special Purpose – University Research Park (S-URP) District

Purpose

1074 The Special Purpose – University Research Park District is intended to:

(a) accommodate a limited range of uses engaged in scientific research, research and development, and technology commercialization in association with the University of Calgary, the Province of Alberta or the Government of Canada; and

(b) accommodate a limited range of complementary support uses.

Permitted Uses

1075 (1) The following uses are permitted uses in the Special Purpose – University Research Park District:

(a) Natural Area;
(b) Park;
(c) Power Generation Facility – Small;
(d) Sign – Class A;
(e) Special Function Tent – Recreational; and
(f) Utilities.

(2) The following uses are permitted uses in the Special Purpose – University Research Park District if they are located within existing buildings:

(a) Counselling Service; and
(b) Office.

Discretionary Uses

1076 (1) Uses listed in section 1075(2) are discretionary uses if they are located in new buildings or new additions to existing buildings in the Special Purpose – University Research Park District.

(2) The following uses are always discretionary uses in the Special Purpose – University Research Park District:

(a) Beverage Container Drop-Off Depot;
(b) Child Care Service;
(c) Convenience Food Store;
(d) Fitness Centre;
(e) deleted
(f) Indoor Recreation Facility;
(g) deleted
(h) Information and Service Provider;
(i) Instructional Facility;
(j) Outdoor Café;
(k) Power Generation Facility – Medium;
(l) Protective and Emergency Service;
(m) Restaurant: Food Service Only – Small;
(n) Restaurant: Licensed – Small;
(o) Sign – Class B;
(p) Sign – Class C;
(q) Sign – Class D;
(r) Sign – Class E;
(r.1) Specialized Industrial; and
(s) Utility Building.

Rules
1077 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.

Building Height
1078 The maximum building height is 25.0 metres.

Front Setback Area
1079 The front setback area must have a minimum depth of 15.0 metres.
Table 6: Low Water Shrubs

<table>
<thead>
<tr>
<th>Low Water Shrubs</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ribes alpinum</td>
<td>Alpine currant</td>
</tr>
<tr>
<td>Ribes aureum</td>
<td>Golden currant</td>
</tr>
<tr>
<td>Ribes oxycanthoides</td>
<td>Wild gooseberry</td>
</tr>
<tr>
<td>Sambucus racemosa (excluding var. pubens)</td>
<td>European red elder</td>
</tr>
<tr>
<td>Shepherdia argentea</td>
<td>Silver buffaloberry</td>
</tr>
<tr>
<td>Sorbaria sorbifolia</td>
<td>Ural false spirea</td>
</tr>
<tr>
<td>Spiraea trilobata</td>
<td>Three lobed spirea</td>
</tr>
<tr>
<td>Symphoricarpo occidentalis</td>
<td>Western snowberry</td>
</tr>
<tr>
<td>Syringa spp.</td>
<td>Lilac</td>
</tr>
<tr>
<td>Viburnum lantana</td>
<td>Wayfaring tree</td>
</tr>
<tr>
<td>Viburnum lentango</td>
<td>Nannyberry</td>
</tr>
</tbody>
</table>

Amenity Space

1106 (1) A patio may be located in a setback area between a multi-residential building and a property line shared with a street.

(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.

(3) The required minimum amenity space is 5.0 square metres per unit.

(4) When the private amenity space provided is 5.0 square metres or less per unit, that specific area will be included to satisfy the amenity space requirement.

(5) When the private amenity space exceeds 5.0 square metres per unit, only 5.0 square metres per unit must be included to satisfy the amenity space requirement.

(6) Where a patio is located within 4.0 metres of a lane or another parcel, it must be screened.

(7) Private amenity space must:
   (a) be in the form of a balcony, deck or patio; and
   (b) have no minimum dimensions of less than 2.0 metres.
(8) **Common amenity space:**
   (a) may be provided as *common amenity space – indoors* and as *common amenity space – outdoors*;
   (b) must be accessible from all the *units*;
   (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres;
   (d) must not be located in a required *setback area*; and
   (e) may be located at or above *grade*.

(9) A maximum of 50.0 per cent of the required *amenity space* may be provided as *common amenity space – indoors*.

(10) **Common amenity space – outdoors:**
   (a) must provide a *balcony, deck* or *patio* and at least one of the following as permanent features:
      (i) a barbeque; or
      (ii) seating; and
   (b) must be used in the calculation of the required *landscaped area* when located below 25.0 metres above *grade*.

**Motor Vehicle Parking Stall Requirements**

1107 (1) Where a *building* contains three or more *units* with shared entrance facilities in a *Multi-Residential Development*, the minimum *motor vehicle parking stall* requirement:
   (a) for each *Dwelling Unit* or *Live Work Unit* is 0.75 stalls for resident parking;
   (b) for each *Dwelling Unit* is 0.1 *visitor parking stalls* per *unit*; and
   (c) for each *Live Work Unit* is 0.5 *visitor parking stalls* per *unit*.

(2) Where a *building* contains three or more *units* with no shared entrance facilities in a *Multi-Residential Development*, the minimum *motor vehicle parking stall* requirement:
   (a) for each *Dwelling Unit* or *Live Work Unit* is 1.0 stalls for resident parking;
   (b) for each *Dwelling Unit* is 0.15 *visitor parking stalls* per *unit*; and
   (c) for each *Live Work Unit* is 0.5 *visitor parking stalls* per *unit*.

