

# 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	3P2010	March 1, 2010
48P2008	June 1, 2008	11P2010	April 19, 2010
49P2008	June 1, 2008	14P2010	May 17, 2010
50P2008	June 1, 2008	26P2010	May 17, 2010
53P2008	June 1, 2008	12P2010	June 7, 2010
54P2008	May 12, 2008	19P2010	June 7, 2010
57P2008	June 9, 2008	23P2010	June 7, 2010
67P2008	October 1, 2008	32P2010	July 26, 2010
68P2008	October 6, 2008	34P2010	August 19, 2010
71P2008	December 22, 2008	39P2010	November 22, 2010
51P2008	January 4, 2009	7P2011	January 10, 2011
75P2008	January 4, 2009	13P2011	February 7, 2011
1P2009	January 26, 2009	21P2011	June 20, 2011
10P2009	April 21, 2009	24P2011	June 27, 2011
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.*

## **PUBLISHING INFORMATION**

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

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

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

**PRINTING DATE:** 2008 AUGUST

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

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

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

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

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

- (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**.

32P2009

**146 “Assisted Living”**

24P2011

- (a) means a **use**:
- (i) that has five (5) or more residents;
  - (ii) that may contain **Dwelling Units** within a facility;
  - (iii) that may contain individual rooms having a washroom, bedroom and a sitting area that accommodates residents within a facility;
  - (iv) where there is one or more communal kitchens and dining rooms;
  - (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) may have a maximum of ten (10) residents when located in a **low density residential district**;
- (d) is not subject to the **density** requirement of a district;
- (e) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (f) 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;

**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 care, accommodation and on-site professional supervision is provided to one or more persons who have been required to reside full –time in the facility as part of a conditional or early release from a correctional institution or part of an open custody program; and
  - (ii) that has at least one staff person at the facility at all times;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) resident staff and additional **motor vehicle parking stalls** may be required based on the projected level of visits by non-resident staff and visitors; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

24P2011

**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**.

**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;
  - (ii.1) that may include sobering facilities, but does not include treatment for an addiction;

24P2011

- (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.

32P2009

**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**:



**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 when at least one resident is within the facility;
- (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**.

24P2011

**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**.

57P2008, 67P2008,  
51P2008, 75P2008

### 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, Secondary Suite – Detached Garage or Secondary Suite – Detached Garden** on the same **parcel** as a **Single Detached Dwelling**. 12P2010

#### 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**: 53P2008
- (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;**
  - (a.1) **Assisted Living;** 24P2011

17P2009

- (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.**

53P2008

- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
  - (a) **Child Care Service;**
  - (b) **Library;**
  - (c) **Museum;**
  - (d) **School – Private;**
  - (e) **School Authority Purpose – Major; and**
  - (f) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One Dwelling District that has a **building** used or previously used as **School Authority – School**:
  - (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**

## Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

### Purpose

**404** The Residential – Contextual Narrow Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on narrow or small **parcels**.

### Permitted Uses

**405** The following **uses** are **permitted uses** in the Residential – Contextual Narrow Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational;** and
- (i) **Utilities.**

### Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;** 24P2011
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;** 17P2009
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

- 34P2010 (h) **Residential Care;**
- 34P2010 (h.1) **Secondary Suite;**
- 34P2010 (h.2) **Secondary Suite – Detached Garage;**
- 34P2010 (h.3) **Secondary Suite – Detached Garden;**
- (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

13P2008 **408** The maximum number of **main residential buildings** on a **parcel** is one.

