

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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

**NOTE:**

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

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- (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
- (e) that the objection must include:
- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Backyard Suite**; 26P2010, 24P2014
- (a.1) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts; 51P2008, 24P2014
- (a.2) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts; 24P2014
- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; 51P2008
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (c.1) **Home Based Child Care – Class 2**; 17P2009
- (d) **Home Occupation – Class 2**;
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts; 51P2008
- (e.1) **Medical Marihuana Production Facility**; 7P2014
- (f) **Multi-Residential Development** in the **Developed Area**;
- (f.1) **Night Club** in the CC-EIR District or CR20-C20/R20 District in the area indicated in Map 11; 26P2010, 33P2013
- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR Districts or CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 33P2013
- (g.1) **Pawn Shop**; 43P2015
- (g.2) **Payday Loan**; 43P2015
- (h) **Place of Worship – Large**; 14P2010
- (h.1) **Recyclable Construction Material Collection Depot (temporary)**; 14P2010
- (i) *deleted* 12P2010, 14P2010, 24P2014
- (i.1) *deleted* 12P2010, 9P2012, 24P2014

- 51P2008, 14P2010, 38P2013
- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts; and
- 14P2010, 38P2013
- (k) **Waste Disposal and Treatment Facility.**
- 38P2013
- (l) **Wind Energy Conversion System - Type 1;** and
- 38P2013
- (m) **Wind Energy Conversion System - Type 2.**
- 30P2011
- (2.1) The following **uses** must be notice posted when **adjacent** to a **parcel** containing a **Dwelling Unit**:
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Digital Message Sign.**
- 4P2013
- (3) The following **uses** must always be notice posted in a **residential district**:
- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Custodial Care;**
- (f) **Indoor Recreation Facility;**
- (g) **Library;**
- (h) **Museum;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Residential Care;** and
- (l) **Service Organization.**
- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment;**
- (b) **Child Care Service;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium;**
- (e) **Place of Worship – Small;**
- (f) **Residential Care;** and
- (g) **Service Organization.**
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area**;
- (b) **Duplex Dwelling** when listed as a **discretionary use**;
- (c) **Semi-detached Dwelling** when listed as a **discretionary use**;

- (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; and
  - (e) any **discretionary use** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET Districts or CR20-C20/R20 District in the area indicated in Map 11;
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).

51P2008, 26P2010,  
9P2012, 33P2013

30P2011



## Division 6: General Provisions Relating to Development Permits

### Applications the Development Authority Must Refuse

- 40 The **Development Authority** must refuse a **development permit** application when the proposed **development**:
- (a) is for a **use** that is not listed as either a **permitted** or **discretionary use** in the governing land use district;
  - (b) is for a **use** containing a restriction in its definition that is not met by the proposed **use**;
  - (c) exceeds any of the following requirements where they are specified on a Land Use District Map:
    - (i) maximum **floor area ratio**; and
    - (ii) maximum **units** per hectare;
  - (c.1) exceeds the maximum **building height** when specified on a Land Use District Map except where portions of the **building** exceed the maximum **building height** due to:
    - (i) **grade** variations within the **parcel**;
    - (ii) design elements of the **building** that extend above the **eaveline** where there is no usable floor area associated with the element;
  - (d) does not meet the minimum area requirement to accommodate **commercial multi-residential uses** in the M-X1 and M-X2 Districts unless the **parcel** is located in the **Developing Area** and was designated M-X1 or M-X2 prior to 2010 November 25;
  - (e) is for either a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling** or a **Multi-Residential Development – Minor**, and does not comply with all of the requirements and rules of this Bylaw;
  - (f) is for any **sign** containing a **digital display** that would display **copy** shown on the **digital display** using full motion video, or otherwise gives the appearance of animation or movement;
  - (g) is not adequately serviced by infrastructure referenced in Section 129.1;
  - (h) is for a **Liquor Store**:
    - (i) other than the expansion or alteration of an existing approved **Liquor Store** or renewal of approval of a previously approved **development permit** for a **Liquor Store**;
    - (ii) in a district specified in subsections 225(d) or 225(e); and

- 43P2015 (iii) is located within 90 per cent of a minimum separation distance specified in subsections 225(d) or 225(e),
- 43P2015 (i) is for a **Pawn Shop**:
- (i) within 200 metres of another existing approved **Pawn Shop** where the **development permit** is for the expansion or alteration of an existing approved **Pawn Shop** or renewal of a previously approved **development permit** for a **Pawn Shop**;
- (ii) in all other cases, where a **Pawn Shop** is located within 90 per cent of a minimum separation distance specified in subsection 254(c.1); or
- (j) is for a **Payday Loan** located within 90 per cent of a minimum separation distance specified in subsection 254.1(c).