(3) Where a *building* is a *Single Detached Dwelling*, a *Semi-detached Dwelling* or a *Duplex Dwelling* in a *Multi-Residential Development*, the minimum *motor vehicle parking stall* requirement:
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For each Dwelling Unit or Live Work Unit is 1.0 stalls for resident parking;

(b) for each Dwelling Unit is 0.15 visitor parking stalls per unit; and

(c) for each Live Work Unit is 0.5 visitor parking stalls per unit.

(4) The minimum motor vehicle parking stall requirement for an Office, when located on floors above the ground floor is:

(a) 1.0 stalls per 100.0 square metres of gross usable floor area; and

(b) the cumulative number of stalls referenced in subsection (a) must be reduced by 0.75 stalls per 50.0 square metres of total gross usable floor area to a maximum reduction of 1.5 stalls.

(5) Unless otherwise referenced in subsection (6.1), the minimum motor vehicle parking stall requirement for a Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed – Small is 1.7 stalls per 10.0 square metres of public area.

(6) Unless otherwise referenced in subsection (6.1), the minimum motor vehicle parking stall requirement for a Retail Store is:

(a) 4.0 stalls per 100.0 square metres of total gross usable floor area when located on floors above the ground floor;

(b) 2.0 stalls per 100.0 square metres of total gross usable floor area when located on or below the ground floor; and

(c) where Retail Store uses are located on or below the ground floor, the cumulative number of stalls referenced in (b) are reduced by 1.0 stall per 50.0 square metres of total gross usable floor area to a maximum of 3.0 stalls.

(6.1) Where a building contains a Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, and Retail Store on the ground floor, the minimum number of motor vehicle parking stalls is:

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

(i) 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; or

(ii) 0.0 motor vehicle parking stalls where the building:

(A) contains a Dwelling Unit, Hotel, Multi-Residential Development, or Office above the ground floor; or

(B) the use area of a use on the ground floor is 465.0 square metres or less; or
PART 11 - Division 1: General Rules

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

(i) the minimum requirement referenced in Part 11;

(ii) 0.0 motor vehicle parking stalls where a building contains a Dwelling Unit or Multi-Residential Development above the ground floor;

(iii) 0.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 465 square metres or less; or

(iv) 1.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 466 square metres or greater.

(7) The minimum motor vehicle parking stall requirement for all other uses is the requirement referenced in Part 4.

Bicycle Parking Stall Requirement

1108 (1) The minimum number of bicycle parking stalls – class 1 for:

(a) each Dwelling Unit and Live Work Unit is:

(i) no requirement where the number of units is less than 20; and

(ii) 0.5 stalls per unit where the total number of units equals or exceeds 20; and

(b) all other uses is the minimum requirement referenced in Part 4.

(2) The minimum number of bicycle parking stalls – class 2 for:

(a) each Dwelling Unit and Live Work Unit is:

(i) 2.0 stalls for developments of 20 units or less; and

(ii) 0.1 stalls per unit for developments of more than 20 units; and

(b) all other uses is 5.0 per cent of the minimum number of motor vehicle parking stalls.

Exclusive Use of Bicycle Parking Stalls

1109 Bicycle parking stalls – class 1 provided for Dwelling Units and Live Work Units are for the exclusive use of residents.

Accessory Residential Buildings

1110 (1) An Accessory Residential Building:

(a) may have an amenity space in the form of a deck or a patio;

(b) must not be located in a required setback area; and
(c) must not be located between a building containing Dwelling Units and a street.

(2) The maximum gross floor area of an Accessory Residential Building is:
   (a) 74.0 square metres when approved as storage, garbage containers and recycling facilities; and
   (b) 100.0 square metres when approved and used as a private garage.

(3) The maximum height for an Accessory Residential Building when approved as a private garage is 5.0 metres measured from grade.

Objects Prohibited or Restricted

1111 (1) A recreational vehicle must not remain in an actual front setback area for longer than 24 hours.

(2) A trailer 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 engaged in loading or unloading.

(3) A dilapidated vehicle must not remain outside of a building.

(4) A large vehicle must not remain on a parcel except while engaged in loading or unloading.

(5) A satellite dish antenna greater than 1.0 metre in diameter must not:
   (a) be located in an actual front setback area or in an actual side setback area of a corner parcel; and
   (b) 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.

Driveway Length and Parking Areas

1112 (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, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and

(b) be a minimum of 3.0 metres in width.

(3) A driveway connecting to a lane must:

(a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and

(b) be located between the property line shared with a lane and the vehicular entrance of the private garage.

(4) Vehicles may only be parked in the actual front setback area when the vehicle is located on a driveway or parking stall that is surfaced with asphalt, concrete, or similar hard surface.

Vehicle Access

1113 (1) Unless otherwise referenced in subsection (2), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane.

(2) Where a parcel shares a rear or side property line with a lane but access from the lane is not physically feasible due to elevation differences between the parcel and the lane, all vehicle access must be from a street.

Uses At Grade

1114 (1) An exterior access facing a street must be provided for each individual use or unit located on the floor closest to grade facing a street, which must be connected to the public sidewalk by an individual walkway.

(2) For laned parcels, the area between a building and a street must:

(a) be a landscaped area;

(b) not provide motor vehicle access, parkade access, garbage or loading access; and

(c) not contain motor vehicle parking stalls, loading stalls, garbage facilities or parkade and building venting.

Garbage

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

Recycling Facilities

1116 Recycling facilities must be provided for every Multi-Residential Development.
Mechanical Screening
1117 Mechanical systems or equipment that are located outside of a building must be screened.

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

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

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

Parcel Access
1121 All developments must comply with the Controlled Streets Bylaw.
(f) Park Maintenance Facility – Small.