### Parcel Width

- 3P2010, 34P2010 **409** (1) The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
- (c) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**.
- (2) The maximum **parcel width** is 11.6 metres unless the **parcel** is:
- (a) a **corner parcel**;
- (b) a **parcel** on the bulb of a cul-de-sac; or
- (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

## 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**: 53P2008
- (a) **Community Recreation Facility;**
  - (b) **School Authority – School;** and
  - (c) **School Authority Purpose – Minor.**

### Discretionary Uses

- 426 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living** 24P2011
  - (b) **Bed and Breakfast;**
  - (c) **Community Entrance Feature;**

- 17P2009
- (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;**
- 12P2010
- (j.1) **Secondary Suite – Detached Garage;**
- 12P2010
- (j.2) **Secondary Suite – Detached Garden;**
  - (k) **Semi-detached Dwelling;**
  - (l) **Sign – Class B;**
  - (m) **Sign – Class C;**
  - (n) **Sign – Class E;**
  - (o) **Single Detached Dwelling;**
  - (p) **Temporary Residential Sales Centre; and**
  - (q) **Utility Building.**
- 53P2008
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
    - (a) **Child Care Service;**
    - (b) **Library;**
    - (c) **Museum;**
    - (d) **School Authority Purpose – Major;**
    - (e) **School – Private; and**
    - (f) **Service Organization.**
  - (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One / Two Dwelling District that has a **building** used or previously used as **School Authority – School**:
    - (a) **Community Recreation Facility;**
    - (b) **Food Kiosk;**



## Division 6: Residential – One Dwelling (R-1) (R-1s) District

### Purpose

- 444** (1) The Residential – One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area*.
- (2) *Parcels* designated R-1s are intended to accommodate a **Secondary Suite, Secondary Suite – Detached Garage or Secondary Suite – Detached Garden** on the same *parcel* as a **Single Detached Dwelling**. 12P2010

### Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
  - (a.1) **Home Based Child Care – Class 1;** 17P2009
  - (b) **Home Occupation – Class 1;**
  - (c) **Park;**
  - (d) **Protective and Emergency Service;**
  - (e) **Sign – Class A;**
  - (f) **Single Detached Dwelling;**
  - (g) **Special Function Tent – Recreational;** and
  - (h) **Utilities.**

### Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living** 24P2011
  - (b) **Bed and Breakfast;**
  - (c) **Community Entrance Feature;**
  - (d) **Custodial Care;**
  - (d.1) **Home Based Child Care – Class 2;** 17P2009
  - (e) **Home Occupation – Class 2;**
  - (f) **Place of Worship – Small;**
  - (g) **Power Generation Facility – Small;**
  - (h) **Residential Care;**

- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

12P2010

#### **Parcels Designated R-1s**

**447** *Parcels* designated R-1s have the same **permitted** and **discretionary uses** referenced in sections 445 and 446, with the additional **discretionary uses** of:

- (a) **Secondary Suite;**
- (b) **Secondary Suite – Detached Garage;** and
- (c) **Secondary Suite – Detached Garden.**

#### **Rules**

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

#### **Number of Main Residential Buildings on a Parcel**

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

#### **Parcel Width**

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

12P2010

**(2)** The minimum **parcel width** for a **parcel** containing a **Secondary Suite** or **Secondary Suite – Detached Garage** is 11.0 metres.

12P2010

**(3)** The minimum **parcel width** for a **parcel** containing a **Secondary Suite – Detached Garden** is 13.0 metres.

## Division 7: Residential – Narrow Parcel One Dwelling (R-1N) District

### Purpose

**459** The Residential – Narrow Parcel One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area* on narrow or small *parcels*.

### Permitted Uses

**460** The following *uses* are *permitted uses* in the Residential – Narrow Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Single Detached Dwelling;**
- (g) **Special Function Tent – Recreational;** and
- (h) **Utilities.**

### Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;** 34P2010
- (h.2) **Secondary Suite – Detached Garage;** 34P2010
- (h.3) **Secondary Suite – Detached Garden;** 34P2010

- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

### Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

### Number of Main Residential Buildings on a Parcel

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

### Parcel Width

3P2010, 34P2010

**464 (1)** The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
- (c) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**.

