

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	11P2010	April 19, 2010	4P2013	March 1, 2013
13P2008	June 1, 2008	14P2010	May 17, 2010	5P2013	March 25, 2013
15P2008	June 1, 2008	26P2010	May 17, 2010	38P2013	September 2, 2013
47P2008	June 1, 2008	12P2010	June 7, 2010	44P2013	December 2, 2013
48P2008	June 1, 2008	19P2010	June 7, 2010	7P2014	April 14, 2014
49P2008	June 1, 2008	23P2010	June 7, 2010	33P2013	June 9, 2014
50P2008	June 1, 2008	32P2010	July 26, 2010	13P2014	June 9, 2014
53P2008	June 1, 2008	34P2010	August 19, 2010	15P2014	June 9, 2014
54P2008	May 12, 2008	39P2010	November 22, 2010	11P2014	June 19, 2014
57P2008	June 9, 2008	7P2011	January 10, 2011	24P2014	October 27, 2014
67P2008	October 1, 2008	13P2011	February 7, 2011	37P2014	December 22, 2014
68P2008	October 6, 2008	21P2011	June 20, 2011	5P2015	March 9, 2015
71P2008	December 22, 2008	24P2011	June 27, 2011	13P2015	May 13, 2015
51P2008	January 4, 2009	27P2011	July 1, 2011	26P2015	September 1, 2015
75P2008	January 4, 2009	30P2011	July 25, 2011	43P2015	November 9, 2015
1P2009	January 26, 2009	31P2011	September 12, 2011	40P2015	November 9, 2015
10P2009	April 21, 2009	33P2011	September 19, 2011	45P2015	December 8, 2015
17P2009	June 1, 2009	35P2011	December 5, 2011	15P2016	April 22, 2016
28P2009	July 13, 2009	36P2011	December 5, 2011	22P2016	May 2, 2016
31P2009	September 14, 2009	4P2012	January 10, 2012	23P2016	May 24, 2016
41P2009	October 13, 2009	2P2012	February 6, 2012	27P2016	June 13, 2016
32P2009	December 14, 2009	9P2012	April 23, 2012	29P2016	June 13, 2016
46P2009	December 14, 2009	12P2012	May 7, 2012	28P2016	June 14, 2016
38P2009	December 15, 2009	30P2012	November 5, 2012		
3P2010	March 1, 2010	32P2012	December 3, 2012		

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

DOWNLOAD FROM: calgary.ca/landusebylaw

GO TO: The Calgary Land Use Bylaw, 1P2007

SECTION	PAGE
203.2 General Industrial – Light	181
203.3 General Industrial – Medium	182
204 Health Services Laboratory – With Clients	184
205 Health Services Laboratory – Without Clients	184
206 Hide Processing Plant	185
206.1 Home Based Child Care – Class 1	185
206.2 Home Based Child Care – Class 2	185
207 Home Occupation – Class 1	186
208 Home Occupation – Class 2	187
208.1 Hospital	188
209 Hotel	188.1
210 <i>deleted</i>	188.1
211 Indoor Recreation Facility	189
212 <i>deleted</i>	189
213 <i>deleted</i>	189
214 <i>deleted</i>	189
215 <i>deleted</i>	189
216 Information and Service Provider	189
217 Instructional Facility	190
218 <i>deleted</i>	191
218.1 Inter-City Bus Terminal	191
219 Jail	191
220 Kennel	192
221 Large Vehicle and Equipment Sales	192
222 Large Vehicle Service	193
223 Large Vehicle Wash	193
224 Library	194
225 Liquor Store	195
226 Live Work Unit	195
227 Manufactured Home	201
228 Manufactured Home Park	201
229 <i>deleted</i>	202
230 <i>deleted</i>	202
231 <i>deleted</i>	202
232 Market	202
232.1 Market - Minor	202
233 Medical Clinic	203
233.1 Medical Marihuana Production Facility	203
233.2 Medical Marihuana Counselling	205
234 <i>deleted</i>	204
235 <i>deleted</i>	204
236 Motion Picture Filming Location	205
237 Motion Picture Production Facility	206
238 Motorized Recreation	206
239 Multi-Residential Development	207
240 Multi-Residential Development – Minor	207
241 Municipal Works Depot	208
242 Museum	209
243 Natural Area	210

SECTION	PAGE
244	Natural Resource Extraction 210
245	Night Club.....211
246	Office 212
247	Outdoor Café..... 212
248	Outdoor Recreation Area..... 213
249	Park 221
250	Park Maintenance Facility – Large 221
251	Park Maintenance Facility – Small 222
252	Parking Lot – Grade 222
252.1	Parking Lot - Grade (temporary) 223
253	Parking Lot – Structure..... 223
254	Pawn Shop 223
254.1	Payday Loan 224
255	Performing Arts Centre 225
256	<i>deleted</i> 225
257	Pet Care Service 225
258	<i>deleted</i> 225
259	Pits and Quarries..... 225
260	Place of Worship – Large 226
261	Place of Worship – Medium 227
262	Place of Worship – Small 228
263	Post-secondary Learning Institution 229
264	Power Generation Facility – Large 230
265	Power Generation Facility – Medium 230
266	Power Generation Facility – Small 231
267	Print Centre 231
268	Printing, Publishing and Distributing..... 232
269	<i>deleted</i> 232
270	Protective and Emergency Service 232
270.1	Public Transit System 232
271	Race Track 233
272	Radio and Television Studio 233
273	Recreational Vehicle Sales..... 234
274	Recreational Vehicle Service..... 234
274.1	Recycleable Construction Material Collection Depot (Temporary) 234
275	<i>deleted</i> 235
276	Refinery 235
277	Residential Care..... 236
278	Restaurant: Food Service Only – Large 236
279	Restaurant: Food Service Only – Medium 237
280	Restaurant: Food Service Only – Small 238
281	Restaurant: Licensed – Large 238
282	Restaurant: Licensed – Medium..... 239
283	Restaurant: Licensed – Small 240
283.1	Restaurant: Neighborhood 241
284	Restored Building Products Sales Yard..... 241
285	Retail Garden Centre 242
286	<i>deleted</i> 242
286.1	Retail and Consumer Service..... 242
287	Rowhouse Building..... 244

SECTION	PAGE
PART 5: LOW DENSITY RESIDENTIAL DISTRICTS	
Division 1: General Rules for Low Density Residential Land Use Districts	
334	Projections Into Setback Areas 279
335	Length of Portions of a Building in Setback Areas 279
336	Projections Into Front Setback Area 279
337	Projections Into Side Setback Area 280
338	Projections Into Rear Setback Area 281
338.1	Patios 281
339	Decks 282
340	Balconies 282
341	Driveways 283
342	Retaining Walls 284
343	Fences 284
343.1	Solar Collectors 284
344	Objects Prohibited or Restricted 285
345	Accessory Residential Building 286
346	Restrictions on Use of Accessory Residential Building 287
347	Contextual Single Detached Dwelling 287
347.1	Contextual Semi-detached Dwelling 289
347.2	Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings 291
347.3	Permitted use Rowhouse Building 292
348	Visibility Setback 292.2
349	Roof Equipment Projection 292.2
350	Private Maintenance Easements 292.2
351	Secondary Suite 292.2
351.1	<i>deleted</i> 292.2
352	Backyard Suite 292.3
353	<i>deleted</i> 292.3
354	Accessory Suite Density 292.3
355	<i>deleted</i> 292.3
356	<i>deleted</i> 292.4
357	Parcels Deemed Conforming 292.4
358	Dwellings Deemed Conforming 292.4
359	Personal Sales 292.5
360	Building Height 292.5
361	Building Height on a Corner Parcel 292.6
362	<i>deleted</i> 292.7
363	Approved Building Grade Plans 292.7
364	Gated Access 292.7
365	Exempt Additions 292.7
365.1	Cottage Housing Cluster 292.8

SECTION	PAGE
Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L)	
(R-C1Ls) District	
366	Purpose 293
367	Permitted Uses 293
368	Discretionary Uses 293
369	Permitted and Discretionary Uses for Parcels Designated R-C1Ls 294
370	Rules 294
371	Number of Main Residential Buildings on a Parcel 294
372	Parcel Width 294
373	Parcel Depth..... 294
374	Parcel Area 294
375	Parcel Coverage..... 295
376	<i>deleted</i> 295
377	Building Setback Areas 295
378	Building Setback from Front Property Line..... 295
379	Building Setback from Side Property Line 295
380	Building Setback from Rear Property Line 296
381	Building Height 296
382	<i>deleted</i> 296
383	<i>deleted</i> 296
Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s)	
District	
384	Purpose 299
385	Permitted Uses 299
386	Discretionary Uses 299
387	Permitted and Discretionary Uses for Parcels Designated R-C1s 301
388	Rules 301
389	Number of Main Residential Buildings on a Parcel 301
390	Parcel Width 301
391	Parcel Depth..... 302
392	Parcel Area 302
393	Parcel Coverage..... 302
394	<i>deleted</i> 302
395	Building Setback Areas 302
396	Building Setback from Front Property Line..... 302
397	Building Setback from Side Property Line 302
398	Building Setback from Rear Property Line 303
399	Building Height 304
400	<i>deleted</i> 304
401	<i>deleted</i> 304
402	<i>deleted</i> 304
403	<i>deleted</i> 304