Rules
1125 In addition to the rules in this District, all uses in this District must comply with:
   (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
   (b) the Rules Governing All Districts referenced in Part 3; and
   (c) the applicable Uses And Use Rules referenced in Part 4.

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

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

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

Floor Plate Restrictions
1129 Each floor of a building located partially or wholly above 25.0 metres above grade has a maximum:
   (a) floor plate area of 650.0 square metres; and
   (b) horizontal dimension of 37.0 metres.

Building Height
1130 There is no maximum building height.

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

1131.1 The minimum number of required *motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1* and *bicycle parking stalls – class 2* is the requirement specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.
Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

Purpose

1132 The Centre City Multi-Residential High Rise Support Commercial District:

(a) is intended to provide for Multi-Residential Development on sites within the Centre City area of the city;

(b) has Multi-Residential Development that will provide intense development;

(c) has Multi-Residential Development where intensity is measured by floor area ratio to provide flexibility in building form and Dwelling Unit size and number;

(d) provides a building form that is street oriented at grade;

(e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve public benefit and amenities within the same community; and

(f) is primarily residential with a limited range of uses in the Care and Health Group, the Culture and Leisure Group and a limited range of support commercial uses, restricted in size and location within the building.

Permitted Uses

1133 (1) The following uses are permitted uses in the Centre City Multi-Residential High Rise Support Commercial District:

(a) Accessory Residential Building;

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

(b) Home occupation – Class 1;

(c) Park;

(d) Protective and Emergency Service;

(e) Sign – Class A;

(f) Sign – Class B;

(f.1) Special Function Tent – Recreational; and

(g) Utilities.

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(2) The following uses are permitted uses in the Centre City Multi-Residential High Rise Support Commercial District if they are within existing approved buildings:

(a) Artist’s Studio;

(b) Beauty and Body Service;

(c) Convenience Food Store;
(d) Counselling Service;
(e) Fitness Centre;
(f) Instructional Facility;
(g) Library;
(h) Medical Clinic;
(i) Office;
(j) Personal Apparel Service;
(k) Photographic Studio;
(l) Power Generation Facility – Small;
(m) Print Centre;
(n) Retail Store;
(o) Service Organization;
(p) Specialty Food Store;
(q) Take Out Food Service; and
(r) Video Store.

(3) The following uses are permitted uses on a parcel in the Centre City Multi-Residential High Rise Support Commercial District that has a building used or previously used as a School Authority – School:

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

Discretionary Uses

1134 (1) Uses listed in subsection 1133(2) are discretionary uses if they are located in proposed buildings or proposed additions to buildings in the Centre City Multi-Residential High Rise Support Commercial District.

(2) Uses listed in subsection 1133(2) are discretionary uses if they are proposed in a building which, at the time the application is made, had a use not listed in this District.

(3) The following uses are discretionary uses in the Centre City Multi-Residential High Rise Support Commercial District:

(a) Addiction Treatment;
(b) Assisted Living;
(c) Child Care Service;
(d) Community Entrance Feature;
Building Height

1140 There is no maximum building height.

Landscaping

1141 A minimum of 30 per cent of the area of the parcel must be a landscaped area.

Use Area

1142 (1) Unless otherwise referenced in subsection (3) and (4), the maximum use area for uses on the ground floor of buildings in the Centre City Multi-Residential High Rise Support Commercial District is 300.0 square metres.

(2) Unless otherwise referenced in subsection (3), there is no maximum use area requirement for uses located on upper floors in the Centre City Multi-Residential High Rise Support Commercial District.

(3) The total of all use areas for Medical Clinic and Counselling Service within a building must not exceed 600.0 square metres.

(4) The following uses do not have a ground floor use area restriction:

(a) Addiction Treatment;
(b) Assisted Living;
(c) Custodial Care;
(d) Hotel;
(e) Place of Worship – Medium;
(f) Place of Worship – Small;
(g) Protective and Emergency Service;
(h) Residential Care; and
(i) Utility Building.

Location of Uses Within Buildings

1143 (1) Counselling Service, Instructional Facility – Inside, Medical Clinic, Office, and Service Organization uses must not be located on the ground floor of buildings.

(2) “Commercial Uses” and Live Work Units:

(a) must be located on the first 2 floors only, with the exception of Hotel uses;

(b) may be located on the same floor as Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care;
must not share an internal hallway with Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care;

(d) must have a separate exterior entrance from that of the Dwelling Units; and

(e) must not be located above any Dwelling Unit.

Where this section refers to “Commercial Uses”, it refers to the listed permitted and discretionary uses in section 1133 and 1134, other than Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building uses.

A minimum of 80 per cent of the gross floor area of buildings in the Centre City Multi-Residential High Rise Support Commercial District must contain Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel, Live Work Units, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care or Utility Building uses.

Outdoor Café uses must:

(a) only be located between a street and the use to which it is subordinate; and

(b) not be located on the same block face where Dwelling Units or Live Work Units are located at grade.

Hotel Uses

Hotel uses must:

(a) consist of guest rooms and the ancillary reception functions and restaurant uses only;

(b) not provide convention, banquet and meeting room facilities;

(c) provide only the reception and other ancillary functions and restaurant uses on the ground floor; and

(d) locate guest rooms above the ground floor.

Parking

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 required specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.
Use of Parking Areas

1145 (1) Only those uses listed in the Residential Group of Schedule A to this Bylaw, with the exception of Hotel uses, may share an area of a parking structure with residential uses.