### Applications That May Only Be Considered in a Direct Control District

- 41 Where this Bylaw provides that a **use** may only be a listed **use** in a Direct Control District, the **Development Authority** must refuse a **development permit** if it proposes the **use** in a District other than a Direct Control District which lists the **use**.

31P2009

### Administrative Cancellation of an Application

- 41.1 (1) In the case of an inactive or non-responsive application the **General Manager** may, in his or her sole and unfettered discretion, cancel a **development permit** application subsequent to acceptance, where he determines that the information provided is not adequate for the **Development Authority** to properly evaluate the application.
- (2) The **General Manager** must provide written notice of the cancellation of the **development permit** application including reasons for the decision to the applicant.
- (3) The fees associated with a **development permit** application cancelled by the **General Manager** may be refunded.

### Term of a Development Permit

- 42 A **development permit** remains in effect until:
- (a) the date of its expiry if the **development permit** was issued for a limited time;
- (b) it is suspended or cancelled; or
- (c) it lapses upon the failure of the applicant to commence **development** as required under this Division.



**Suspension or Cancellation of a Development Permit**

- 43** (1) The **Development Authority** may suspend or cancel a **development permit** following its approval or issuance if: 71P2008
- (a) the application contains a misrepresentation;
  - (b) facts have not been disclosed which should have been at the time of consideration of the application for the **development permit**;
  - (c) the **development permit** was issued in error;
  - (d) the requirements of conditions of the **development permit** have not been complied with; 43P2015
  - (e) the applicant requests, by way of written notice of the **Development Authority**, the cancellation of the **development permit**, provided that commencement of the **use**, **development** or construction has not occurred; or
  - (f) the **Development Authority** cancels a **development permit** for a **use** after it has commenced, to allow the same **use** in a new location that would otherwise not be allowed by a location distance rule when measured from the original location of approval.
- (2) If the **Development Authority** suspends or cancels a **development permit**, the **Development Authority** must provide written notice of the suspension or cancellation to the applicant.
- (3) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all **development** and activities to which the **development permit** relates.

**Commencement of Development**

31P2009

- 44** (1) Where a **development permit** is for a change of **use**, a change of intensity of **use** or both, **development** must commence within one year of the date of approval of the **development permit**.
- (2) For the purpose of subsection (1), **development** commences when the applicant begins occupying the **parcel** and operating the **use** which was approved by the **development permit**.
- (3) Where a **development permit** is for construction, or for construction combined with a change of **use**, a change in intensity of **use** or both, **development** must commence within: 31P2009
- (a) three years of the date of approval of the **development permit** on **parcels** designated M-H1, M-H2, M-H3, C-O, I-B, S-CI, S-CRI, CC-MH, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET and CR20-C20/R20 Districts; 51P2008, 26P2010, 33P2013

- (b) three years of the date of approval of the **development permit**, on **parcels** designated DC Direct Control, unless otherwise directed by **Council**; and
  - (c) two years of the date of approval of the **development permit** on **parcels** designated as any other District.
- (4) For the purpose of subsection (3), **development** commences when the applicant has altered the **parcel** in furtherance of the construction.
- (5) Without restricting the generality of the foregoing:
- (a) excavation in anticipation of construction is an alteration of a **parcel**; and
  - (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the **parcel**.
- 31P2009 (6) *deleted*
- (7) For the purpose of this section, the term “date of approval of the **development permit**” means:
- (a) the date upon which the **Development Authority** approves the **development permit** application;
  - (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the **development permit** application; or
  - 41P2009 (c) In the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal allowing the **development** to proceed pursuant to an approved **development permit**.
- 31P2009 (8) The **General Manager** may grant a request to extend the date before which **development** must commence as specified in this Land Use Bylaw or any previous Bylaw governing land use within the **City** provided:
- (a) the **development permit** is not for a change of **use**, a change of intensity of **use** or both;
  - (b) no more than two extensions are granted for any **development permit**;
  - (c) the length of any extension is one year;
  - (d) the request is made in writing on a form approved by the **General Manager** and must be submitted with the fee as prescribed by resolution of **Council**; and
  - (e) the request is granted prior to the **development permit** lapsing.

- (9) When **development** has not commenced in accordance with this section the **development permit** lapses.

31P2009

### Commencement of Construction

- 45 The approval of a **development permit** application and the release of a **development permit** does not authorize construction to either commence or continue except in conjunction with all other required permits.