SECTION	PAGE
Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District	
404 Purpose	307
405 Permitted Uses	307
406 Discretionary Uses	307
407 Rules	308
408 Number of Main Residential Buildings on a Parcel	308
409 Parcel Width	308
410 Parcel Depth.....	309
411 Parcel Area	309
412 Parcel Coverage	309
413 <i>deleted</i>	309
414 Building Setback Areas	309
415 Building Setback from Front Property Line.....	309
416 Building Setback from Side Property Line.....	310
417 Building Setback from Rear Property Line	311
418 Building Height	311
419 <i>deleted</i>	311
420 <i>deleted</i>	311
421 <i>deleted</i>	311
422 <i>deleted</i>	311
423 Motor Vehicle Parking Stalls.....	311
Division 5: Residential – Contextual One / Two Dwelling (R-C2) District	
424 Purpose	315
425 Permitted Uses	315
426 Discretionary Uses	315
427 Rules	317
428 Number of Main Residential Buildings on a Parcel	317
429 Parcel Width	317
430 Parcel Depth.....	318
431 Parcel	318
432 Parcel Coverage.....	318
433 <i>deleted</i>	318
434 Building Setback Areas	318
435 Building Setback from Front Property Line.....	318
436 Building Setback from Side Property Line.....	319
437 Building Setback from Rear Property Line	320
438 Building Height	320
439 <i>deleted</i>	320
440 <i>deleted</i>	320
441 <i>deleted</i>	320
442 <i>deleted</i>	320
443 Motor Vehicle Parking Stalls.....	321

SECTION	PAGE
Division 6: Residential – One Dwelling (R-1) (R-1s) District	
444 Purpose	325
445 Permitted Uses	325
446 Discretionary Uses	325
447 Parcels Designated R-1s	326
448 Rules	326
449 Number of Main Residential Buildings on a Parcel	326
450 Parcel Width	326
451 Parcel Depth.....	326
452 Parcel Area.....	326
453 Parcel Coverage.....	326
454 Building Setback Areas	327
455 Building Setback from Front Property Line.....	327
456 Building Setback from Side Property Line.....	327
457 Building Setback from Rear Property Line	328
458 Building Height	328
Division 7: Residential – Narrow Parcel One Dwelling (R-1N) District	
459 Purpose	329
460 Permitted Uses	329
461 Discretionary Uses	329
462 Rules	330
463 Number of Main Residential Buildings on a Parcel	330
464 Parcel Width	330
465 Parcel Depth.....	331
466 Parcel Area.....	331
467 Parcel Coverage.....	331
468 Building Setback Areas	331
469 Building Setback from Front Property Line.....	331
470 Building Setback from Side Property Line.....	331
471 Building Setback from Rear Property Line	332
472 Building Height	332
473 Motor Vehicle Parking Stalls.....	333
Division 8: Residential – One / Two Dwelling (R-2) District	
474 Purpose	335
475 Permitted Uses	335
476 Discretionary Uses	335
477 Rules	336
478 Number of Main Residential Buildings on a Parcel	336
479 Parcel Width	336
480 Parcel Depth.....	337
481 Parcel Area	337
482 Parcel Coverage.....	337
483 Building Setback Areas	337
484 Building Setback from Front Property Line.....	338
485 Building Setback from Side Property Line.....	338
486 Building Setback from Rear Property Line	339

Division 7: Requirements for Infrastructure Servicing

44P2013

Infrastructure Requirements

129.1 The ***Development Authority*** must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the ***development***.

- (v) that may include a limited seating area; and
- (vi) that does not include a **Retail and Consumer Service or Supermarket**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
 - (i) is within 6.0 metres of a **public entrance** of the **use**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (d) requires 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires **bicycle parking stalls – class 2** based on 5.0 per cent of the minimum required **motor vehicle parking stalls**.

233 “Medical Clinic”

- (a) means a **use** where human health services that are preventative, diagnostic, therapeutic or rehabilitative are provided without overnight accommodation for patients;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) requires a minimum of 6.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

233.1 “Medical Marihuana Production Facility”

7P2014

- (a) means a use:
 - (i) where medical marihuana is grown, processed, packaged, tested, destroyed, stored or loaded for shipping;
 - (ii) where a licence for all activities associated with medical marihuana production is issued by Health Canada;
 - (iii) where all of the processes and functions are fully enclosed within a stand-alone building;
 - (iv) that must not operate in conjunction with another approved use;

- (v) that must not include an outdoor area for storage of goods, materials or supplies;
- (vi) where all loading stalls and docks are inside a building; and
- (b) is a use within the General Industrial Group in Schedule A to this Bylaw;
- (c) where an ancillary building or structure used for security purposes may be located on the parcel containing the use;
- (d) must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system;
- (e) where garbage containers and waste material must be contained within the building containing the use;
- (f) must not be within 75.0 metres of a residential district, measured from the building containing the use to the nearest property line of a parcel designated as a residential district;
- (g) must not be located on a parcel that is adjacent to a major street or expressway;
- (h) where the Development Authority may require, as a condition of a development permit, a Public Utility and Waste Management Plan, completed by a qualified professional, that includes detail on:
 - (i) the incineration of waste products and airborne emissions, including smell;
 - (ii) the quantity and characteristics of liquid and waste material discharged by the facility; and
 - (iii) the method and location of collection and disposal of liquid and waste material;
- (i) requires a minimum number of motor vehicle parking stalls based on a parking study required at the time of development permit application;
- (j) does not require bicycle parking stalls – class 1; and
- (k) requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres gross usable floor area.”

233.2 Medical Marihuana Counselling

28P2016

- (a) means a **use**:
 - (i) where counselling on medical marihuana is provided by persons who are not medical professionals; and
 - (ii) that may include the ancillary retail sale or rental of merchandise;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) except in the C-R2 and C-R3 districts, must not be located within 300.0 metres of any other **Medical Marihuana Counselling use** when measured from the closest point of a **Medical Marihuana Counselling use** to the closest point of another **Medical Marihuana Counselling use**;
- (d) except in the C-R2 and C-R3 districts, must not be located within 150.0 metres of a **parcel** that contains a **School – Private** or a **School Authority – School**, when measured from the closest point of a **Medical Marihuana Counselling use** to the closest point of a **parcel** that contains a **School – Private** or **School Authority – School**;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls - class 2** per 250.0 square metres of **gross usable floor area**.

234 *deleted*

32P2009

235 *deleted*

46P2009

236 “Motion Picture Filming Location”

- (a) means a **use**:
 - (i) where motion pictures are filmed, either within a **building** or outdoors; and
 - (ii) that must be approved on a temporary basis for a period of time not greater than one year;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not construct any permanent **buildings**, or make permanent exterior renovations or additions to an existing **building** or structure;

- (d) does not have a maximum **use area** in any District;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

237 “Motion Picture Production Facility”

- (a) means a **use**:
 - (i) where motion pictures are filmed and produced;
 - (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**;
 - (iii) that may have the functions of packaging or shipping the products made as part of the **use**; and
 - (iv) that may have the administrative functions associated with the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

238 “Motorized Recreation”

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

32P2009

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

239 “Multi-Residential Development”

67P2008

- (a) means a **use**:
- (i) that consists of one or more **buildings**, each containing one or more **units**;
 - (ii) that has a minimum of three **units**;
 - (iii) where all of the **units** in a **development** with only three **units** are provided within the same **main residential building**;
 - (iv) where a minimum of 50.0 per cent of the **units** in a **development** with a minimum of four **units** and a maximum of nine **units** are provided in **buildings** containing two or more **units**; and
 - (v) where a minimum of 90.0 per cent of the **units** in a **development** with 10 or more **units** are provided in **buildings** containing three or more **units**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse Building**, unless otherwise referenced in a District; 24P2014
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1 or Part 11; 51P2008
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1 or Part 11; and 51P2008
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1 or Part 11. 51P2008

240 “Multi-Residential Development – Minor”

- (a) means a **use**: 67P2008
- (i) on a **parcel** 1.0 hectares or less in area;
 - (ii) that consists of one or more **buildings**, each containing one or more **units**;
 - (iii) that has a minimum of three **units**;
 - (iv) where a minimum of 90.0 per cent of the **units** are provided in **buildings** containing three or more **units**; and

24P2014

- (v) that complies with all of the rules specified for the **use** in the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse Building**, unless otherwise referenced in a District;
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1;
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1;
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1.

241 “Municipal Works Depot”

13P2008

13P2008

- (a) means a **use**:
 - (i) where infrastructure maintenance services are provided by a level of government;
 - (ii) where large areas of land are required for **buildings** and storage;
 - (iii) that may store and service equipment, vehicles, LRT trains and other municipal vehicles;
 - (iv) that may store sand, gravel and other goods that are capable of being stacked or piled;
 - (v) that may have **buildings** to service the equipment, vehicles, and LRT trains;
 - (vi) that may have a **building** for training staff in the operation of the vehicles, equipment or LRT trains; and
 - (vii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** on the same **parcel** as the **use** where the **parcel** shares a **property line** with a **residential district** or **special purpose district** and where there are piles or stacks of loose materials stored on the **parcel**;
- (d) must provide **screening** equal to the height of the piles or stacks of materials stored on the **parcel**, as referenced in subsection (c).