(2) All uses may share an entrance to areas of a parking structure.
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.

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 required by subsection (3); or

(b) have a sidewalk connecting that public entrance to a public sidewalk.

Every building on a parcel must have at least one sidewalk connecting the parking area to the public entrances of the building.

Where a sidewalk provided in satisfaction of this section is next to a portion of a building, the sidewalk must extend along the entire length of that side of the building.

Every sidewalk provided must:

(a) be a hard surfaced landscaped area;

(b) be a minimum width of 2.0 metres;

(c) have different surfacing than the surfacing of the parking areas on the parcel; and

(d) be raised above the surface of the parking area when located in a parking area.

Residential Amenity Space

A patio may be located in a setback area between a multi-residential building and a property line shared with a street.

Amenity space may be provided as common amenity space, private amenity space or a combination of both.

The required minimum amenity space is 5.0 square metres per unit.

When the private amenity space provided is 5.0 square metres or less per unit, that specific area will be included to satisfy the amenity space requirement.

When the private amenity space exceeds 5.0 square metres per unit, only 5.0 square metres per unit must be included to satisfy the amenity space requirement.

Where a patio is located within 4.0 metres of a lane or another parcel, it must be screened.

Private amenity space must:

(a) be in the form of a balcony, deck or patio; and

(b) have no minimum dimensions of less than 2.0 metres.
(8) Common amenity space:
(a) may be provided as common amenity space – indoors and as common amenity space – outdoors;
(b) must be accessible from all the units;
(c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres;
(d) must not be located in a required setback area; and
(e) may be located at or above grade.

(9) A maximum of 50.0 per cent of the required amenity space may be provided as common amenity space – indoors.

(10) Common amenity space – outdoors:
(a) must provide a balcony, deck or patio and at least one of the following as permanent features:
   (i) a barbeque; or
   (ii) seating; and
(b) must be used in the calculation of the required landscaped area when located below 25 metres above grade.

Visibility Setback
1152 Buildings, finished grade of a parcel and vegetation within a corner visibility triangle must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the street.

Mechanical Screening
1153 Mechanical systems or equipment that are located outside of a building must be screened.

Garbage
1154 Garbage containers and waste material must be stored inside a building that contains another approved use.

Recycling Facilities
1155 Recycling facilities must be provided for every building containing Dwelling Units or Office uses.

Screening
1156 When a parcel shares a property line with a lane, or a parcel designated as a residential district, a fence with a maximum height of 2.0 metres must be provided for screening along the property line.
Motor Vehicle Parking Stall Requirements

(1) For developments containing Dwelling Units or Live Work Units, the minimum motor vehicle parking stall requirement:

(a) for each Dwelling Unit or Live Work Unit is 0.75 stalls for resident parking;

(b) for each Dwelling Unit is 0.1 visitor parking stalls per unit; and

(c) for each Live Work Unit is 0.5 visitor parking stalls per unit.

(2) Unless otherwise referenced in sub-section (4), for development on parcels 0.4 hectares or less, the minimum motor vehicle parking stall requirement:

(a) for a Beauty and Body Service, Information and Service Provider, Personal Apparel Service, Pet Care Service, Photographic Studio, and Print Centre is:

(i) 2.0 stalls per 100.0 square metres of gross usable floor area when those uses are located in an existing approved building prior to the effective date of this Bylaw; or

(ii) the minimum requirement for the uses as referenced in Part 4 when those uses are located in a building approved after the effective date of this Bylaw.

(b) for an Office, when located on floors above the ground floor is:

(i) 1.0 stalls per 100.0 square metres of gross usable floor area; and

(ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total gross usable floor area to a maximum reduction of 1.5 stalls;

(c) for a Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed – Small is 1.70 stalls per 10.0 square metres of public area;

(d) for a Retail Store is:

(i) 4.0 stalls per 100.0 square metres of total gross usable floor area when located on floors above the ground floor;

(ii) 2.0 stalls per 100.0 square metres of total gross usable floor area when located on or below the ground floor; and

(iii) where Retail Store uses are located on or below the ground floor, the cumulative number of stalls referenced in (ii) must be reduced by 1.0 stall per 50.0 square metres of total gross usable floor area to a maximum of 3.0 stalls; and
(e) for all other uses is the requirement referenced in Part 4.

(3) Unless otherwise referenced in sub-section (4), for development on parcels greater than 0.4 hectares, the minimum motor vehicle parking stall requirement:

(a) for an Office, when located on floors above the ground floor, is:
   (i) 1.0 stalls per 100.0 square metres of gross usable floor area; and
   (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total gross usable floor area to a maximum reduction of 1.5 stalls;

(b) for a Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed – Small is 1.70 stalls per 10.0 square metres of public area;

(c) for a Retail Store is:
   (i) 4.0 stalls per 100.0 square metres of total gross usable floor area when located on floors above the ground floor;
   (ii) 2.0 stalls per 100.0 square metres of total gross usable floor area when located on or below the ground floor; and
   (iii) where Retail Store uses are located on or below the ground floor, the cumulative number of stalls referenced in (ii) are reduced by 1.0 stall per 50.0 square metres of total gross usable floor area to a maximum of 3.0 stalls; and

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

(4) Where a building contains a Beauty and Body Service, Computer Games Facility, Convenience Food Store, Drinking Establishment – Small, Drinking Establishment – Medium, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, and Retail Store on the ground, the minimum number of motor vehicle parking stalls is:

(a) In Area A as illustrated on Map 7.1:
   (i) 1.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area; or
   (ii) 0.0 motor vehicle parking stalls where the building
A) contains a Dwelling Unit, Hotel, Multi-Residential Development, or Office above the ground floor; or

B) the use area of a use on the ground floor is 465.0 square metres or less; or

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

(i) the minimum requirement referenced in Part 11;

(ii) 0.0 motor vehicle parking stalls where a building contains a Dwelling Unit or Multi-Residential Development above the ground floor;

(iii) 0.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 465 square metres or less; or

(iv) 1.0 motor vehicle parking stalls for a single storey building or a building existing or approved as of November 1, 2009, where the use area of a use on the ground floor is 466 square metres or greater.