**(2)** The maximum **parcel width** is 11.6 metres unless the **parcel** is:

- (a) a **corner parcel**;
- (b) a **parcel** on the bulb of a cul-de-sac; or
- (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

34P2010

### Parcel Depth

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

**(2)** The minimum **parcel depth** for a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 30.0 metres.

34P2010

### Parcel Area

**466 (1)** Unless referenced in subsection (2), the minimum area of a **parcel** is 233.0 square metres.

## Division 8: Residential – One / Two Dwelling (R-2) District

### Purpose

**474** The Residential – One / Two Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings**, **Semi-detached Dwellings** and **Duplex Dwellings** in the *Developing Area*.

### Permitted Uses

**475** The following *uses* are *permitted uses* in the Residential – One /Two Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Duplex Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 12P2010
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling;**
- (i) **Special Function Tent – Recreational; and**
- (j) **Utilities.**

### Discretionary Uses

**476** The following *uses* are *discretionary uses* in the Residential – One / Two Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**

- 12P2010 (i) *deleted*
- 12P2010 (i.1) **Secondary Suite – Detached Garage;**
- 12P2010 (i.2) **Secondary Suite – Detached Garden;**
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

### Rules

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

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

### Number of Main Residential Buildings on a Parcel

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

### Parcel Width

**479** The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- 34P2010 (a.1) 9.0 metres for a *parcel* containing a **Secondary Suite**;
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- 12P2010, 34P2010 (c) 13.0 metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; and
- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

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

### Purpose

**489** 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

**490** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District: 13P2008

- (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) **Rowhouse;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

**490.1** 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*: 13P2008, 12P2010

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

### Discretionary Uses 13P2008

- 491** (1) *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*.
- (2) The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living** 24P2011
  - (b) **Bed and Breakfast;**
  - (c) **Community Entrance Feature;**
  - (d) **Custodial Care;**

- 17P2009 (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;**
- 12P2010 (i) *deleted*
- 12P2010 (i.1) **Secondary Suite – Detached Garage;**
- 12P2010 (i.2) **Secondary Suite – Detached Garden;**  
 (j) **Sign – Class B;**  
 (k) **Sign – Class C;**
- 71P2008 (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.

13P2008, 7P2011

### Density

**493** The maximum **density** for a **parcel** designated Residential – Low Density Multiple Dwelling District is:

- (a) 50 **units** per hectare for **Rowhouses**;
- (b) 50 **units** per hectare for **Townhouses** when:
  - (i) all of the **buildings** containing **units** face a **street**; and
  - (ii) each **unit** has a separate, direct exterior access facing a public road that is not a **private condominium roadway**;
- (c) 38 **units** per hectare for **Townhouses** in all other cases.



## 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) **Convenience Food Store**;

39P2010,  
17P2009,  
32P2009

- (c) **Counselling Service;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Home Based Child Care – Class 1;**
- (h) **Home Occupation – Class 1;**
- (i) **Instructional Facility;**
- (j) **Library;**
- (k) **Medical Clinic;**
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Print Centre;**
- (o) **Protective and Emergency Service;**
- (p) **Restaurant: Food Service Only – Small;**
- (q) **Retail and Consumer Service;**
- (r) **Specialty Food Store; and**
- (s) **Take Out Food Service.**

### **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.
- (2)** **Uses** listed in subsection 702(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Neighbourhood 1 District:
- (a) **Addiction Treatment;**
  - (b) **Artist’s Studio;**
  - (b.1) **Assisted Living;**
  - (c) **Child Care Service;**

24P2011

**Use Area**

- 711** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (a.1) **Assisted Living**; 24P2011
  - (b) **Custodial Care**; and
  - (c) **Residential Care**.

**Location of Uses within Buildings**

24P2011

- 712** (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to “Commercial Uses,” it refers to the listed **uses** in sections 702 and 703, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

**Front Setback Area**

- 713** There is no minimum requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 3.0 metres.

**Rear Setback Area**

- 714** (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** or **street**, 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; and
  - (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**.

### Side Setback Area

- 715 (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) a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (c) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 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** or **street**, 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; and
  - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**.