- (e) must provide a berm with a 3:1 slope if the berm is used to satisfy the **screening** requirements referenced in subsections (3) and (4);
- (f) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

242 “Museum”

- (a) means a **use**:
 - (i) where artifacts and information are displayed for public viewing;
 - (ii) where artifacts are investigated, restored and preserved for the public;
 - (iii) that may be contained entirely within or partially outside of a **building**;
 - (iv) that may have rooms for the provision of educational programs related to the **use**;
 - (v) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**;
 - (vi) that may have rooms for the administrative functions of the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;

- (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

243 “Natural Area”

- (a) means a **use** where open space is set aside:
- (i) to maintain existing natural or native plant or animal communities; or
 - (ii) to allow disturbed lands to be naturalized;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) may be improved by benches, interpretive displays, pathways, picnic shelters, trails, viewpoints and washrooms;
- (d) may have small **buildings** that do not exceed 75.0 square metres when required for maintenance facilities or for the study of the **Natural Area**;
- (e) may have a parking area, provided it is located a minimum of 3.0 metres from the nearest **property line**;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

244 “Natural Resource Extraction”

- (a) means a **use**:
- (i) where gases, liquids or minerals are extracted, but does not include gravel, sand or other forms of aggregate;
 - (ii) that is not **Refinery** or **Pits and Quarries**; and
 - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Natural Resource Extraction** as a **use**;

- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

245 “Night Club”

- (a) means a **use**:
 - (i) where liquor is sold and consumed on the premises;
 - (ii) where a licence for the sale of liquor, that prohibits minors on the premises at any time, is issued by the Alberta Gaming and Liquor Commission;
 - (iii) where entertainment is provided to patrons, in the forms of a dance floor, live music stage, live performances, or recorded music, in areas greater than 10.0 square metres; and
 - (iv) where food may be prepared and sold for consumption on the premises;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must provide sufficient area **adjacent** to entry doors for patrons to queue prior to entering;
- (d) must be located more than 45.0 metres from a **residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (f) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by a **street**;
- (g) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

246 “Office”

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

67P2008

14P2010, 51P2008,
26P2010, 7P2011**247 “Outdoor Café”**

- (a) means a **use**:
- (i) where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed **building**; and
 - (ii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a **Convenience Food Store, Brewery, Winery and Distillery, Specialty Food Store or Supermarket**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not have a floor higher than 0.6 metres above the height of the first **storey** floor level when the **use** is located within 100.0 metres of a **residential district**;
- (d) must not have outdoor speakers;

22P2016

- (e) must not be combined with a **Drinking Establishment – Small** when located in the M-H2 or M-H3 districts;
- (f) has a maximum area of 25.0 square metres in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-O, C-R1, I-B, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET, M-H1, M-H2, M-H3, M-X1 and M-X2 districts;
- (g) must be located more than 25.0 metres from a **parcel** designated M-CG, M-C1, M-C2, M-G, M-1, M-2, or any **low density residential district**; unless the **use** is completely separated from these districts by a **building** or by an intervening **street**;
- (h) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of outdoor area if the area is greater than 25.0 square metres; and
- (i) does not require **bicycle parking stalls – class 1 or class 2**.

248 “Outdoor Recreation Area”

- (a) means a **use**:
 - (i) where people participate in sports and athletic activities outdoors;
 - (ii) where the sport or athletic activity is not **Motorized Recreation or Firing Range**;
 - (iii) that may include a **building** containing change rooms, washrooms or showers and rooms for the administrative functions required to operate the **use**; and
 - (iv) that may provide a temporary seating area for the viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application when it is listed as a **discretionary use** in a District; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

249 “Park”

- (a) means a **use**:
 - (i) where open space is set aside for recreational, educational, cultural or aesthetic purposes; and
 - (ii) that may be improved for the comfort of park users;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) may have washroom facilities; 13P2008
- (c.1) may have small sheds less than 10.0 square metres in **gross floor area** for park maintenance equipment and materials; 13P2008
- (d) may have a parking area, provided it is located a minimum of 3.0 metres from the nearest **property line**;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

250 “Park Maintenance Facility – Large”

- (a) means a **use**:
 - (i) where equipment, vehicles or materials, that are for park maintenance, are stored;
 - (ii) where all **buildings** related to the **use** have a total **gross floor area** greater than 300.0 square metres; 13P2008
 - (iii) that may have **buildings** for storage or servicing of equipment; and
 - (iv) that may have **buildings** for the administrative functions associated with the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** when piles or stacks of loose materials are stored on the **parcel**, and the **screening** must be equal in height to the stored materials;
- (d) must provide a berm with a maximum 3:1 slope, if the berm is used to satisfy the **screening** requirements referenced in subsection (c);
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

251 “Park Maintenance Facility – Small”

- (a) means a **use**:
 - (i) where equipment, vehicles or materials, for park maintenance, are stored;
 - (ii) *deleted*
 - (iii) where all **buildings** related to the **use** have a total **gross floor area** of 300.0 square metres or less;
 - (iv) that may have **buildings** for storage or servicing of equipment;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** when piles or stacks of loose materials are stored on the **parcel**, and the **screening** must be equal in height to the stored materials;
- (d) must provide a berm with a maximum 3:1 slope, if the berm is used to satisfy the **screening** requirements referenced in subsection (c);
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

252 “Parking Lot – Grade”

- (a) means a **use**:
 - (i) where parking is provided for vehicles for a short duration, independent of the provision of any other **use**; and
 - (ii) where vehicles are parked at **grade**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide landscaping as referenced in Part 7, Division 1 when the total surface area of the **use** is equal to or greater than 5000.0 square metres; and
- (d) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** based on 2.5 per cent of the number of **motor vehicle parking stalls** provided.

13P2008

252.1 Parking Lot - Grade (temporary)

51P2008, 75P2008

- (a) means a **use**:
 - (i) where parking is provided for vehicles for a short duration independent of the provision of any other **use**;
 - (ii) where vehicles are parked at **grade**; and
 - (iii) that must be approved on a temporary basis for a period of time not greater than three years;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) may only have a **development permit** issued once on a **parcel**; and
- (d) must provide landscaping as referenced in Part 7, Division 1 when the total surface area of the **use** is equal to or greater than 5000.0 square metres.

253 “Parking Lot – Structure”

- (a) means a **use**:
 - (i) where parking is provided for vehicles for a short duration, independent of the provision of any other **use**; and
 - (ii) where a parking lot is designed for the parking of vehicles in tiers of floors; 13P2008
 - (iii) where all **buildings** related to the **use** have a total **gross floor area** of 300.0 square metres or less; 13P2008
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** based on 2.5 per cent of the number of **motor vehicle parking stalls** provided.

254 “Pawn Shop”

- (a) means a **use**:
 - (i) where money is lent in conjunction with the exchange of merchandise;
 - (ii) where the merchandise may be sold to the public according to the agreement with the owner of the merchandise; and
 - (iii) where merchandise other than motor vehicles is contained entirely within a **building**; 13P2008

- 13P2008
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
 - (c) where the pawned merchandise includes motor vehicles:
 - (i) may only be approved in a District where **Vehicle Sales – Major** or **Vehicle Sales – Minor** are listed **uses**; and
 - (ii) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel** which must be shown on the plan submitted for a **development permit**.
- 43P2015
- (c.1) must not be located within 400.0 metres of any other **Pawn Shop**, measured from the closest point of a **Pawn Shop** to the closest point of another **Pawn Shop**;
 - (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (e) does not require **bicycle parking stalls – class 1**; and
 - (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

43P2015

254.1 “Payday Loan”

- (a) means a **use** where the advancement of money with a principal of \$1,500 or less and term of 62 days or less is made in exchange for a post-dated cheque, a pre-authorized debit or a future payment of a similar nature, but not for any guarantee, suretyship, overdraft protection or security on property, and not through a margin loan, pawnbrokering, a line of credit or a credit card;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not be located within 400.0 metres of any other **Payday Loan** or any other approved **use** for the activities described in subsection (a), when measured from the closest point of a **Payday Loan** to the closest point of another **Payday Loan** or any other approved **use** for the activities described in subsection (a);
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 100.0 square metres of **gross usable floor area**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 100.0 square metres of **gross usable floor area**.

312 “Stock Yard”

- (a) means a *use*:
 - (i) where animals are temporarily penned or housed before being sold or transported elsewhere; and
 - (ii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Stock Yard** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

313 “Storage Yard”

- (a) means a *use*:
 - (i) where goods, materials and supplies are stored outside;
 - (ii) where goods, materials and supplies being stored are capable of being stacked or piled;
 - (iii) where the goods, materials and supplies stored are not motor vehicles, equipment or waste;
 - (iv) where the goods, materials and supplies are not stored in a **building**, shipping container, trailer, tent or any enclosed structure with a roof;
 - (v) where the piles or stacks of goods, materials and supplies may be packaged into smaller quantities for transportation off the *parcel*; and 9P2012
 - (vi) *deleted* 9P2012
 - (vii) that may have a **building** for the administrative functions associated with the *use*;
- (b) is a *use* within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the *use*, with tarps or a structure with a roof but it must be open on the sides;
- (d) requires the following minimum number of **motor vehicle parking stalls**:
 - (i) for a **building**, the greater of:
 - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or

- (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
- (ii) for outdoor storage areas:
 - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
 - (B) 0.1 stalls per 100.0 square metres thereafter; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

13P2008

314 “Supermarket”

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

39P2010, 5P2013

- (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) *deleted*
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** is the greater of:
 - (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

15P2016

Visibility Setback

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

Roof Equipment Projection

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

68P2008

Private Maintenance Easements

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

12P2010, 24P2014

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.

23P2016

- (2) Except as otherwise stated in subsections (2.1) and (3), the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 100.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres

23P2016

- (2.1) There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**, excluding any portions covered by stairways and **landings**.
- (3) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
- (c) is shown on a plan approved by the **Development Authority**.

12P2012, 24P2014

351.1 *deleted*

Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District

Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.
- (2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**.

12P2010, 24P2014

Permitted Uses

- 367** The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;** and 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities.**

Discretionary Uses

- 368** The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (b.1) **Home Based Child Care – Class 2;** 17P2009
- (c) **Home Occupation – Class 2;**
- (d) **Place of Worship – Small;**
- (e) **Power Generation Facility – Small;**

- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 (1) *Parcels* designated R-C1Ls have the same **permitted uses** referenced in section 367 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-C1Ls have the same **discretionary uses** referenced in section 368 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

370 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

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

Parcel Width

372 The minimum **parcel width** is 24.0 metres.

12P2010, 23P2016

Parcel Depth

373 The minimum **parcel depth** is 22.0 metres.

- (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large;** and
 - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 22P2016
- (a) **Place of Worship – Large;** and
 - (b) **Place of Worship – Medium.**

Rules

- 427** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3;
 - (c) the applicable Uses And Use Rules referenced in Part 4; and
 - (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 425(2) and 426(2) and (3).