Exclusive Use of Motor Vehicle Parking Stalls

1158 Motor vehicle parking stalls required for uses in accordance with the District requirement referenced in section 1157(2)(d) must not be signed or in any way identified as being other than for the use of all users of the parcel.

Required Bicycle Parking Stalls

1159 (1) The minimum number of bicycle parking stalls – class 1 for:

(a) each Dwelling Unit and Live Work Unit is:

(i) no requirement where the number of units is less than 20; and

(ii) 0.5 stalls per unit where the total number of units equals or exceeds 20; and

(b) all other uses is the minimum requirement referenced in Part 4.

(2) The minimum number of bicycle parking stalls – class 2 for:

(a) each Dwelling Unit and Live Work Unit is:

(i) 2.0 stalls for developments of 20 units or less; and

(ii) 0.1 stalls per unit for developments of more than 20 units; and

(b) all other uses is 5.0 per cent of the minimum number of motor vehicle parking stalls.
Exclusive Use of Bicycle Parking Stalls
1160  *Bicycle parking stalls – class 1* provided for *Dwelling Units* and *Live Work Units* are for the exclusive use of residents.

Parcel Access
1161  All *developments* must comply with the access requirements of the *Controlled Streets Bylaw*.
Division 5: Centre City Mixed Use District (CC-X)

Purpose

1162 The Centre City Mixed Use District:

(a) is intended to provide for a mix of commercial, residential and a limited range of light industrial uses on sites within the Centre City area;

(b) is intended for mixed uses that are sensitive to adjacent districts that allow residential uses;

(c) provides intense development where intensity is measured by floor area ratio;

(d) provides a building form that is street oriented at grade; and

(e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

Permitted Uses

1163 (1) The following uses are permitted uses in the Centre City Mixed Use District:

(a) Park;

(b) Sign – Class A;

(c) Sign – Class B;

(d) Sign – Class D;

(d.1) Special Function Tent – Recreational; and

(e) Utilities.

(2) The following uses are permitted uses in the Centre City Mixed Use District if they are located within existing approved buildings:

(a) Accessory Food Service;

(b) Beauty and Body Service;

(c) Catering Service – Minor;

(d) Convenience Food Store;

(e) Counseling Service;

(f) Fitness Centre;

(g) Health Services Laboratory – With Clients;

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

(h) Home Occupation – Class 1;
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(i) deleted

(j) Information and Service Provider;

(k) Library;

(l) Medical clinic;

(m) Office;

(n) Personal Apparel Service;

(o) Pet Care Service;

(p) Photographic Studio;

(q) Power Generation Facility– Small;

(r) Print Centre;

(s) Protective and Emergency Service;

(t) Radio and Television Studio;

(u) Restaurant: Food Service Only – Small;

(v) Retail Store;

(w) Service Organization;

(x) Specialty Food Store;

(y) Take Out Food Service;

(z) Temporary Residential Sales Centre; and

(aa) Video Store.

Discretionary Uses

1164 (1) Uses listed in subsection 1163(2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Centre City Mixed Use District.

(2) Uses listed in subsection 1163(2) are discretionary uses if they are proposed in an existing building that does not have at least one use listed in this District that has been approved after the parcel was designated as a commercial land use district.

32P2009 (3) The following uses are discretionary uses in the Centre City Mixed Use 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;
(h) Custodial Care;
(i) Dinner Theatre;
(j) Drinking Establishment – Medium
(k) Drinking Establishment – Small;
(l) Dwelling Unit;
(m) Financial Institution;
(n) General Industrial – Light;
(o) Home Occupation – Class 2;
(p) Hotel;
(q) Indoor Recreation Facility;
(r) Instructional Facility;
(s) Liquor Store;
(t) Live Work Unit;
(u) Multi-Residential Development;
(v) Night Club;
(w) Outdoor Café;
(x) Parking Lot – Grade (Temporary);
(y) Parking Lot – Structure;
(z) Pawn Shop;
(aa) Performing Arts Centre;
(bb) Place of Worship – Small;
(cc) Place of Worship – Medium;
(dd) Post-secondary Learning Institution;
(ee) Residential Care;
(ff) Restaurant: Food Service Only – Medium;
(gg) Restaurant: Licensed – Small;
(hh) Restaurant: Licensed – Medium;
(ii) Seasonal Sales Area;
(jj) Sign – Class C;
(kk) Sign – Class E;
(ll) Sign – Class F;
(mm) Social Organization;
(nn) Special Function Tent – Commercial;
(oo) Supermarket;
(pp) Utility Building; and
(qq) Veterinary Clinic.

Rules

1165 In addition to the rules in this District, all uses in this District must comply with:

(a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
(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

1166 (1) For developments located west of Macleod Trail SE the maximum floor area ratio is:

(a) 3.0 for parcels within the following areas:
   (i) between 12 and 13 Avenue and west of 1 Street SE; and
   (ii) between 15 and 17 Avenue and west of 1 Street SE;
(b) for all other parcels:
   (i) 5.0; or
   (ii) 5.0, plus the combined gross floor area of Dwelling Units and Hotel suites, up to a maximum floor area ratio of 8.0.

