

Royal Vista I-B Use Categories

Use Category	Use	Permitted/ Discretionary
Permitted Uses		
	Park;	P
	Sign – Class A;	P
	Sign – Class B;	P
	Sign – Class D; and	P
	Utilities.	P
Preferred Uses Prestige, high quality, manufacturing, research and office <i>developments</i> ;	The Preferred Uses may be developed as stand alone uses.	
	Catering Service – Minor;	P1
	Conference and Event Facility;	D
	Counselling Service;	P1
	Health Services Laboratory – With Clients;	D
	Hotel;	D
	Information and Service Provider;	P1
	Instructional Facility;	P1
	Medical Clinic;	D
	Office;	P1
	Post-secondary Learning Institution;	D
	Protective and Emergency Service;	P1
	Printing, Publishing and Distributing;	D
	Radio and Television Studio;	P1
	Specialized Industrial <i>This use includes;</i> <i>(A) research and development;</i> <i>(B) the analysis or testing of materials</i> <i>or substances in a laboratory; or</i> <i>(C) the manufacturing, fabricating,</i> <i>processing, assembly or disassembly of</i> <i>materials, semifinished goods, finished</i> <i>goods, products or equipment, provided</i> <i>live animals are not involved in any</i> <i>aspect of the operation;</i> <i>The use may include a Health Services</i> <i>Laboratory – Without Clients;</i>	P1
Limited/Small Service Uses A limited range of small <i>uses</i> that provide services to the office and industrial	This category includes small service uses that serve the Royal Vista area. Uses that serve adjacent residential neighbourhoods and regional draw uses are not appropriate. The uses are	

P = Permitted Use

P1 = Permitted Uses in the I-B District if they are located within existing approved buildings:

D = Discretionary Use

D1 = Discretionary Use (Non Stand-Alone)

NOTE: This categorization of I-B uses is for convenience only and is not to be used as an official interpretation of Land Use Bylaw 1P2007.

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uses within the immediate area;	expected to be located within buildings or sites with a Preferred Use.	
	Child Care Service;	D
	Computer Games Facility;	P1
	Convenience Food Store;	P1
	Drinking Establishment – Small;	D
	Financial Institution;	P1
	Fitness Centre;	D
	Gas Bar;	D
	Outdoor Café;	D
	Print Centre;	P1
	Restaurant: Food Service Only – Small;	D
	Restaurant: Licensed – Small;	D
	Retail and Consumer Service; <i>means a use where any of the following activities occur:</i> <i>(i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a Building Supply Centre;</i> <i>(ii) services related to the care and appearance of the human body or hair;</i> <i>(iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar nonmedical therapies;</i> <i>(iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;</i> <i>(v) portrait and professional photography services; or</i> <i>(vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;</i>	D
	Specialty Food Store;	D
	Take Out Food Service;	D
Non Stand Alone Uses	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):	
	Drinking Establishment – Medium;	D1
	Restaurant: Food Service Only – Medium; and	D1

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	Restaurant: Licensed – Medium.	D1
Other Uses	These uses may be considered but are not Preferred Uses or small service uses.	
	Drive Through;	D
	Indoor Recreation Facility;	D
	Library;	P1
	Parking Lot – Grade;	D
	Parking Lot – Structure;	D
	Power Generation Facility – Medium;	D
	Power Generation Facility – Small;	P1
	Self Storage Facility;	D
	Sign – Class C;	D
	Sign – Class E;	D
	Sign – Class F;	D
	Special Function Tent – Commercial;	D
	Special Function Tent – Recreational;	D
	Utility Building;	D
	Vehicle Rental – Minor.	D

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