Number of Main Residential Buildings on a Parcel

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

Parcel Width

- 429** The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
 - (a.1) 9.0 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (a.2); 34P2010, 23P2016
 - (a.2) 7.5 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite** where: 23P2016
 - (i) it is located on a **corner parcel** or **laned parcel**; and
 - (ii) 3.0 or more **motor vehicle parking stalls** are provided on the **parcel**;

- 23P2016 (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**; and
- 12P2010, 34P2010, 24P2014, 23P2016 (c) *deleted*
- 27P2011 (d) 13.0 metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

Parcel Depth

- 12P2010, 24P2014, 23P2016 **430** The minimum *parcel depth* is 22.0 metres.

Parcel

- 431** The minimum area of a *parcel* is:

- 12P2010, 24P2014, 23P2016 (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**; and
- 12P2010, 34P2010, 24P2014, 23P2016, 27P2011 (c) *deleted*
- (d) 400.0 square metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel area* of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

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

- 3P2010 **433** *deleted*

Building Setback Areas

- 434** The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 435, 436 and 437.

3P2010, 27P2011

Building Setback from Front Property Line

- 435** (1) For a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling**, **Duplex Dwelling**, **Semi-detached Dwelling**

Parcel Depth34P2010, 24P2014
23P2016**465** The minimum *parcel depth* is 22.0 metres.**Parcel Area****466** The minimum area of a *parcel* is 233.0 square metres.34P2010, 24P2014,
23P2016**Parcel Coverage**

- 467** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum *parcel coverage* is 50.0 per cent of the area of a *parcel*. 57P2008
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum *parcel coverage* is 60.0 per cent of the area of a *parcel* where:
- (a) the area of a *parcel* is less than 300.0 square metres; and 7P2011
- (b) the *parcel width* is less than 8.7 metres.
- (3) Unless otherwise referenced in subsection (4), the maximum *parcel coverage* is 45.0 per cent of the area of a *parcel* where the *parcel width* is greater than 11.0 metres.
- (4) The maximum *parcel coverage* referenced in subsections (1), (2) and (3) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

Building Setback Areas**468** The minimum depth of all *setback areas* must be equal to the minimum *building setback* required in sections 469, 470 and 471.**Building Setback from Front Property Line****469** The minimum *building setback* from a *front property line* is:

- (a) 2.0 metres for a *laned parcel*; and
- (b) 3.0 metres for a *laneless parcel*.

Building Setback from Side Property Line

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

- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- 3P2010 (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- 3P2010 (6) *deleted*

Building Setback from Rear Property Line

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

Building Height

13P2008

- 472 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres.
- (2) The maximum **building height** is 11.0 metres where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and

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; and** 4P2012
- (i) *deleted* 4P2012
- (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
- (a.2) **Backyard Suite;** 24P2014
- (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;**

- 12P2010
- 12P2010, 24P2014
- 12P2010, 24P2014
- (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**
 - (i) *deleted*
 - (i.1) *deleted*
 - (i.2) *deleted*
 - (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:

- 34P2010, 23P2016
- 23P2016
- 23P2016
12P2010, 34P2010, 24P2014,
23P2016
- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
 - (a.1) 9.0 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (a.2);
 - (a.2) 7.5 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite** where:
 - (i) it is located on a **corner parcel** or **laned parcel**; and
 - (ii) 3.0 or more **motor vehicle parking stalls** are provided on the **parcel**;
 - (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**; and
 - (c) *deleted*

- (d) **Computer Games Facility;**
- (e) **Custodial Care;**
- (f) **Drinking Establishment – Small;**
- (g) **Dwelling Unit;**
- (h) **Home Occupation – Class 2;**
- (i) **Liquor Store;**
- (j) **Live Work Unit;**
- (j.1) **Medical Marihuana Counselling;** 28P2016
- (k) **Outdoor Café;**
- (l) **Place of Worship – Small;**
- (l.1) **Power Generation Facility – Small;**
- (m) **Residential Care;** 68P2008
- (n) **Restaurant: Licensed – Small;**
- (n.1) **Restaurant: Neighbourhood;** 5P2015
- (o) **Service Organization;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) *deleted* 4P2013
- (s) **Social Organization;**
- (t) **Special Function – Class 2; and**
- (t.1) *deleted* 4P2012
- (u) **Utility Building.** 10P2009,
4P2012

Rules

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

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

Parcel Area

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

Floor Area Ratio

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

Building Height

707 The maximum *building height* is 10.0 metres.

Building Location and Orientation

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

Building Façade

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

Vehicle Access

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

Discretionary Uses

- 723 (1)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 2 District.
- (2)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Neighbourhood 2 District:
- (a) **Addiction Treatment;**
 - (b) **Artist’s Studio;**
 - (b.1) **Assisted Living;** 24P2011
 - (c) **Auto Service – Minor;**
 - (c.1) **Brewery, Winery and Distillery;** 22P2016
 - (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;**
 - (n.1) **Medical Marihuana Counselling;** 28P2016
 - (o) **Outdoor Café;**
 - (o.1) **Payday Loan;** 43P2015
 - (p) **Place of Worship – Small;**
 - (q) **Power Generation Facility – Small;**
 - (r) **Residential Care;**
 - (s) **Restaurant: Licensed – Small;**
 - (s.1) **Restaurant: Neighbourhood;** 5P2015
 - (t) **Seasonal Sales Area;**

- 4P2013
- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012
- (z) **Special Function – Class 2;**
- 10P2009, 4P2012
- (z.1) *deleted*
- (aa) **Utility Building;** and
- (bb) **Vehicle Rental – Minor.**
- 22P2016
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large;** and
- (b) **Place of Worship – Medium.**

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.

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;** 24P2011
 - (d) **Auto Service – Minor;**
 - (d.1) **Beverage Container Drop-Off Depot;** 37P2014
 - (d.2) **Beverage Container Quick Drop Facility;** 37P2014
 - (e) **Billiard Parlor;**
 - (e.1) **Brewery, Winery and Distillery;** 22P2016
 - (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;**

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- 5P2013 (r.1) **Market – Minor;**
- 28P2016 (r.2) **Medical Marihuana Counselling;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- 43P2015 (t.1) **Payday Loan;**
- (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;**
- 4P2013 (dd) *deleted*
- (ee) **Social Organization;**
- 4P2012 (ff) **Special Function – Class 2;**
- 10P2009, 4P2012 (ff.1) *deleted*
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

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.

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

5P2015

Discretionary Uses

759 (1) *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.

(2) *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

(3) The following *uses* are **discretionary uses** in the Commercial – Community 2 District:

- (a) **Artist’s Studio;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (c.1) **Beverage Container Quick Drop Facility;**
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;**
- (e) **Car Wash – Multi Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Child Care Service;**
- (h) **Cinema;**
- (h.1) **Conference and Event Facility;**
- (i) **Dinner Theatre;**

37P2014

22P2016

67P2008

- (j) **Drinking Establishment – Small;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drive Through;**
- (m) **Dwelling Unit;**
- (n) **Funeral Home;**
- (o) **Gas Bar;**
- (p) **Home Occupation – Class 2;**
- (q) **Hotel;**
- (r) **Indoor Recreation Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- 5P2013 (t.1) **Market – Minor;**
- 28P2016 (t.2) **Medical Marihuana Counselling;**
- (u) **Outdoor Café;**
- (v) **Parking Lot – Grade;**
- (w) **Parking Lot – Structure;**
- 43P2015 (w.1) **Payday Loan;**
- (x) **Performing Arts Centre;**
- (y) **Place of Worship – Small;**
- (z) **Post-secondary Learning Institution;**
- (aa) **Power Generation Facility – Medium;**
- (bb) **Radio and Television Studio;**
- (cc) **Restaurant: Food Service Only – Large;**
- (dd) **Restaurant: Licensed – Large;**
- (ee) **Restaurant: Licensed – Medium;**
- (ff) **Restaurant: Licensed – Small;**
- (gg) **Seasonal Sales Area;**
- (hh) **Sign – Class C;**
- (ii) **Sign – Class E;**
- (jj) **Social Organization;**

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;** 24P2014
 - (d) **Billiard Parlour;**
 - (d.1) **Brewery, Winery and Distillery;** 22P2016
 - (e) **Child Care Service;**
 - (f) **Cinema;**
 - (g) **Computer Games Facility;**
 - (g.1) **Conference and Event Facility;** 67P2008
 - (h) **Custodial Care;**
 - (i) **Drinking Establishment – Medium;**
 - (j) **Drinking Establishment – Small;**
 - (k) **Dwelling Unit;**
 - (l) **Home Occupation – Class 2;**
 - (m) **Hotel;**
 - (n) **Indoor Recreation Facility;**

- 32P2009 (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- 28P2016 (q.2) **Medical Marihuana Counselling;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- 43P2015 (u.1) **Payday Loan;**
- (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;**
- 4P2012 (gg) **Special Function – Class 2;**
- 10P2009, 4P2012 (gg.1) *deleted*
- (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.

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;**
 - (f.1) **Brewery, Winery and Distillery;** 22P2016
 - (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;**

- (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;**
- 32P2009 (x) **Instructional Facility;**
- (y) **Liquor Store;**
- (z) **Live Work Unit;**
- 5P2013 (z.1) **Market – Minor;**
- 28P2016 (z.2) **Medical Marihuana Counselling;**
- (aa) **Outdoor Café;**
- (bb) **Parking Lot – Grade;**
- (cc) **Parking Lot – Structure;**
- (dd) **Pawn Shop;**
- 43P2015 (dd.1) **Payday Loan;**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Residential Care;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**

- (cc) **Supermarket;**
- (dd) **Take Out Food Service;**
- (ee) **Vehicle Rental – Minor;**
- (ff) **Vehicle Sales – Minor;** and
- (gg) **Veterinary Clinic.**

Discretionary Uses

815 (1) **Uses** listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.