### Landscaping In Setback Areas

- 716 (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 a **soft** or **hard surfaced landscaped area** for that **setback area**.

## Discretionary Uses

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

24P2011

10P2009

- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) **Sign – Class F;**
- (y) **Social Organization;**
- (z) **Special Function Tent – Commercial;**
- (z.1) **Special Function Tent – Recreational;**
- (aa) **Utility Building; and**
- (bb) **Vehicle Rental – Minor.**

### **Rules**

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

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

### **Parcel Area**

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

### **Floor Area Ratio**

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

### **Building Height**

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

### **Use Area**

**728 (1)** Unless otherwise referenced in subsections (2) and (3), the maximum **use area** in the Commercial – Neighbourhood 2 District is 300.0 square metres.

**(2)** The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.

**(3)** The following **uses** do not have a **use area** restriction:

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

24P2011

- (b) **Custodial Care**; and
- (c) **Residential Care**.

### Location of Uses within Buildings

24P2011

- 729** (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located on the ground floor of a *building*.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care**.
- (3) Where this section refers to “Commercial Uses,” it refers to the listed *uses* in sections 722 and 723, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care**.

### Front Setback Area

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

### Rear Setback Area

- 731** (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 5.0 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 *lane, LRT corridor, or street*, the *rear setback area* must have a minimum depth of 3.0 metres.

**Side Setback Area**

- 732 (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 5.0 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 **lane, LRT corridor, or street**, the **side setback area** must have a minimum depth of 3.0 metres.

**Landscaping In Setback Areas**

- 733 (1)** Where a **setback area** shares a **property line** with an **LRT Corridor** or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2)** Where a **setback area** shares a **property line** with a *parcel* that is designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.



## Discretionary Uses

- 740** (1) **Uses** listed in subsection 739(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 1 District.
- (2) **Uses** listed in subsection 739(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3) The following **uses** are **discretionary uses** in the Commercial – Community 1 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;**
  - (d) **Auto Service – Minor;**
  - (e) **Billiard Parlor;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Computer Games Facility;**
  - (i) **Custodial Care;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Drinking Establishment – Medium;**
  - (l) **Drive Through;**
  - (m) **Dwelling Unit;**
  - (n) **Gas Bar;**
  - (o) **Home Occupation – Class 2;**

24P2011

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- (dd) **Sign – Class F;**
- (ee) **Social Organization;**
- (ff) **Special Function Tent – Commercial;**
- (ff.1) **Special Function Tent – Recreational;**
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

10P2009

### **Rules**

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

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

**Parcel Area**

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

**Floor Area Ratio**

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

**Building Height**

744 The maximum *building height* is 10.0 metres.

**Building Orientation**

- 745 (1) When a *parcel* shares one or more *side property lines* and fronts on the same commercial *street* as a *parcel* designated C-N1 or C-COR1 Districts, the maximum *building setback* from the *property line* shared with a commercial *street* must not exceed 3.0 metres.
- (2) *Motor vehicle parking stalls* and *loading stalls* must not be located between the *building* and the commercial *street*.

**Use Area**

- 746 (1) Unless otherwise provided in subsections (2), (3), and (4), the maximum *use area* in the Commercial – Community 1 District is 1400.0 square metres.
- (2) The maximum *use area* for a **Supermarket**, or a **Supermarket** combined with any other *use*, is 5200.0 square metres.
- (3) The maximum *use area* for a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other *use*, is 300.0 square metres.
- (4) The following *uses* do not have a *use area* restriction:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living;** 24P2011
  - (b) **Custodial Care;** and
  - (c) **Residential Care.**

**Rules for Location of Uses within Buildings** 24P2011

- 747 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located on the ground floor of a *building*.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and

- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 739 and 740, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

#### Front Setback Area

- 748** (1) Unless otherwise referenced in subsection (2), the **front setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares one or more **side property lines** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **front setback area** must not exceed a depth of 3.0 metres.