(2) For developments located east of Macleod Trail SE the maximum floor area ratio is 5.0, for all parcels.

(3) The maximum floor area ratio referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.
Building Height

1167 There is no maximum *building height*.

Building Orientation

1168 The main *public entrance* to a *building* must face the *property line* shared with a commercial *street*.

Front Setback Area

1169 (1) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for *parcels* located on the following *streets*:

(a) 4 Street SW;
(b) 8 Street SW;
(c) 11 Street SW;
(d) 11 Avenue (west of Olympic Way SE); and
(e) 12 Avenue (west of Macleod Trail SE).

(2) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:

(a) 1 Street SE;
(b) 14 Street SW;
(c) 10 Avenue; and
(d) Macleod Trail SE.

(3) The *front setback area* must have a maximum depth of 3.0 metres and no minimum depth requirement for *parcels* located on the following *streets*:

(a) 1 Street SE;
(b) 17 Avenue; and
(c) Olympic Way SE.

(4) The *front setback area* must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:

(a) 2 Street SW;
(b) 3 Street SE;
(c) 5 Street SE;
(d) 5 Street SW;
(e) 6 Street SE;
Rear Setback Area

1170 (1) Where the parcel shares a rear property line with a parcel designated as:

(a) a commercial district, there is no requirement for a rear setback area; and

(b) a residential district or a special purpose 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) an LRT corridor, or rail corridor, the rear setback area must have a minimum depth of 3.0 metres;

(b) a lane that separates the parcel from a parcel designated as a residential district or a special purpose district, the rear setback area must have a minimum depth of 3.0 metres;

(c) a lane, in all other cases, there is no requirement for a rear setback area; and

(d) a street, the front setback area requirement referenced in section 1169 applies.

Side Setback Area

1171 (1) Where the parcel shares a side property line with a parcel designated as:

(a) a commercial district, there is no requirement for a side setback area; and
(b) a **residential district** or a **special purpose district** the **side setback area** must have a minimum depth of 3.0 metres.

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

(a) an **LRT corridor**, or rail corridor, the **side setback area** must have a minimum depth of 3.0 metres;

(b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** or a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres;

(c) a **lane**, in all other cases, there is no requirement for a **side setback area**; and

(d) a **street**, the **front setback area** requirement referenced in section 1169 applies.

**Floor Plate Restrictions**

1172 (1) When located within the area bounded by the CPR tracks, Macleod Trail SE, 12 Avenue and 8 Street SW, each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units**, **Hotel** suites or **Live Work Units**, has a maximum:

(a) **floor plate area** of 930.0 square metres; and

(b) horizontal dimension of 44.0 metres.

(2) In all other locations, each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing **Dwelling Units**, **Hotel** suites or **Live Work Units**, has a maximum:

(a) **floor plate area** of 650.0 square metres; and

(b) horizontal dimension of 37.0 metres.

**Landscaping**

1173 (1) A minimum of 30% of the area of the **parcel** must be a **landscaped area**.

(2) Landscaping provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.

**Landscaping In Setback Areas**

1174 (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **landscaped area**.

(2) 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**.
Where a setback area shares a property line with an LRT corridor or a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area;

(b) have a minimum of 1.0 trees and 2.0 shrubs:
   (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.

Where a setback area shares a property line with a parcel designated as a commercial, industrial or special purpose district, the setback area:

(a) must be a landscaped area; and

(b) 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.

Where a setback area shares a property line with a lane that separates the parcel from a parcel designated as a residential district and there is no access from the lane, the setback area:

(a) must be a soft surfaced landscaped area; and

(b) 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.

Location of Uses within Buildings

1175 (1) The following uses must not be located on the ground floor of buildings:

(a) Catering Service – Minor;

(b) Community Recreational Facility;

(c) Counseling Service;

(d) Health Services Laboratory – with Clients;

(e) deleted

(f) Indoor Recreational Facility;
(g) Instructional Facility;
(h) Medical Clinic;
(i) Place of Worship – Small;
(j) Radio and Television Studio; and
(k) Service Organization;

(2) Only those uses listed in the Residential Group of Schedule A to this Bylaw, with the exception of Hotel uses, may share a hallway with residential uses.

(3) All uses must be contained completely within a building, with the exception of Outdoor Café uses.

(4) Outdoor speaker systems for Outdoor Café uses are prohibited.

(5) Only those uses listed in the Residential Group of Schedule A to this Bylaw, with the exception of Hotel uses, may share an area of a parking structure with residential uses.

(6) All uses may share an entrance to areas of a parking structure.

(7) When not combined with other uses in a comprehensive development the General Industrial – Light use may be allowed only in a building that was legally existing or approved prior to the effective date of this Bylaw.

Use Area

1176 (1) Unless otherwise referenced in subsection (3), (4) or (5), the maximum use area for uses on the ground floor of buildings in the Centre City Mixed Use District is 1200.0 square metres.

(2) Unless otherwise referenced in subsection (3), (4) or (5), there is no maximum use area requirement for uses located on upper floors in the Centre City Mixed Use District.

(3) The maximum use area of:

   (a) Night Club is 300.0 square metres of public area; and
   (b) Supermarket, or a Supermarket combined with any other use, is 5200.0 square metres.