(2) **Uses** listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

(3) The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:

- (a) **Amusement Arcade;**
- (b) **Auto Body and Paint Shop;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- (e) *deleted* 37P2014
- (f) **Billiard Parlour;**
- (f.1) **Brewery, Winery and Distillery;** 22P2016
- (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) **Dinner Theatre;**

- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- 67P2008 (u.1) **Large Vehicle Sales;**
- (v) **Liquor Store;**
- (w) **Market;**
- 28P2016 (w.1) **Medical Marihuana Counselling;**
- (x) **Night Club;**
- (y) **Outdoor Café;**
- (z) **Parking Lot – Grade;**
- (aa) **Parking Lot – Structure;**
- (bb) **Pawn Shop;**
- 43P2015 (bb.1) **Payday Loan;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Small;**
- 9P2012 (ee) **Post-secondary Learning Institution;**
- 9P2012 (ff) **Power Generation Facility – Medium;**
- (gg) **Printing, Publishing and Distributing;**
- (hh) **Recreational Vehicle Sales;**
- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**

Discretionary Uses

- 830 (1)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** **Uses** listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
 - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 829(2)(a) through (f) inclusive; or
 - (c) they are located above the ground floor of the **building**.
- (4)** The following **uses** are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service**;
 - (a.1) **Conference and Event Facility**; 67P2008
 - (b) **Drinking Establishment – Medium**;
 - (c) **Drinking Establishment – Small**;
 - (c.1) **Medical Marihuana Counselling**; 28P2016
 - (d) **Outdoor Café**;
 - (d.1) **Payday Loan**; 43P2015
 - (e) **Power Generation Facility – Medium**;
 - (f) **Restaurant: Food Service Only – Medium**;
 - (g) **Restaurant: Licensed – Medium**;
 - (g.1) **Restaurant: Neighbourhood**; 5P2015
 - (h) **Sign – Class C**;
 - (i) **Sign – Class E**;
 - (j) **Sign – Class F**;
 - (j.1) **Sign – Class G**; 30P2011
 - (k) **Special Function – Class 2**; 4P2012
 - (k.1) *deleted* 10P2009,4P2012
 - (l) **Utility Building**; 38P2013
 - (m) **Veterinary Clinic**; and 38P2013

- 39P2010 (n) *deleted*
- 38P2013 (o) **Wind Energy Conversion System – Type 1.**

Rules

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

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

Floor Area Ratio

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

Building Height

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

Use Area

- 834** (1) Unless otherwise referenced in subsection (2), there is no **use area** restriction for **uses** in the Commercial – Office District.
- 39P2010 (2) The maximum **use area** for a **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other **use**, is 465.0 square metres.

Front Setback Area

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

Rear Setback Area

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

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

5P2015

Discretionary Uses

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

22P2016

67P2008

- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Dwelling Unit;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Home Occupation – Class 2;**
- (o) **Hotel;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- 28P2016 (q.2) **Medical Marihuana Counselling;**
- (r) **Night Club;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Medium;**
- (w) **Place of Worship – Small;**
- (x) **Post-secondary Learning Institution;**
- (y) **Power Generation Facility – Medium;**
- (z) **Radio and Television Studio;**
- (aa) **Restaurant: Licensed – Large;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- 4P2012 (ee) **Special Function – Class 2;**
- 10P2009, 4P2012 (ee.1) *deleted*
- (ff) **Utility Building;**
- (gg) **Vehicle Rental – Major; and**
- (hh) **Vehicle Sales – Major.**

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

5P2015

Discretionary Uses

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

37P2014

22P2016

- 67P2008 (h.1) **Conference and Event Facility;**
 (i) **Drinking Establishment – Large;**
 (j) **Drinking Establishment – Medium;**
 (k) **Drinking Establishment – Small;**
 (l) **Drive Through;**
 (m) **Gaming Establishment – Bingo;**
 (n) **Gas Bar;**
 (o) **Hotel;**
 (p) **Liquor Store;**
- 5P2013 (p.1) **Market – Minor;**
- 28P2016 (p.2) **Medical Marihuana Counselling;**
 (q) **Night Club;**
 (r) **Outdoor Café;**
 (s) **Parking Lot – Grade;**
 (t) **Parking Lot – Structure;**
- 43P2015 (t.1) **Payday Loan;**
 (u) **Place of Worship – Medium;**
 (v) **Place of Worship – Small;**
 (w) **Post-secondary Learning Institution;**
 (x) **Power Generation Facility – Medium;**
 (y) **Restaurant: Food Service Only – Large;**
 (z) **Restaurant: Licensed – Large;**
 (aa) **Seasonal Sales Area;**
 (bb) **Sign – Class C;**
 (cc) **Sign – Class E;**
 (dd) **Social Organization;**
- 4P2012 (ee) **Special Function – Class 2;**
- 10P2009, 4P2012 (ee.1) *deleted*
 (ff) **Utility Building;**
- 38P2013 (gg) **Vehicle Rental – Major;**
- 38P2013 (hh) **Vehicle Sales – Major;**
- 38P2013 (ii) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (jj) **Wind Energy Conversion System – Type 2.**

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

Purpose

922 The Industrial – Business District is intended to be characterized by:

- (a) prestige, high quality, manufacturing, research and office **developments**; 32P2009
- (b) **parcels** in desirable locations that contribute to employment centres or locations that are visible from **expressways** and **major streets**;
- (c) activities contained within **buildings**;
- (d) a limited range of small **uses** that provide services to the office and industrial **uses** within the immediate area;
- (e) pedestrian pathway connections to and between **buildings** and to transit;
- (f) flexibility in **building** density established through **floor area ratios** for individual **parcels**; and
- (g) varying **building heights** established through maximum **building height** for individual **parcels**.

Permitted Uses

923 (1) The following **uses** are **permitted uses** in the Industrial – Business District:

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

(2) The following **uses** are **permitted uses** in the Industrial – Business District if they are located within existing approved **buildings**: 32P2009

- (a) **Catering Service – Minor**;
- (b) **Computer Games Facility**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;

- 39P2010
- (e) **Financial Institution;**
 - (f) *deleted*
 - (g) **Information and Service Provider;**
 - (h) **Library;**
 - (i) **Instructional Facility;**
 - (j) **Office;**
- 39P21010
- (k) *deleted*
 - (l) **Power Generation Facility – Small;**
 - (m) **Print Centre;**
 - (n) **Protective and Emergency Service;**
 - (o) **Radio and Television Studio; and**
 - (p) **Specialized Industrial.**

Discretionary Uses

- 924 (1) **Uses** listed in subsection 923(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Business District.
- 32P2009, 39P2010 (2) The following **uses** are **discretionary uses** in the Industrial – Business District:
- (a) **Child Care Service;**
 - (b) **Conference and Event Facility;**
 - (c) **Drinking Establishment – Small;**
 - (d) **Drive Through;**
 - (e) **Fitness Centre;**
 - (f) **Gas Bar;**
 - (g) **Health Services Laboratory – With Clients;**
 - (h) **Hotel;**
 - (i) **Indoor Recreation Facility;**
 - (j) **Medical Clinic;**
 - 28P2016 (j.1) **Medical Marihuana Counselling;**
 - (k) **Motion Picture Production Facility;**

Division 4: Industrial – Edge (I-E) District

Purpose

937 The Industrial – Edge District is intended to be characterized by:

- (a) locations on the perimeter of industrial areas where the industrial *parcel* shares a *property line* with a *residential district*, local *street* or *lane* abutting a *residential district*;
- (b) a limited range and size of *uses*; and
- (c) limitations on outside activities, vehicular access, and parking and loading, aimed at mitigating the impact of *uses* on nearby non – industrial *parcels*.

Permitted Uses

938 (1) The following *uses* are *permitted uses* in the Industrial – Edge District:

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

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

32P2009,
39P2010

- (a) **Catering Service – Minor;**
- (b) **Computer Games Facility;**
- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Office;**
- (i) **Pawn Shop;**

- (j) **Pet Care Service;**
- (k) **Power Generation Facility – Small;**
- (l) **Print Centre;**
- (m) **Protective and Emergency Service;**
- (n) **Radio and Television Studio;**
- (o) **Restaurant: Food Service Only – Small;**
- (p) **Retail and Consumer Service;** and
- (q) **Veterinary Clinic.**

Discretionary Uses

939 (1) *Uses* listed in subsection 938(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Edge District.