#### Rear Setback Area

- 749** (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 5.0 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 **lane, LRT corridor, or street**, the **rear setback area** must have a minimum depth of 3.0 metres.

#### Side Setback Area

- 750** (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**, unless otherwise referenced in subsection (2);
  - (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 5.0 metres; and

## 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;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;** 67P2008
  - (g.1) **Conference and Event Facility;**
  - (h) **Custodial Care;**
  - (i) **Drinking Establishment – Medium;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Dwelling Unit;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Hotel;**
  - (n) **Indoor Recreation Facility;**

32P2009

- (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;**

14P2010

- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- (gg) **Special Function Tent – Commercial;**

10P2009

- (gg.1) **Special Function Tent – Recreational;**
- (hh) **Supermarket; and**
- (ii) **Utility Building.**

### **Rules**

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

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

- (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;**
  - (a.1) Assisted Living;**
  - (b) Custodial Care;**
  - (c) Hotel; and**
  - (d) Residential Care.**

24P2011

**Location of Uses within Buildings**

- 786 (1)** The following **uses** must not be located on the ground floor of **buildings**:
- (a) Assisted Living;**
  - (a.1) 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;**

24P2011

24P2011

32P2009



- (j) **Place of Worship – Small;**
  - (k) **Post-secondary Learning Institution;**
  - (l) **Residential Care;**
  - (m) **Social Organization;** and
  - (n) **Veterinary Clinic.**
- (2) A minimum of 20.0 per cent of the **gross floor area** of **buildings** in the Commercial – Corridor 1 District must contain “Commercial Uses”.
- (3) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 777 and 778, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

54P2008,  
24P201147P2008,  
24P2011

### Front Setback Area

**787** There is no minimum requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 3.0 metres.

### Rear Setback Area

- 788** (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** or **street**, 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; and
- (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**.

### Side Setback Area

- 789 (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** or **street**, 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; and
  - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**.

### Landscaping In Setback Areas

- 790 (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**;

**Discretionary Uses**

- 798 (1)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (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;** 67P2008
  - (l) **Custodial Care;**
  - (m) **Dinner Theatre;**
  - (n) **Drinking Establishment – Medium;**

32P2009

- (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;**

- (oo) **Social Organization;**
- (pp) **Special Function Tent – Commercial;**
- (pp.1) **Special Function Tent – Recreational;**
- (qq) **Supermarket;**
- (rr) **Utility Building;**
- (ss) **Vehicle Rental – Major;**
- (tt) **Vehicle Rental – Minor;**
- (uu) **Vehicle Sales – Major; and**
- (vv) **Vehicle Sales – Minor.**

10P2009

### Rules

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

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

### Parcel Area

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

### Floor Area Ratio

**801** The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 2 District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

**802** The maximum **building height** for **parcels** designated Commercial – Corridor 2 District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

### Use Area

- 803** (1) Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** is 930.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** for **uses** located on upper floors.

- (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 2500.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (a.1) **Assisted Living**;
  - (b) **Custodial Care**;
  - (c) **Hotel**; and
  - (d) **Residential Care**.

24P2011

#### Location of Uses within Buildings

- 804** (1) A minimum of 20.0 per cent of the **gross floor area** of **buildings** in the Commercial – Corridor 2 District must contain “Commercial Uses”.
- 24P2011 (2) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located in the same **building** as an automotive **use**.
- 24P2011 (3) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located on the ground floor of a **building**.
- 24P2011 (4) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**.
- 47P2008, 24P2011 (5) Where this section refers to “Commercial Uses”, it refers to the listed uses at sections 797 and 798, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Live Work Units and Residential Care**.