(4) General Industrial – Light does not have a use area restriction when located in a building that was legally existing or approved prior to the effective date of this Bylaw.

(5) The following uses do not have a use area restriction:

   (a) Addiction Treatment;
   (b) Assisted Living;
(c) Custodial Care;
(d) Hotel;
(e) Place of Worship – Medium;
(f) Place of Worship – Small;
(g) Protective and Emergency Service;
(h) Residential Care; and
(i) Utility Building.

Motor Vehicle Parking Stall Requirements

1177 (1) Unless otherwise specified in this section, the minimum number of required motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1 and bicycle parking stalls – class 2 is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.

(2) For the area bounded by the CPR tracks, the Elbow River, 12 Avenue and 14 Street SW, the motor vehicle parking stall requirement is:

(a) no requirement for Cinema, Dinner Theatre, Drinking Establishment – Small, Drinking Establishment – Medium, Night Club, Performing Arts Centre, Restaurant: Food Service Only – Small, Restaurant: Food Service Only - Medium, Restaurant: Licensed – Small and Restaurant: Licensed – Medium;

(b) unless specified in subsection (b.1), a minimum of 1.0 stall per 100.0 square metres of gross usable floor area for Beauty and Body Service, Information and Service Provider, Liquor Store, Office, Personal Apparel Service, Pet Care Service, Photographic Studio, Print Centre, Retail Store and Take Out Food Service;

(b.1) no requirement for Beauty and Body Service, Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café, Personal Apparel Service, and Retail Store, located on the ground floor of a building where:

(i) the building contains a Dwelling Unit, Hotel, Multi-Residential Development, or Office located above the ground floor; or

(ii) the use area is less than 465 square metres;

(c) a maximum of 1.5 stalls per Dwelling Unit; and

(d) for all uses other than Dwelling Units:

(i) a minimum of 75 percent and a maximum of 100 percent of the required parking stalls shall be provided on site unless limiting transportation and engineering
constraints are demonstrated to the satisfaction of the Approving Authority;

(ii) a cash-in-lieu payment shall be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the development. Such payment shall be based on the cost of constructing the required number and type of parking stalls in accordance with Council's policy and calculated at a rate per parking stall established by Council at the time payment is made.

Supplies and Products

1178 All materials, supplies and products must be contained within a **building**.
Division 6: Centre City Commercial Corridor District (CC-COR)

Purpose

1179 The Centre City Commercial Corridor District is intended to be characterized by:

(a) storefronts along a continuous block face;
(b) commercial developments on both sides of a street;
(c) buildings that are close to the street and the public sidewalk;
(d) building location, setback areas, and landscaping that limit the effect of commercial uses on adjoining residential districts;
(e) opportunities for commercial uses on the ground floor of buildings and residential and Office uses on upper floors;
(f) varying maximum base density with bonus density over and above base density to achieve commercial residential mixed use, public benefit and amenities within the same community; and
(g) varying front setback based on street type.

Permitted Uses

1180 (1) The following uses are permitted uses in the Centre City Commercial Corridor District:

(a) Park;
(b) Sign – Class A;
(c) Sign – Class B;
(d) Sign – Class D;
(d.1) Special Function Tent – Recreational; and
(e) Utilities.

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

(a) Accessory Food Service;
(b) Beauty and Body Service;
(c) Catering Service – Minor;
(d) Convenience Food Store;
(e) Counselling Service;
(f) Financial Institution;
1181 (1) Uses listed in subsection 1180(2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings in the Centre City Commercial Corridor District.

(2) Uses listed in subsection 1180(2) are discretionary uses if they are proposed in an existing building that does not have at least one use listed in this District that has been approved after the parcel was designated as a commercial land use district.

(3) The following uses are discretionary uses in the Centre City Commercial Corridor District:

- Fitness Centre;
- Health Services Laboratory – with Clients;
- Home Based Child Care – Class 1;
- Home Occupation – Class 1;
- Household Appliance and Furniture Repair Service;
- Information and Service Provider;
- Library;
- Medical Clinic;
- Museum;
- Office;
- Personal Apparel Service;
- Pet Care Service;
- Photographic Studio;
- Power Generation Facility – Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Restaurant: Food Service Only – Small;
- Retail Store;
- Service Organization;
- Specialty Food Store;
- Take Out Food Service;
- Temporary Residential Sales Centre;
- Veterinary Clinic; and
- Video Store.
(a) Accessory Liquor Service;
(b) Addiction Treatment;
(c) Artist’s Studio;
(d) Billiard Parlour;
(e) Child Care Service;
(f) Cinema;
(g) Computer Games 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;
(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 – Class C;
(dd) Sign – Class E;
(ee) Sign – Class F;
(ff) Social Organization;
(gg) Special Function Tent – Commercial;

(hh) Supermarket; and

(ii) Utility Building.

Rules

1182 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 11, Division 4;

(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

1183 (1) For *developments* that do not contain *Dwelling Units*, the maximum *floor area ratio* is 3.0.

(2) For *developments* containing *Dwelling Units*, the maximum *floor area ratio* is:

(a) 3.0; or

(b) 3.0, plus the *gross floor area* of *Dwelling Units* above the ground floor, up to a maximum *floor area ratio* of 5.0.

(3) The maximum *floor area ratio* may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Building Height

1184 There is no maximum *building height*.

Building Orientation

1185 (1) The main *public entrance* to a *building* must face the *property line* shared with a commercial *street*.

(2) Each at *grade use* facing a *street* must have an individual, direct access to the *use* from the *building* exterior and such access must face the *street*.