32P2009 **(2)** The following *uses* are **discretionary uses** in the Industrial – Edge District:

- 22P2016 (a) **Artist’s Studio;**
- 9P2012, 22P2016 (a.1) **Auto Service – Minor;**
- 9P2012, 37P2014, 22P2016 (a.2) **Beverage Container Quick Drop Facility;**
- 37P2014, 22P2016 (a.3) **Brewery, Winery and Distillery;**
- 22P2016 (a.4) **Car Wash – Single Vehicle;**
- (b) **Child Care Service;**
- (c) **Custodial Quarters;**
- (d) **Drinking Establishment – Small;**
- (e) **Fitness Centre;**
- (f) **General Industrial – Light;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Indoor Recreation Facility;**
- (i) **Liquor Store;**
- (j) **Medical Clinic;**
- 28P2016 (j.1) **Medical Marihuana Counselling;**

Discretionary Uses

- 955 (1)** *Uses* listed in subsection 954(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Industrial – Commercial District.
- (2)** The following **uses** are **discretionary uses** in the Industrial – Commercial District: 32P2009
- (a) **Auction Market – Other Goods;**
 - (b) **Auction Market – Vehicles and Equipment;**
 - (c) **Auto Body and Paint Shop;**
 - (d) **Auto Service – Major;**
 - (e) **Auto Service – Minor;**
 - (e.1) **Brewery, Winery and Distillery;** 22P2016
 - (f) **Car Wash – Multi-Vehicle;**
 - (g) **Car Wash – Single Vehicle;**
 - (h) **Child Care Service;**
 - (i) **Convenience Food Store;**
 - (j) **Custodial Quarters;**
 - (k) **Drinking Establishment – Small;**
 - (l) **Drive Through;**
 - (m) **Gas Bar;**
 - (n) **Large Vehicle and Equipment Sales;** 9P2012
 - (o) **Large Vehicle Service;**
 - (p) **Large Vehicle Wash;**
 - (q) **Liquor Store;**
 - (q.1) **Medical Marihuana Counselling;** 28P2016
 - (r) **Outdoor Café;**
 - (r.1) **Payday Loan;** 43P2015
 - (s) **Power Generation Facility – Medium;**
 - (t) **Recreational Vehicle Sales;**
 - (t.1) **Recreational Vehicle Service;** 9P2012
 - (u) **Restaurant: Licensed – Medium;**
 - (v) **Restaurant: Licensed – Small;**
 - (w) **Restored Building Product Sales Yard;**
 - (x) **Self Storage Facility;**
 - (y) **Sign – Class C;**

- 30P2011 (z) **Sign – Class E;**
- 4P2012 (aa) **Sign – Class F;**
- 4P2012 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- 4P2012 (cc) *deleted*
- 4P2012 (dd) **Utility Building;**
- 38P2013 (ee) **Vehicle Rental – Major;**
- 38P2013 (ff) **Vehicle Sales – Major; and**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1.**

Rules

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

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Parcel Location

32P2013 **957** *deleted*

Floor Area Ratio

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

Building Height

959 The maximum **building height** is 12.0 metres.

Use Area

- 32P2009, 39P2010 **960** (1) Unless otherwise provided in subsection (2), there is no **use area** requirement in the Industrial – Commercial District.
- (2) The maximum **use area** for a **Retail and Consumer Service** is 930.0 square metres.

- (a) for each **Dwelling Unit** or **Live Work Unit** is 1.0 stalls for resident parking;
- (b) for each **Dwelling Unit** is 0.15 *visitor parking stalls* per *unit*; and
- (c) for each **Live Work Unit** is 0.5 *visitor parking stalls* per *unit*.
- (4) The minimum *motor vehicle parking stall* requirement for an **Office**, when located on floors above the ground floor is:
- (a) 1.0 stalls per 100.0 square metres of *gross usable floor area*; and
- (b) the cumulative number of stalls referenced in subsection (a) must be reduced by 0.75 stalls per 50.0 square metres of total *gross usable floor area* to a maximum reduction of 1.5 stalls.
- (5) Unless otherwise referenced in subsection (6.1), the minimum *motor vehicle parking stall* requirement for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed – Small** is 1.7 stalls per 10.0 square metres of *public area*. 38P2009
- (6) Unless otherwise referenced in subsection (6.1), the minimum *motor vehicle parking stall* requirement for a **Retail and Consumer Service** is: 38P2009,
39P2010
- (a) 4.0 stalls per 100.0 square metres of total *gross usable floor area* when located on floors above the ground floor;
- (b) 2.0 stalls per 100.0 square metres of total *gross usable floor area* when located on or below the ground floor; and
- (c) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (b) are reduced by 1.0 stall per 50.0 square metres of total *gross usable floor area* to a maximum reduction of 3.0 stalls. 44P2013
- (6.1) For a **Brewery, Winery and Distillery, Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Food Kiosk, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small or Retail and Consumer Service**, located on the ground floor of a *building*, the minimum number of *motor vehicle parking stalls*: 38P2009,
23P2010,
39P2010,
22P2016
- (a) In Area A, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where:
- (A) the *building* contains a **Dwelling Unit, Hotel, Multi-Residential Development** or **Office** above the ground floor; or
- (B) the *use area* is less than or equal to 465.0 square metres; and

- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** in all other cases; and
- (b) In Area B, as illustrated on Map 7.1, is:
 - (i) 0.0 stalls where a **building** contains a **Dwelling Unit** or **Multi-Residential Development** above the ground floor;
 - (ii) 0.0 stalls where the **use area** is less than or equal to 465.0 square metres, provided:
 - (A) the **building** is only one **storey**; or
 - (B) the **building** was legally existing or approved as of November 1, 2009; and
 - (iii) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the **use area** is greater than 465.0 square metres and where:
 - (A) the **building** is only one **storey**; or
 - (B) the **building** was legally existing or approved as of November 1, 2009; and
 - (iv) in all other cases, the minimum requirement referenced in subsections (5) (6) and (7).
- (7) The minimum **motor vehicle parking stall** requirement for all other **uses** is the requirement referenced in Part 4.

Bicycle Parking Stall Requirement

- 1108 (1)** The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of **units** is less than 20; and
 - (ii) 0.5 **stalls** per **unit** where the total number of **units** equals or exceeds 20; and
 - (b) all other uses is the minimum requirement referenced in Part 4.
- (2)** The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) 2.0 stalls for **developments** of 20 **units** or less; and
 - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
 - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

- (e) **Community Recreation Facility;** 9P2012
 - (f) **Custodial Care;**
 - (g) **Drinking Establishment – Small;**
 - (h) **Dwelling Unit;**
 - (i) **Home Occupation - Class 2;**
 - (j) **Hotel;**
 - (k) **Live Work Unit;**
 - (k.1) **Medical Marihuana Counselling;** 28P2016
 - (l) **Multi-Residential Development;**
 - (m) **Outdoor Café;**
 - (n) **Place of Worship – Small;**
 - (o) **Place of Worship – Medium;**
 - (p) **Residential Care;**
 - (q) **Restaurant Food Service Only – Small;**
 - (r) **Restaurant Licensed - Small;**
 - (r.1) **Sign – Class C;** 5P2013
 - (s) **Sign – Class D;**
 - (s.1) **Sign – Class E;** 4P2013
 - (t) *deleted* 10P2009
 - (u) **Temporary Residential Sales Centre; and**
 - (v) **Utility Building.**
- (4) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as a **School Authority – School** in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Library;**
 - (b) **Museum;**
 - (c) **School – Private;**
 - (d) **School Authority Purpose – Major; and**
 - (e) **Service Organization.**
- (5) The following **uses** are additional **discretionary uses** on a **parcel** in the Centre City Multi-Residential High Rise Support Commercial District that has a **building** used or previously used as a **School Authority – School**:

- 44P2013 (a) **Community Recreation Facility;**
 (b) **Food Kiosk;**
 (c) **Indoor Recreation Facility;**
 (d) **Outdoor Recreation Area;**
 (e) **Park Maintenance Facility - Large;** and
 (f) **Park Maintenance Facility – Small.**
- 34P2010 (6) The following *uses* are additional **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are located on a *parcel* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- 24P2014 (a) **Backyard Suite;**
- 24P2014 (a.1) **Duplex Dwelling;**
 (b) **Secondary Suite;**
- 24P2014 (c) *deleted*
- 24P2014 (d) *deleted*
- (e) **Semi-detached Dwelling;** and
 (f) **Single Detached Dwelling.**

Rules

1135 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
 (b) the Rules Governing All Districts referenced in Part 3; and
 (c) the applicable Uses And Use Rules referenced in Part 4.

Maximum Floor Area Ratio

- 1136 (1)** The maximum **floor area ratio** is 5.0.
 (2) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Setback Area

1137 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1138.

Building Setbacks

- 1138 (1)** The **building setback** from a **property line** shared with a **street** for the following **streets** is a minimum of 1.5 metres and a maximum of 3.0 metres:

- (a) 1 Street SE;
 - (b) 11 Street SW;
 - (c) 12 Avenue SW; and
 - (d) 16 Avenue SW.
- (2) The **building setback** from a **property line** shared with all other **streets** is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** or another **parcel** is zero metres.

Floor Plate Restrictions

- 1139 Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has a maximum:
- (a) **floor plate area** of 650.0 square metres; and
 - (b) horizontal dimension of 37.0 metres.

Building Height

- 1140 There is no maximum **building height**.

Landscaping

- 1141 A minimum of 30 per cent of the area of the **parcel** must be a **landscaped area**.

Use Area

- 1142 (1) Unless otherwise referenced in subsection (3) and (4), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Multi-Residential High Rise Support Commercial District is 300.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Multi-Residential High Rise Support Commercial District.
- (3) The total of all **use areas** for **Medical Clinic** and **Counselling Service** within a **building** must not exceed 600.0 square metres.
- (4) The following **uses** do not have a ground floor **use area** restriction:
- (a) **Addiction Treatment**;
 - (b) **Assisted Living**;
 - (c) **Custodial Care**;
 - (d) **Hotel**;
 - (e) **Place of Worship – Medium**;

- (f) **Place of Worship – Small;**
- (g) **Protective and Emergency Service;**
- (h) **Residential Care;** and
- (i) **Utility Building.**

Location of Uses Within Buildings

- 1143 (1) Counselling Service, Instructional Facility – Inside, Medical Clinic, Office, and Service Organization uses** must not be located on the ground floor of **buildings**.
- (2) “Commercial Uses” and Live Work Units:**
- (a) must be located on the first 2 floors only, with the exception of **Hotel uses**;
 - (b) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;
 - (c) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;
 - (d) must have a separate exterior entrance from that of the **Dwelling Units**; and
 - (e) must not be located above any **Dwelling Unit**.
- (3)** Where this section refers to “Commercial Uses”, it refers to the listed **permitted** and **discretionary uses** in section 1133 and 1134, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building uses**.
- (4)** A minimum of 80 per cent of the **gross floor area** of **buildings** in the Centre City Multi-Residential High Rise Support Commercial District must contain **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel, Live Work Units, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care or Utility Building uses**.
- (5) Outdoor Café uses** must:
- (a) only be located between a **street** and the **use** to which it is subordinate; and
 - (b) not be located on the same block face where **Dwelling Units** or **Live Work Units** are located at **grade**.