### Reapplication for a Development Permit

- 46 Where a **development permit application** has been refused, the **Development Authority** must not accept an application for the same or similar **development** within six months of the date of decision except where the proposed **development** is for a **permitted use** that conforms to all of the applicable requirements and rules of this Bylaw.

5P2013

### Development Completion Permit

- 47 (1) When a **development permit** is required, a **development completion permit** must be issued before the **development** can be occupied or a **use** commenced.
- (2) The **General Manager** must determine which **developments** and **uses** do not require a **Development Completion Permit**, which may be amended from time to time.
- (3) The **Development Authority** must advise an applicant for a **development permit** if the proposed **development** or **use** requires a **Development Completion Permit**.
- (4) An application for a **Development Completion Permit** must be made on a form approved by the **General Manager** and must be accompanied by two copies of a surveyor's certificate.
- (5) An applicant for a **Development Completion Permit** must ensure the **development** or **use** is available for inspection by a Development Inspector during the Inspector's normal work day to confirm the **development** is completed in accordance with the **development permit**, and, upon request by the Development Inspector, the applicant must attend the inspection, produce any documents the Development Inspector feels are necessary for the inspection, and must not hinder the inspection in any way.
- (6) Where a **Development Authority** is satisfied that the **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may issue a **Development Completion Permit** for the **development**.
- (7) Where a **Development Authority** is not satisfied that a **development** has been completed in accordance with all of the requirements of the **development permit**, the **Development Authority** may:

- (a) issue a **Development Completion Permit** upon receipt of a letter of credit or other security in an amount and form acceptable to the **Development Authority**, in order to ensure fulfilment of the outstanding requirements of the **development permit**; or
  - (b) refuse to issue a **Development Completion Permit**.
- (8) The **Development Completion Permit** must be retained on the premises in a legible condition for a period of one year from the date of issuance.

#### **Appeals of Decisions on Development Permits**

- 48 (1) Appeals in respect of decisions on **development permit** applications are governed by the *Municipal Government Act*.
- (2) The Subdivision and Development Appeal Board Administration must ensure that notice of a hearing of an appeal to the Subdivision and Development Appeal Board is published in a local newspaper at least five days prior to the date of the hearing.
- (3) If the decision of the **Development Authority** to refuse a **development permit** is reversed by the Subdivision and Development Appeal Board, the **Development Authority** must endorse the **development permit** in accordance with the decision of the Subdivision and Development Appeal Board.
- (4) If the decision of the **Development Authority** to approve a **development permit** application is reversed by the Subdivision and Development Appeal Board, the **development permit** is null and void.
- (5) If a decision of the **Development Authority** to approve a **development permit** is upheld by the Subdivision and Development Appeal Board, the **Development Authority** must release the **development permit** upon completion of any outstanding prior to release conditions.
- (6) If any decision of the **Development Authority** is varied by the Subdivision and Development Appeal Board, the **Development Authority** must endorse a **development permit** reflecting the decision of the Subdivision and Development Appeal Board and act in accordance therewith.

- (i) for a **building**, the greater of:
  - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (B) 1.0 stalls per three (3) employees, based on the maximum number of employees at the **use** at any given time; and
- (ii) for outdoor storage:
  - (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
  - (B) 0.1 stalls per 100.0 square metres thereafter; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

#### 191 “Extensive Agriculture”

- (a) means a **use**:
  - (i) where land is used to raise crops or graze livestock;
  - (ii) where crops and livestock are not covered by structures;
  - (iii) where trees and shrubs are intensively grown; and
  - (iv) that may have agricultural **buildings** required for the operation of the **use**;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

#### 192 “Fertilizer Plant”

- (a) means a **use**:
  - (i) where fertilizers are manufactured, packaged or stored in bulk quantities; and

- (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Fertilizer Plant** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

### 193 “Financial Institution”

43P2015

- (a) means a **use** where:
  - (i) banks, credit unions, trust companies, and treasury branches operate, but does not include
    - (A) **Pawn Shops** or businesses that offer financing for products sold at that business; or,
    - (B) businesses that solely offer secured or guaranteed financing;
    - (C) **Payday Loans**; or
  - (ii) three or more automated banking machines are located directly adjacent to each other;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not be combined with a **Drive Through** in the C-N1 and C-COR1 Districts;
- (d) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

### 194 “Firing Range”

- (a) means a **use**:
  - (i) where firearms are discharged outdoors for recreation, sport or training purposes;
  - (ii) that may provide a **building** containing change rooms, washrooms or showers and rooms for the administrative functions and storage required for the **use**;
  - (iii) that may provide seating areas for the occasional viewing of the sport associated with the **use**; and

**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;
  - (iii) where all **buildings** related to the **use** have a total **gross floor area** of 300.0 square metres or less;
- (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.