(3) Lobbies or entrances for upper floor *uses* must not occupy more than 20% of the at *grade* façade facing a *street*. For *laneless parcels*, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at *grade* façade for the purposes of this rule.

(4) For *laned parcels*, no motor vehicle access, *motor vehicle parking stalls, loading stalls*, garbage facilities, parkade access/egress or parkade venting may be located between the *street* and an at *grade use*. 
(a) 1 Street SW; and
(b) 17 Avenue SW.

(2) The front setback area must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for parcels located on the following streets:
(a) 4 Street SW;
(b) 8 Street SW; and
(c) 12 Avenue.

(3) The front setback area must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for parcels located on the following streets:
(a) 14 Street SW.

(4) The front setback area must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for parcels located on the following streets:
(a) 13 Avenue SW;
(b) 14 Avenue SW;
(c) 15 Avenue SW; and
(d) 16 Avenue SW.

Rear Setback Area
1191 (1) Where the parcel shares a rear property line with a parcel designated as:
(a) a commercial district, there is no requirement for a rear setback area;
(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 3.0 metres; and
(d) a special purpose 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) an LRT corridor, the rear setback area must have a maximum depth of 3.0 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 3.0 metres;
(c) a lane, in all other cases, there is no requirement for a rear setback area; and

(d) a street, the front setback area requirement as referenced in section 1190 applies.

Side Setback Area

1192 (1) Where the parcel shares a side property line with a parcel designated as:

(a) a commercial district, there is no requirement for a side setback area;

(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 3.0 metres; and

(d) a special purpose district, the side setback area must have a minimum depth of 3.0 metres.

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

(a) an LRT corridor, the side setback area must have a maximum depth of 3.0 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 3.0 metres;

(c) a lane, in all other cases, there is no requirement for a side setback area; and

(d) a street, the front setback area requirement as referenced in section 1190 applies.

Floor Plate Restrictions

1193 Each floor located partially or wholly above 36.0 metres above grade, and containing Dwelling Units, Hotel suites or Live Work Units, has a maximum:

(a) floor plate area of 650.0 square metres; and

(b) horizontal dimension of 37.0 metres.

Landscaping In Setback Areas

1194 (1) Where a setback area shares a property line with a street, the setback area must be a hard surfaced landscaped area.

(2) 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.
(3) Where a setback area shares a property line with an LRT corridor or a parcel designated as a residential district, the setback area must:

(a) be a soft surfaced landscaped area;
(b) have a minimum of 1.0 trees and 2.0 shrubs:
   (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.

(4) Where a setback area shares a property line 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.

(5) Where a setback area shares a property line with a lane that separates the parcel from a parcel designated as a residential district and there is no access from the lane, 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.

Parking

1194.1 The minimum number of required motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1 and bicycle parking stalls – class 2 is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.
LAND USE BYLAW – 1P2007
July 23, 2007

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP
Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

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

CARE AND HEALTH GROUP
Addiction Treatment
Child Care Service
Custodial Care
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
Refrigeration
Salvage Processing – Heat and Chemicals
Saw Mill
Slaughter House
Stock Yard
Tire Recycling
Zoo

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

GENERAL INDUSTRIAL GROUP
Asphalt, Aggregate and Concrete Plant
Dry-cleaning and Fabric Care Plant
General Industrial – Heavy
General Industrial – Light
General Industrial – Medium
Printing, Publishing and Distributing
Specialized Industrial

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

OFFICE GROUP
Counselling Service
Office
Service Organization

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

INDUSTRIAL SUPPORT GROUP
Artist’s Studio
Beverage Container Drop-Off Depot
Building Supply Centre
Health Services Laboratory – Without Clients
Household Appliance and Furniture Repair
Service
Motion Picture Production Facility
Specialty Food Store

SCHEDULE A

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 and Equipment Sales
- Liquor Store
- Market
- Pawn Shop
- Recreation Vehicle Sales
- Restored Building Products Sales Yard
- Retail Garden Centre
- Retail Store
- Supermarket
- Temporary Residential Sales Centre
- Vehicle Rental – Major
- Vehicle Rental – Minor
- Vehicle Sales – Major
- Vehicle Sales – Minor
- Video Store

SIGNS GROUP
- Community Entrance Feature
- Sign – Class A
  - Address Sign
  - Art Sign
  - Banner Sign
  - Construction Sign
  - Directional Sign
  - Election Sign
  - Flag Sign
  - Government Sign
  - Property Management Sign
  - Real Estate Sign
  - Show Home Sign
  - Special Event Sign
  - Temporary Sign
  - Window Identification Sign
  - Any type of sign located in a building and not intended to be viewed from outside
- Sign – Class B
  - Fascia Identification Sign
- Sign – Class C
  - Freestanding Identification Sign
- Sign – Class D
  - Canopy Identification Sign
  - Projecting Identification Sign
- Sign – Class E
  - Electronic Message Sign
  - Flashing and Animated Sign
  - Inflatable Sign
  - Message Sign
  - Painted Wall Identification Sign
  - Roof Sign
  - Rotating Sign
  - Strings of Pennants
  - Temporary Sign Marker
  - Any type of sign that employs stereo optic, video, motion picture, laser or other projection device
  - Any type of sign that does not fit within any of the sign types listed in Classes A, B, C, D or F
- Sign – Class F
  - Third Party Advertising Sign

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

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

TEACHING AND LEARNING GROUP
- Instructional Facility
- Post-secondary Learning Institution
- School – Private
- School Authority – School
- School Authority Purpose – Major
- School Authority Purpose – Minor