Hotel Uses

1144 Hotel *uses* must:

- (a) consist of guest rooms and the ancillary reception functions and restaurant *uses* only;
- (b) not provide convention, banquet and meeting room facilities;
- (c) provide only the reception and other ancillary functions and restaurant *uses* on the ground floor; and
- (d) locate guest rooms above the ground floor.

Parking

38P2009

1144.1 The minimum number of required *motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1* and *bicycle parking stalls – class 2* is the required specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

Use of Parking Areas

- 1145** (1) Only those *uses* listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with residential *uses*.
- (2) All *uses* may share an entrance to areas of a parking structure.

- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (m.1) **Food Kiosk;** 2P2012
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (t.1) **Market – Minor** 5P2013
- (t.2) **Medical Marihuana Counselling;** 28P2016
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (z.1) **Payday Loan** 43P2015
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Restaurant: Licensed – Medium;**
- (hh.1) **School – Private;** 2P2012
- (ii) **Seasonal Sales Area;**

- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**
- (ll) **Sign – Class F;**
- 30P2011, 4P2013 (ll.1) *deleted*
- (mm) **Social Organization;**
- 4P2012 (nn) **Special Function – Class 2;**
- (oo) **Supermarket;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**
- 4P2013 (4) An existing **Sign – Class G** is a **discretionary use** where:
 - (a) it existed on the **parcel** prior to March 1, 2013; and
 - (b) the previously approved **development permit** issued by the **City** has not expired.

Rules

1165 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

2P2012

Floor Area Ratio

1166 (1) For **developments** located west of MacLeod Trail SE the maximum **floor area ratio** is:

- (a) for **parcels** between 12 and 13 Avenue and West of 1 Street SE:
 - (i) 3.0 for **uses** referenced in sections 1163 and 1164; or
 - (ii) 5.0 for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** and **Hotel uses**
- (b) for **parcels** between 15 and 17 Avenue and west of 1 Street SE is 3.0;
- (c) for all other **parcels**:
 - (i) 5.0; or
 - (ii) The maximum **floor area ratio** in subsection (i) may be increased by a **floor area ratio** of 3.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** and **Hotel uses**.

5P2013

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;** 22P2016
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;11**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;** 32P2009, 9P2012
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (q.1) **Market – Minor;** 5P2013
- (q.2) **Medical Marihuana Counselling;** 28P2016
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (u.1) **Payday Loan;** 43P2015
- (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;**

30P2011, 4P2013

4P2012

- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ee.1) *deleted;*
- (ff) **Social Organization;**
- (gg) **Special Function – Class 2;**
- (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**.

Division 3: Centre City East Village Mixed Use District (CC-EMU)

Purpose

1247 The Centre City East Village Mixed Use District is intended to provide for:

- (a) a mix of commercial and residential **uses**;
- (b) **uses** that are sensitive to adjacent districts that allow for primarily residential **uses**;
- (c) a range of intensity of **development** where intensity is measured by **floor area ratio**; and
- (d) a **building** form that is street oriented at **grade**.

Permitted Uses

1248 (1) The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District:

- (a) **Accessory Residential Building**;
- (b) **Home Based Child Care – Class 1**;
- (c) **Home Occupation – Class 1**;
- (d) **Park**;
- (e) **Protective and Emergency Service**;
- (f) **Sign – Class A**; and 4P2012
- (g) *deleted* 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities**.

(2) The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings**: 39P2010

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;
- (c) **Convenience Food Store**;
- (d) **Fitness Centre**;
- (e) **Information and Service Provider**;
- (f) **Instructional Facility**;
- (g) **Museum**;
- (h) **Pet Care Service**;
- (i) **Restaurant: Food Service Only – Small**;

- (j) **Retail and Consumer Service;** and
- (k) **Take Out Food Service.**

Discretionary Uses

- 1249 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2)** *Uses* listed in subsection 1248(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.
- (3)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District:
- (a) **Artist’s Studio;**
 - (a.1) **Assisted Living;**
 - (a.2) **Brewery, Winery and Distillery;**
 - (b) **Child Care Service;**
 - (c) **Community Entrance Feature;**
 - (d) **Drinking Establishment – Medium;**
 - (e) **Drinking Establishment – Small;**
 - (f) **Dwelling Unit;**
 - (g) **Home Occupation - Class 2;**
 - (h) **Hotel;**
 - (i) **Live Work Unit;**
 - (j) **Medical Clinic;**
 - (j.1) **Medical Marihuana Counselling;**
 - (k) **Office;**
 - (l) **Outdoor Café;**
 - (l.1) **Payday Loan;**
 - (m) **Post-secondary Learning Institution;**
 - (n) **Residential Care;**
 - (o) **Restaurant: Food Service Only – Medium;**
 - (p) **Restaurant: Licensed – Medium;**
 - (q) **Restaurant: Licensed – Small;**
 - (r) **School – Private;**
 - (s) **School Authority - School;**

39P2010

39P2010

22P2016

28P2016

43P2015

- (n) **Medical Clinic;**
 - (n.1) **Medical Marihuana Counselling;** 28P2016
 - (o) **Office;**
 - (p) **Outdoor Café;**
 - (q) **Parking Lot – Grade (temporary);**
 - (r) **Parking Lot – Structure;**
 - (r.1) **Payday Loan;** 43P2015
 - (s) **Performing Arts Centre;**
 - (t) **Place of Worship - Small;**
 - (u) **Post-secondary Learning Institution;**
 - (v) **Residential Care;**
 - (w) **Restaurant: Food Service Only – Large;**
 - (x) **Restaurant: Food Service Only – Medium;**
 - (y) **Restaurant: Licensed – Large;**
 - (z) **Restaurant: Licensed – Medium;**
 - (aa) **Restaurant: Licensed – Small;**
 - (bb) **School – Private;**
 - (cc) **School Authority - School;**
 - (dd) **Seasonal Sales Area;**
 - (ee) **Service Organization;**
 - (ff) **Sign – Class B;**
 - (gg) **Sign – Class C;**
 - (hh) **Sign – Class D;**
 - (ii) **Sign – Class E;**
 - (jj) **Social Organization;**
 - (jj.1) **Special Function – Class 2;** 4P2012
 - (kk) **Supermarket;**
 - (ll) **Veterinary Clinic; and**
 - (mm) **Utility Building.**
- (4) The following *uses* are *discretionary uses* only if they are located on a parcel south of 5th Avenue SE:
- (a) **Liquor Store.**

Rules

1260 In addition to the rules in this District, all uses in this District must comply with:

- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) The Rules Governing All Districts referenced in Part 3; and
- (c) The applicable Uses and Use Rules referenced in Part 4.

Density

1261 (1) The maximum **floor area ratio** is 7.0.

(2) In this section, for the purpose of calculating **floor area ratio** for an **East Village – High Rise Building**:

(a) the following **uses** must be excluded from the calculation to a maximum of 1.0 **floor area ratio**:

- (i) **Child Care Service**;
- (ii) **Library**;
- (iii) **Museum**;
- (iv) **Performing Arts Centre**;
- (v) **Place of Worship - Small**;
- (vi) **Protective and Emergency Service**;
- (vii) **School – Private**;
- (viii) **School Authority – School**;
- (ix) **Service Organization**;
- (x) **Social Organization**; and
- (xi) **Utilities**.

(b) the following must be excluded from the calculation of **floor area ratio**:

- (i) the total **gross floor area** of a **unit** that is located on the floor closest to **grade**, and must have an entrance that is visible from the **street** that the **unit** faces;
- (ii) the total **gross floor area** of any **storey** partially or wholly located below **grade**;
- (iii) the total **gross floor area** of a **Post-secondary Learning Institution**, to a maximum of 4.0 **floor area ratio**; and
- (iv) the total **gross floor area** of density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

44P2013

Location of Uses within Buildings

1262 The following **uses** may not be located on the first **storey** of a **building** when they face a **street** located within Area E as illustrated on Map 10:

- (a) **Assisted Living;**
- (b) **Dwelling Unit;**
- (c) **Home Occupation - Class 2;**
- (d) **Office;**
- (e) **Parking Lot – Structure;**
- (f) **Place of Worship - Small;**
- (g) **Residential Care;**
- (h) **Service Organization; and**
- (i) **Social Organization.**

Use Area

1263 (1) Unless otherwise referenced in subsection (2) or (3), the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres, with the following exclusions:

- (a) **Supermarkets; and**
 - (b) **Retail and Consumer Service.**
- (2) Drinking Establishments – Large, Restaurant: Food Service Only – Large, and Restaurant: Licensed – Large,** when located on the ground floor of a **building**, must have a maximum **use area** of 465.0 square metres. 39P2010
- (3)** The maximum **use area** of a:
- (a) **Accessory Food Service** is 15.0 square metres; and
 - (b) **Medical Clinic** is 200.0 square metres:

Motor Vehicle Parking Stalls

1264 (1) The following **uses** do not require **motor vehicle parking stalls**:

- (a) **Cinema;**
- (b) **Drinking Establishment – Large;**
- (c) **Drinking Establishment – Medium;**
- (d) **Drinking Establishment – Small;**
- (e) **Restaurant: Food Service Only – Large;**
- (f) **Restaurant: Food Service Only – Medium;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Restaurant: Licensed – Large;**