13P2008

**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

- (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**.



**255 “Performing Arts Centre”**

- (a) means a **use** where live performance of theatre, music, dance or other artistic activities are available to the public;
- (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;
- (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**.

**256** *deleted*

39P2010

**257 “Pet Care Service”**

- (a) means a **use**:
  - (i) where small animals are washed, groomed, trained or boarded;
  - (ii) where the animals must not be boarded overnight; and
  - (iii) that may have the incidental sale of products relating to the services provided by the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have any outside enclosures, pens, runs or exercise areas;
- (d) *deleted*
- (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**.

39P2010

14P2010

**258** *deleted*

39P2010

**259 “Pits and Quarries”**

- (a) means a **use**:
  - (i) where earth, clay, gravel, sand, stone or other forms of aggregate are extracted from the **parcel**;

- (ii) where material that is extracted may be stockpiled on the **parcel**; and
  - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Pits and Quarries** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

## 260 “Place of Worship – Large”

- (a) means a **use**:
- (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is equal to or greater than 500.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;
  - (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
  - (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (c.1) when located in an **industrial district**:
- (i) must not include **Dwelling Units**; and
  - (ii) must be located in a **building** at least 250.0 metres from the **property line** of any **parcel** designated Industrial – Heavy District;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:

41P2009

36P2011

- (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**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 261 “Place of Worship – Medium”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is greater than 300.0 square metres and less than 500.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;
  - (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
  - (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:

41P2009

- (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**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 262 “Place of Worship – Small”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is equal to or less than 300.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;
  - (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
  - (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;

41P2009

- (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**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 263 “Post-secondary Learning Institution”

- (a) means a **use**:
  - (i) where post-secondary educational programs of study are offered to enrolled students by an authorized agent, pursuant to the *Post-secondary Learning Act*;
  - (ii) where dormitories, food and other services may be offered to enrolled students, faculty members and staff;
  - (iii) that may have facilities for the advancement or support of educational and research needs of the students, faculty and staff; and
  - (iv) that may provide education programs for the general public;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) may be provided as a cluster of **buildings** or facilities when located in the Special Purpose – Community Institution District;
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application;
- (e) requires a minimum of **bicycle parking stalls – class 1** based on 3.0 per cent of the maximum projected enrolment of the **use**; and
- (f) requires a minimum of **bicycle parking stalls – class 2** based on 3.0 per cent of the maximum projected enrolment of the **use**.

**264 “Power Generation Facility – Large”**

- (a) means a **use**:
  - (i) where electrical power is generated;
  - (ii) where the total power generation capacity is 12.5 megawatts or greater; and
  - (iii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Power Generation Facility – Large** as a **use**;
- (b) is a **use** within the Direct Control Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study provided at the time of land use redesignation application.

**265 “Power Generation Facility – Medium”**

- (a) means a **use**:
  - (i) where electrical power is generated; and
  - (ii) where the total power generation capacity is between 1.0 and 12.5 megawatts;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located within 50.0 metres of a **residential district**, measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must be located within a **building**, with the exception of **solar collectors**;
- (e) must be shielded and insulated so as to limit noise generation as much as possible;
- (f) must not:
  - (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
  - (ii) be located in a required **setback area**, excluding **solar collectors**;
- (g) must be **screened**, with the exception of **solar collectors**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

**266 “Power Generation Facility – Small”**

- (a) means a *use*:
- (i) where electrical power is generated; 38P2013
  - (ii) where the total power generation capacity is between 10 watts and 1.0 megawatts; and 68P2008, 38P2013
  - (iii) that does not include a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** when listed as a *use* in a **commercial, industrial** or **special purpose district**; 38P2013
- (b) is a *use* within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not: 68P2008
- (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
  - (ii) be located in a required **setback area**, excluding **solar collectors**;
- (d) must be **screened**, with the exception of **solar collectors**; 68P2008
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

**267 “Print Centre”**

32P2009

- (a) means a *use*:
- (i) where graphic and printed materials are printed or duplicated on a custom order basis for individuals or businesses;
  - (ii) that may include self-service photocopiers;
  - (iii) where film or digital images may be processed and finished;
  - (iv) that may include the binding of printed materials; and
  - (v) that may have the incidental sale of products relating to the services provided by the *use*;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw; 39P2010
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**268 “Printing, Publishing and Distributing”**(a) means a **use**:

13P2008, 32P2009

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

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

32P2009

(iii) *deleted*(iv) that may have an area for supplies required to make the product as part of the **use**;(v) that may have the functions of packaging or shipping the products made as part of the **use**; and(vi) that may have the administrative functions associated with the **use**;

32P2010

(b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;(c) may have supplies and products located outside of a **building**, provided such items are **screened** from view of a **street**;(d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;(e) does not require **bicycle parking stalls – class 1**; and(f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

39P2010

**269** *deleted***270 “Protective and Emergency Service”**(a) means a **use** where police, fire and publicly operated emergency medical services are provided;(b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;(c) does not require **motor vehicle parking stalls**; and(d) does not require **bicycle parking stalls – class 1** or **class 2**.

1P2009

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



- (b) is a use within the Infrastructure Group in Schedule A to this Bylaw;
- (c) is not required to meet the rules of any land use district;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

## 271 “Race Track”

- (a) means a **use**:
  - (i) where animals and non-motorized vehicles are entered in competition against one another or against time;
  - (ii) that has tiers of seating or viewing areas for spectators;
  - (iii) that may involve gambling associated with the racing activity;
  - (iv) that may occur within or entirely outside of a **building**; and
  - (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Race Track** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) when combined with other **uses**, must also have those **uses** included as a **use** in the Direct Control District; and
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

## 272 “Radio and Television Studio”

9P2012

- (a) means a **use** where radio, television, motion pictures, or audio performances are produced or recorded, and broadcast;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**273 “Recreational Vehicle Sales”**

- (a) means a **use** where **recreational vehicles** are sold, leased or rented;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have an outdoor speaker system;
- (d) may only store or display vehicles on portions of the **parcel** approved exclusively for storage or display;
- (e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (f) must provide a stall for every inventory vehicle on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (g) requires a minimum of 3.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be:
  - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
  - (ii) shown on the plan submitted for a **development permit**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**274 “Recreational Vehicle Service”**

- (a) means a **use** where **recreational vehicles** undergo maintenance and repair;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**274.1 “Recyclable Construction Material Collection Depot (temporary)”**

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

- (ii) where the materials may be dimensional lumber, drywall, woody vegetation and shrubs, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire, and cardboard, but must not include adhesives or sealants, aerosols, food, vegetable matter, motor vehicles or motor vehicle parts, tires, or petroleum and petroleum-based products;
- (iii) that is not a landfill, waste disposal facility, or recycling plant for any materials or components of these materials;
- (iv) where storage activities may occur either within or outside of a **building**;
- (v) that may have limited equipment used for crushing, dismantling or moving the materials;
- (vi) that does not involve the manufacture or assembly of any goods; and
- (vii) that may have a temporary **building** for administrative functions associated with the **use**;

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may be approved for a period no greater than five (5) years;
- (d) must provide **screening** for any materials located outside of a building, that are within view of a **street**;
- (e) may store materials outside of a **building** provided that piles have a maximum height of 5.0 metres including any pallets, supports or other things the materials are stacked on;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

41P2009

275 *deleted*

32P2009

276 “Refinery”

- (a) means a **use** where crude oil, used motor oil or natural gas are processed;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

**277 “Residential Care”**

- (a) means a **use**:
- (i) where social, physical or mental care is provided to five or more persons who live full time in the facility; and
  - (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

24P2011

**278 “Restaurant: Food Service Only – Large”**

- (a) means a **use**:
- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
  - (iii) that has a **public area** of 300.0 square metres or greater; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C2 and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;

9P2012

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

## 279 “Restaurant: Food Service Only – Medium”

- (a) means a **use**:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
  - (iii) that has a **public area** greater than 75.0 square metres but less than 300.0 square metres; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C1, C-C2, C-COR1, C-COR2, CC-COR, CC-X and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of the **public area**.

57P2008, 67P2008,  
51P2008, 75P2008

**280 “Restaurant: Food Service Only – Small”**

- (a) means a *use*:
- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) that is not licensed for the sale of liquor by the Alberta Gaming and Liquor Commission;
  - (iii) that has a **public area** of 75.0 square metres or less; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of the **public area**.

**281 “Restaurant: Licensed – Large”**

- (a) means a *use*:
- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
  - (iii) that has a **public area** of 300.0 square metres or greater; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;

15P2008

- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C2 and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class** per 250.0 square metres of the **public area**.