#### Front Setback Area

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

## 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;** 41P2009
- (a.1) **Natural Area;** 41P2009
- (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;** 67P2008
- (e) **Crematorium;**
- (f) **Custodial Care;**

- 41P2009 (g) **Food Kiosk;**
- (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.**
- 24P2011 (3) The following **uses** are additional **discretionary uses** if they are located in an existing **building** that is used or was previously used as **Assisted Living** at the time of the effective date of this Bylaw:
- (a) **Assisted Living.**



## Rules

**1056** 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

**1057 (1)** The maximum **building height** on a **parcel** that shares a **property line** with another **parcel** that has no **buildings** or that has a **building** with a height greater than 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district**, M-CG district or M-G district:

13P2008

- (a) is 8.0 metres measured from **grade** at the shared **property line**;
- (b) increases proportionately to 12.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**; and
- (c) is 12.0 metres measured from **grade** at a distance greater than 4.0 metres from the shared **property line**.

**(2)** Where a **parcel** shares a **property line** with a **parcel** containing a **building** less than or equal to 6.0 metres in height and designated as a **low density residential district**, M-CG, or M-G District, the maximum **building height**:

- (a) is 6.0 metres measured from **grade** at the shared **property line**;
- (b) increases proportionately to 12.0 metres measured from **grade** at a distance of 6.0 metres from the shared **property line**; and
- (c) is 12.0 metres measured from **grade** at a distance greater than 6.0 metres from the shared **property line**.

**(3)** Where a **parcel** shares a **property line** with a **parcel** designated as M-C1, M-1, or M-X1 District, the maximum **building height** is 14.0 metres.

**(4)** Where a **parcel** shares a **property line** with a **parcel** designated as M-C2, M-2, or M-X2 District, the maximum **building height** is 16.0 metres.

- (5) Where a *parcel* shares a *property line* with a *parcel* designated as a District, other than those referenced in subsections (1) through (4) inclusive, there is no limitation to **building height**.
- (6) Where a *parcel* shares *property lines* with *parcels* that meet more than one of the requirements referenced in subsections (1) through (5) inclusive, the maximum **building height** must be the most restrictive height.

### Front Setback Area

**1058** The **front setback area** must have a minimum depth of 6.0 metres.

### Rear Setback Area

- 1059** (1) Where the *parcel* shares a *rear property line* with another *parcel*, the **setback area** from that *parcel* must have a minimum depth of 1.2 metres.
- (2) Where the *parcel* shares a *rear property line* with a *lane*, *LRT corridor* or *street*, the **setback area** from that *lane*, *LRT corridor* or *street* must have a minimum depth of 3.0 metres.

### Side Setback Area

- 1060** (1) Where the *parcel* shares a *side property line* with another *parcel*, the **setback area** from that *parcel* must have a minimum depth of 1.2 metres.
- (2) Where the *parcel* shares a *side property line* with a *lane*, *LRT corridor* or *street*, the **setback area** from that *lane*, *LRT corridor* or *street* must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 1061** (1) The provisions of this section do not apply to **Assisted Living**, **Residential Care** and **Multi-Residential Development**.
- (2) 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**.
- (3) Where a **setback area** shares a *property line* with an *LRT corridor*, *street* or *parcel* designated as a **residential district**, the **setback area** must provide a minimum of:
  - (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

24P2011

- (4) Where a **setback area** shares a **property line** with a **lane** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 45.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 60.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Landscaping Requirements for Assisted Living, Residential Care and Multi-Residential Development

24P2011

- 1062** (1) Where **Assisted Living, Residential Care** and **Multi-Residential Development** is located on a **parcel**, the minimum required **landscaped area** must be 40.0 per cent of the area of the **parcel**.
- (2) The required **landscaped area** may be a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area**.
- (3) The maximum **hard surfaced landscaped area** is 30.0 per cent of the required **landscaped area**.
- (4) Trees and shrubs must be planted in an overall minimum ratio of 1.0 trees and 2.0 shrubs per 45.0 square metres of required **landscaped area**

### Additional Landscaping Requirements

- 1063** (1) All areas of a **parcel** must be a **soft surfaced landscaped area** unless specifically allowed by the **Development Authority**.
- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk referenced in subsection (2); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (5) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;

- (c) have a different surfacing than the surfacing of parking areas on the **parcel**; and
- (d) be raised above the surface of the parking area, when located in a parking area.