- (i) **Restaurant: Licensed – Medium;**
 - (j) **Restaurant: Licensed – Small;** and
 - (k) **Performing Art Centre.**
- (2) The minimum number of required **motor vehicle parking stalls** for **Office** is 1.0 stall per 150.0 square metres of **gross usable floor area**.
- (3) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**;
 - (b) the maximum **motor vehicle parking stall** that may be provided is 1.0 stalls per **unit**; and
 - (c) the **visitor parking stall** requirement is 0.1 stall per **unit**.
- 39P2010, 33P2013 (4) *deleted*
- 33P2013 (5) *deleted*

33P2013

Restricted Parking Area

- 1264.1 (1)** The required **motor vehicle parking stalls** for **developments** located within the Restricted Parking Area, as identified on Map 13, is:
- (a) 50.0 per cent of the required stalls referenced in section 1264; or
 - (b) the **motor vehicle parking stall** requirement referenced in section 1264 where:
 - (i) the **development** has a **floor area ratio** less than or equal to 3.0 when located on a **parcel** equal to or less than 1812.0 square metres;
 - (ii) the stalls are required for **Assisted Living units, Dwelling Units, Hotel guest rooms or Live Work Units**, including **visitor parking stalls**; or
 - (iii) a **development** has been approved for a cumulative 9300.0 square metres or greater of **gross usable floor area** for **uses** contained in the Sales Group of Schedule A to this Bylaw.
- (2) A cash-in-lieu payment for the difference between the total number of **motor vehicle parking stalls** required in section 1264 and the number of stalls allowed for in subsection (1)(a) must be provided.
- (3) Payments made under subsection (2) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

Division 5: Centre City East Village Primarily Residential District (CC-EPR)

Purpose

1267 The Centre City East Village Primarily Residential District is intended to provide for:

- (a) a mainly residential area with a limited range of support commercial **uses**;
- (b) support commercial **uses** located on the ground floor; and
- (c) a **building** form that is street oriented at **grade**.

Permitted Uses

1268 (1) The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;** and
- (g) *deleted*
- (h) *deleted*
- (i) **Utilities.**

4P2012

4P2012

4P2012

(2) The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District if they are located within existing approved **buildings**:

39P2010

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Print Centre;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Retail and Consumer Service;**
- (i) **Specialty Food Store;** and

(j) **Take Out Food Service.**

Discretionary Uses

1269 (1) The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) *Uses* listed in subsection 1268(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.

(3) The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District:

(a) **Assisted Living;**

(b) **Child Care Service;**

(c) **Community Entrance Feature;**

(d) **Community Recreation Facility;**

(e) **Drinking Establishment – Small;**

(f) **Dwelling Unit;**

(g) **Home Occupation - Class 2;**

(h) **Hotel;**

(i) **Indoor Recreation Facility;**

(j) **Live Work Unit;**

(k) **Medical Clinic;**

28P2016

(k.1) **Medical Marijuana Counselling;**

(l) **Office;**

(m) **Outdoor Café;**

(n) **Outdoor Recreation Area;**

43P2015

(n.1) **Payday Loan;**

(o) **Place of Worship – Small;**

(p) **Residential Care;**

(q) **Restaurant: Licensed – Small;**

(r) **School – Private;**

- (o) **Library;**
 - (p) **Live Work Unit;**
 - (p.1) **Market – Minor** 5P2013
 - (q) **Medical Clinic;**
 - (q.1) **Medical Marihuana Counselling;** 28P2016
 - (r) **Office;**
 - (s) **Outdoor Café;**
 - (t) **Parking Lot- Grade (temporary);**
 - (u) **Parking Lot – Structure;**
 - (u.1) **Payday Loan;** 43P2015
 - (v) **Performing Arts Centre;**
 - (w) **Post-secondary Learning Institution;**
 - (x) **Residential Care;**
 - (y) **Restaurant: Food Service Only – Large;**
 - (z) **Restaurant: Food Service Only – Medium;**
 - (aa) **Restaurant: Licensed – Medium;**
 - (bb) **Restaurant: Licensed – Small;**
 - (cc) **Seasonal Sales Area;**
 - (dd) **Sign – Class B;**
 - (ee) **Sign – Class C;**
 - (ff) **Sign – Class D;**
 - (gg) **Sign – Class E;**
 - (gg.1) **Special Function – Class 2;** 4P2012
 - (hh) **Supermarket; and**
 - (ii) **Utility Building.**
- (4) The following **uses** are additional **discretionary uses** when located on the ground floor, facing a street located within Area F as illustrated on Map 10:
- (a) **Drinking Establishment – Large;**
 - (b) **Night Club; and**
 - (c) **Restaurant: Licensed – Large.**

Rules

1279 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

- (c) the applicable Uses and Use Rules referenced in Part 4.

Density

- 1280 (1)** The maximum *floor area ratio* for *development* is:
- (a) 6.65 for an *East Village – High Rise Building*; and
- (b) 7.0 for an *East Village – Mid Rise Building*.
- (2)** In this section, for the purpose of calculating *floor area ratio* for an *East Village – High Rise Building*:
- (a) the following *uses* must be excluded from the calculation to a maximum of 1.0 *floor area ratio*:
- (i) **Child Care Service**;
- (ii) **Community Recreation Facility**;
- (iii) **Conference and Event Facility**;
- (iv) **Indoor Recreation Facility**;
- (v) **Library**;
- (vi) **Museum**;
- (vii) **Performing Arts Centre**;
- (viii) **Protective and Emergency Service**; and
- (ix) **Utilities**;
- (b) The following *uses* must be excluded from the calculation of *floor area ratio* for an *East Village – High Rise Building*:
- (i) the total *gross floor area* of a **Post-secondary Learning Institution** to a maximum of 4.0 *floor area ratio*; and
- (ii) the total *gross floor area* of density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 *floor area ratio*.

Location of Uses within Buildings

- 1281 (1)** The following *uses* must not be located on the first *storey* of a *building* when they face a *street* located within Area F as illustrated on Map 10:
- (a) **Accessory Residential Building**;
- (b) **Assisted Living**;
- (c) **Dwelling Unit**;
- (d) **Home Occupation - Class 2**;

- (d) **Health Services Laboratory – With Clients;**
- (e) **Medical Clinic;**
- (f) **Power Generation Facility – Small;**
- (g) **Radio and Television Studio;** and
- (h) **Service Organization.**

Discretionary Uses

- 1307 (1)** **Uses** listed in subsections 1306 (2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the CR20-C20/R20 District.
- (2)** **Uses** listed in subsection 1306 (3) are **discretionary uses** in the CR20-C20/R20 District if they are located on the second floor of an existing approved **building** that contains an existing or approved **+15 Skywalk System walkway**.
- (3)** The following **uses** are **discretionary uses** in the CR20-C20/R20 District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Amusement Arcade;**
 - (d) **Auction Market – Other Goods;**
 - (d.1) **Brewery, Winery and Distillery;**
 - (e) **Child Care Service;**
 - (f) **Cinema;**
 - (g) **Community Recreational Facility;**
 - (h) **Conference and Event Facility;**
 - (i) **Custodial Care;**
 - (j) **Cultural Support;**
 - (k) **Drinking Establishment – Medium;**
 - (l) **Drinking Establishment – Small;**
 - (m) **Dwelling Unit;**
 - (n) **Health Services Laboratory – Without Clients;**
 - (o) **Home Occupation – Class 2;**
 - (p) **Hotel;**
 - (q) **Indoor Recreation Facility;**
 - (r) **Instructional Facility;**
 - (s) **Liquor Store;**

22P2016

28P2016

- (t) **Live Work Unit;**
- (u) **Market;**
- (u.1) **Medical Marihuana Counselling;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Outdoor Recreation Area;**
- (y) **Park Maintenance Facility – Small;**
- (z) **Parking Lot – Structure;**
- (aa) **Pawn Shop;**

43P2015

- (aa.1) **Payday Loan;**
- (bb) **Performing Arts Centre;**
- (cc) **Place of Worship – Medium;**
- (dd) **Place of Worship – Small;**
- (ee) **Post-Secondary Learning Institution;**
- (ff) **Restaurant: Licensed – Large;**
- (gg) **Restaurant: Licensed – Medium;**
- (hh) **Residential Care;**
- (ii) **School – Private;**
- (jj) **School Authority – School;**
- (kk) **School Authority Purpose – Major;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**
- (oo) **Social Organization;**
- (pp) **Special Function – Class 2;**
- (qq) **Utility *Building*;**
- (rr) **Vehicle Rental – Major;**
- (ss) **Vehicle Rental – Minor; and**
- (tt) **Vehicle Sales – Minor.**

- (4) The following *uses* are additional **discretionary uses** in the CR20-C20/R20 District if they were legally existing prior to the *parcel* being designated CR20-C20/R20:

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016

RESIDENTIAL GROUP

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

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and
 Equipment
 Convenience Food Store
 Financial Institution
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Market – Minor
 Pawn Shop
 Payday Loan
 Pet Care Service
 Print Centre
 Recreational Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail and Consumer Service
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Gas Bar Sign
 Pedestrian Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Sign
 Any type of sign located in a building not
 intended to be viewed from outside

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

Digital Message Sign
 Flashing or Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Sign
 Roof Sign
 Rotating Sign
 Temporary Sign Marker
 Any type of sign that does not fit within any
 of the sign types listed in Classes
 A, B, C, D, F or G

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Recyclable Construction Material
 Collection Depot (temporary)
 Salvage Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational

SUBORDINATE USE GROUP

Accessory Food Service
 Accessory Liquor Service
 Accessory Residential Building
 Bed and Breakfast
 Columbarium
 Custodial Quarters
 Drive Through
 Home Based Child Care - Class 1
 Home Based Child Care - Class 2
 Home Occupation – Class 1
 Home Occupation – Class 2
 Outdoor Café
 Seasonal Sales Area
 Special Function – Class 1
 Special Function – Class 2

TEACHING AND LEARNING GROUP

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