9P2012

## 282 “Restaurant: Licensed – Medium”

- (a) means a **use**:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
  - (iii) that has a **public area** greater than 75.0 square metres but less than 300.0 square metres; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;

47P2008, 67P2008,  
51P2008, 75P2008

- (d.1) must not be within 45.0 metres of a **residential district** when the **use** is located within the C-C1, C-C2, C-COR1, C-COR2, CC-COR, CC-X and S-R Districts, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class** per 250.0 square metres of the **public area**.

### 283 “Restaurant: Licensed – Small”

15P2008

- (a) means a **use**:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) where a specific licence for the sale of liquor is issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time;
  - (iii) that has a **public area** of 75.0 square metres or less; and
  - (iv) that may have a maximum of 10.0 square metres of **public area** used for the purpose of providing entertainment;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

57P2008



**283.1 “Restaurant: Neighbourhood”**

- (a) means a *use*:
  - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
  - (ii) that may be licensed for the sale of liquor by the Alberta Gaming and Liquor Commission; and
  - (iii) that has a *public area* of 150.0 square metres or less; and
- (b) where the following neighbourhood sensitive rules are met:
  - (i) that may have a maximum of 10.0 square metres of *public area* used for the purposes of providing entertainment for patrons which is ancillary to the service of food;
  - (ii) minors are never prohibited;
- (c) is a *use* within the Eating and Drinking Group in Schedule A to this Bylaw;
- (d) 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*;
- (e) must not have an exterior entrance located on a façade that faces a *residential district*, unless that façade is separated by an intervening *street*;
- (f) requires a minimum of 1.7 *motor vehicle parking stalls* per 10.0 square metres of *public area*;
- (g) does not require *bicycle parking – class 1* or *class 2*.

**284 “Restored Building Products Sales Yard”**

- (a) means a *use*:
  - (i) where products that have been recovered from demolished *buildings* are stored, displayed or sold either entirely within a *building* or outside of a *building*;
  - (ii) that does not accommodate the wrecking, dismantling, manufacturing, servicing or repairing of anything on the same *parcel* as the *use*;
  - (iii) that does not accommodate the display, wrecking or sale of any motor vehicles or auto parts;

- (iv) that does not accommodate waste disposal or landfilling of any product; and
- (v) that does not accommodate a drop off site for products related to the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 285 “Retail Garden Centre”

- (a) means a **use**:
  - (i) where gardening products, plants, seeds, shrubbery, trees and other gardening related products are sold to the public from a permanent **building**;
  - (ii) that may accommodate temporary structures such as greenhouses and pole barns for the planting and growing of plants;
  - (iii) that may accommodate temporary structures and specifically identified outdoor areas for the storage, display and sale of plants and products; and
  - (iv) that may not accommodate the sale of produce or other food stuff;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

39P2010

286 *deleted*

39P2012

#### 286.1 “Retail and Consumer Service”

- (a) means a **use** where any of the following activities occur:
  - (i) the general retail sale or rental of goods, materials products or supplies including merchandise that may also be sold at a **Building Supply Centre**;
  - (ii) services related to the care and appearance of the human body or hair;
  - (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies;

- (iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;
  - (v) portrait and professional photography services; or
  - (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;
- (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) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
- (i) does not include a **Dry-cleaning and Fabric Care Plant**; and
  - (ii) is not located within a **Live Work Unit**;
- (f) when located in the C-R1 District, may incorporate the following **uses** within a **Retail and Consumer Service**, provided the requirements referenced in subsection (g) 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**;
  - (viii) **Office**;
  - (ix) **Pet Care Service**;
  - (x) **Print Centre**;
  - (xi) **Radio and Television Studio**;
  - (xii) **Restaurant: Food Service Only – Small**;
  - (xiii) **Restaurant: Food Service Only – Medium**;
  - (xiv) **Take Out Food Service**; and

- (xv) **Veterinary Clinic;**
- (g) must only incorporate the **uses** referenced in section (f) when those **uses**:
  - (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
  - (iii) are located within a **use area** that contains a **Retail and Consumer Service**;
  - (iv) do not exceed 10.0 per cent of the **use area** of the **Retail and Consumer Service** within which they are located; and
  - (v) do not have direct customer access outside of the **Retail and Consumer Service** within which they are located;
- (h) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (i) does not require **bicycle parking stalls – class 1**; and
- (j) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

24P2014

**287 “Rowhouse Building”**

- (a) means a **use** where a **building**:
  - (i) contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
  - (ii) where one façade of each **Dwelling Unit** directly faces a public **street**;
  - (iii) where no intervening **building** is located between the **street** facing façade of each **Dwelling Unit** and the **adjacent** public **street**;
  - (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public sidewalk or an adjacent public **street**;
  - (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
  - (vi) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;

- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 288 “Salvage Processing – Heat and Chemicals”

- (a) means a **use**:
  - (i) where salvaged and recycled material are processed using heat or the application of chemicals;
  - (ii) that is not a landfill or waste disposal facility for any goods;
  - (iii) that does not involve the disassembly of any goods;
  - (iv) where activities may occur entirely within a **building**, or partially outside of a **building**, or entirely outdoors;
  - (v) that does not involve the manufacture or assembly of any goods;
  - (vi) that may have a **building** for administrative functions associated with the **use**; and
  - (vii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Salvage Processing – Heat and Chemicals** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

### 288.1 “Salvage Yard”

32P2009

- (a) means a **use**:
  - (i) where any of the following are stored, dismantled or crushed:
    - (A) **dilapidated vehicles**; and
    - (B) damaged, inoperable or obsolete goods, machinery or equipment, building materials, or other scrap material;
  - (ii) where motor vehicles in their complete and operable state are not displayed or sold;
  - (iii) where part or all of the **use** takes place outside of a **building**;

5P2013

5P2013

- (iv) that may have equipment located outdoors to assist in the processes and functions of the **use**;
- (v) that may have the incidental sale of parts and materials that are recovered from the **dilapidated vehicles**, goods, machinery or equipment, building materials, or other scrap material;
- (vi) that may have a **building** for administrative functions associated with the **use**;
- (vii) that does not involve the manufacture or assembly of any goods; and
- (viii) that does not involve the servicing or repair of anything;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) for a **building**, the greater of:
    - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
    - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
  - (ii) for outdoor storage:
    - (A) 0.25 stalls for 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
    - (B) 0.1 stalls per 100.0 square metres thereafter;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

## 289 “Sawmill”

- (a) means a **use**:
  - (i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;
  - (ii) that may include facilities for the kiln drying of lumber;
  - (iii) that may include areas for the outdoor storage of raw or finished lumber products;

- (iv) that may include the distribution or sale of lumber products; and
  - (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Sawmill** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

## 290 “School – Private”

67P2008

- (a) means a **use**:
- (i) where an operator other than the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;
    - (B) a school division; or
    - (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
  - (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
  - (iii) where other educational programs pursuant to the *School Act* may be offered to students; and
  - (iv) that may provide food service for students and staff;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per 8.5 students, and 1.0 **pick-up and drop-off stalls** per 100 students, based upon the maximum number of students stated in the **development permit**,
- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.

67P2008

**291 “School Authority – School”**

- (a) means a **use**:
- (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;
    - (B) a school division; or
    - (C) a society or company named within a charter approved by the Minister of Education operating a charter school;
  - (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
  - (iii) that will include any **building** and related playing fields;
  - (iv) that may provide food service to the students and staff; and
  - (v) that may provide programs for parental and community involvement;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires the following number of **motor vehicle parking stalls**:
- (i) for the maximum number of students that may be enrolled in kindergarten to grade 6, a minimum of 1.0 **motor vehicle parking stalls** per 15 students and 2.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**; and
  - (ii) for the maximum number of students that may be enrolled in grades 7 to 9, a minimum of 1.0 **motor vehicle parking stalls** per 18 students and 2.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**; and
  - (iii) for the maximum number of students that may be enrolled in grades 10 to 12, a minimum of 1.0 **motor vehicle parking stalls** per 8 students and 1.5 **pick-up and drop-off stalls** per 100 students, with a minimum of 5.0 **pick-up and drop-off stalls**;
- (d) requires a minimum number of **bicycle parking stalls – class 1** equal to 3.0 per cent of the maximum number of employees; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the maximum number of students as stated in the **development permit**.



**292 “School Authority Purpose – Major”**

- (a) means a *use*:
  - (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;
    - (C) provide programs to the public to further parental and community involvement in the schools;
    - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
    - (E) store surplus equipment and materials used by that school division or school district; and
  - (ii) where the activities associated with the *use* occur either within a **building** or outside of a **building**;
- (b) is a *use* within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the *use* is greater than 1000.0 square metres;
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the *use* is greater than 1000.0 square metres.