### Landscaping for Large Parking Area

- 1064 (1)** Landscaping is required in a parking area when the total surface area containing the required drive aisles, **motor vehicle parking stalls** and vehicular access for a **development** is equal to or greater than 5000.0 square metres.
- (2)** **Landscaped areas** in the parking area:
- (a) must be provided at a ratio of 0.15 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and
  - (b) must be provided as a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area** in the form of islands and strips.
- (3)** Islands provided in the parking area must:
- (a) be provided at the beginning and end of every row of **motor vehicle parking stalls**;
  - (b) be provided for every 20 **motor vehicle parking stalls** in a row with no more than 20 stalls between islands;
  - (c) be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres;
  - (d) provide a minimum of 1.0 trees and 2.0 shrubs; and
  - (e) be surrounded by a concrete curb.
- (4)** Strips provided in the parking area must:
- (a) be provided for every four (4) rows of **motor vehicle parking stalls** with no more than four (4) rows between strips;
  - (b) be perpendicular to the **motor vehicle parking stalls** for the full length of the parking stall row;
  - (c) be a minimum depth of 2.0 metres;
  - (d) provide a minimum of 1.0 trees every 15.0 metres of the length of the strip; and
  - (e) be surrounded by a concrete curb.

- (5) If the application of these rules results in an island or a strip being contiguous with a **setback area**, that island or strip is not required at that location on the **parcel**.
- (6) Sidewalks connecting the **public entrance** to a public sidewalk and sidewalks connecting the parking area to the **public entrance** may be included in determining whether the **development** satisfies the requirement of this section.

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

**1065** The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where the **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**.

13P2008

---

## 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.

75P2008

### 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**.

10P2009

**(2)** The following **uses** are **permitted uses** in the Centre City Mixed Use District if they are located within existing approved **buildings**:

39P2010

- (a) **Accessory Food Service**;
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;
- (e) **Fitness Centre**;
- (f) **Health Services Laboratory – With Clients**;
- (g) **Home Based Child Care – Class 1**;
- (h) **Home Occupation – Class 1**;
- (i) **Information and Service Provider**;

- (j) **Library;**
- (k) **Medical clinic;**
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Power Generation Facility– Small;**
- (o) **Print Centre;**
- (p) **Protective and Emergency Service;**
- (q) **Radio and Television Studio;**
- (r) **Restaurant: Food Service Only – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service; and**
- (w) **Temporary Residential Sales Centre.**

#### **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;**
- (c.1) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**

24P2011



- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;**
- (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;**

24P2011

32P2009

- (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**.

### Building Façade

- 1186 (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 1191 and 1192 will not be included as part of the length of the **property line**.

### Vehicle Access

- 1187 (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 the **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

- 1188 (1)** Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Commercial Corridor 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 Centre City Commercial Corridor 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) Assisted Living;**
  - (c) Custodial Care;**
  - (d) Hotel;**
  - (e) Place of Worship – Small;**

- (f) **Protective and Emergency Service;**
- (g) **Residential Care;** and
- (h) **Utility Building.**

**Location of Uses within Buildings**

24P2011

**1189 (1)** The following uses must not be located on the ground floor of buildings:

- (a) **Assisted Living;**
- (b) **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;**
- (j) **Place of Worship – Small;**
- (k) **Post-secondary Learning Institution;**
- (l) **Residential Care;**
- (m) **Social Organization;** and
- (n) **Veterinary Clinic.**

39P2010

24P2011

**(2)** “Commercial Uses” and **Live Work Units:**

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care;** and
- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care.**

**(3)** Where this section refers to “Commercial Uses”, it refers to the listed permitted and discretionary uses of this District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Place of Worship – Small,** and **Residential Care.**