**293 “School Authority Purpose – Minor”**

- (a) means a *use*:
  - (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;

- (C) provide programs to the public to further parental and community involvement in the schools;
  - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
  - (E) store surplus equipment and materials used by that school division or school district;
- (ii) where the storage of surplus equipment and materials associated with the **use** occur entirely within a **building**;
  - (iii) where another approved **use** is located within the **building**;
  - (iv) where the **gross floor area** of the **use** is a maximum of 25.0 per cent of the **gross floor area** of the entire **building**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
  - (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
  - (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres or greater;
  - (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

#### 294 “Seasonal Sales Area”

- (a) means a **use**:
  - (i) where goods are displayed and offered for sale;
  - (ii) where those goods are not fully contained within an enclosed **building**; and
  - (iii) that must always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**295 “Secondary Suite”**

12P2010, 24P2014

- (a) means a **use**:
- (i) that contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
  - (iii) that is self-contained and located within a **Dwelling Unit**;
  - (iv) that is secondary to the main residential **use** on the **parcel**;
  - (v) except as otherwise indicated in subsection (vi), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**; and
  - (vi) in the R-CG District must be located on the same **parcel** as a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling, or a Single Detached Dwelling**.
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

24P2014

**295.1 deleted**

12P2010, 24P2014

**295.2 deleted**

12P2010, 24P2014

**296 “Self Storage Facility”**

- (a) means a **use**:
- (i) where goods are stored in a **building**;
  - (ii) where the **building** is made up of separate compartments and each compartment has separate access;
  - (iii) that may be available to the general public for the storage of personal items;
  - (iv) that may include the administrative functions associated with the **use**; and
  - (v) that may incorporate **Custodial Quarters** for the custodian of the facility;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;

- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

24P2014

**297 “Semi-detached Dwelling”**

- (a) means a **use** where a **building** contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
- (b) may include a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (c) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**298 “Service Organization”**

- (a) means a **use**:
  - (i) where health or educational programs and services are offered to the public;
  - (ii) that does not include a **Health Services Laboratory – With Clients** or **Medical Clinic**;
  - (iii) that does not provide a food preparation **kitchen** or eating area for the public;
  - (iv) where there are rooms for the administrative functions of the **use**; and
  - (v) where there may be a meeting room or auditorium available for programs related to the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the office area of the **use**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## 299 “Sign – Class A”

67P2008, 35P2011

- (a) means only the following *sign* types:
- (i) “**Address Sign**” which means a *sign* that identifies:
    - (A) the municipal address of a *building*;
    - (B) the name of a *building*;
    - (C) the name of a business or organization operating a *building*; or
    - (D) the name of any individuals occupying a *building*;
  - (ii) “**Art Sign**” which means a *sign* that is primarily an artistic rendering applied to or affixed to any exterior of a *building* and where less than 10.0 per cent of the area of the *sign* contains written *copy*;
  - (iii) “**Banner Sign**” which means a *sign* that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
  - (iv) “**Construction Sign**” which means a *sign* that is displayed on a *parcel* undergoing construction, which identifies the party responsible for the management of a *parcel*, a person who is furnishing labour, services, materials or financing, or the future use of the *parcel*;
  - (v) “**Directional Sign**” which means a *sign* that guides, warns or restrains people or motor vehicles and may be freestanding on a permanent structure or attached to a *building*;
  - (vi) “**Election Sign**” which means a *sign* that:
    - (A) indicates support for a candidate in a Federal, Provincial or local election;
    - (B) sets out a position or information relating to an issue in an election; or
    - (C) provides information respecting an election;
  - (vii) “**Flag Sign**” which means a *sign* that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole or light standard;
  - (viii) “**Gas Bar Sign**” which means a *sign* that is accessory to a **Gas Bar**, and which may advertise services or products stored outside of a *building* such as, but not limited to, windshield wiper fluid, motor vehicle oils, firewood, ice, air and propane;

- (ix) “**Pedestrian Sign**” which means a type of **Temporary Sign** with no external supporting structure that is intended to be placed near a sidewalk to attract attention from passing pedestrians;
- (x) “**Real Estate Sign**” which means a **sign** that contains information regarding the management, sale, leasing or rental of a **parcel** or **building**;
- (xi) “**Show Home Sign**” which means a **sign** that identifies a newly constructed residential **building** as a sample of the type of **building** a builder is providing, and where prospective purchasers may acquire information regarding the community and the purchase of homes from that builder;
- (xii) “**Special Event Sign**” which means a **sign** that promotes a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event;
- (xiii) “**Temporary Sign**” which means a **sign** that is not permanently affixed to a structure or is displayed on a structure that is designed to be moved from place to place or is easily movable;
- (xiv) “**Window Sign**” which means a **sign** that is attached to, painted on or displayed on the interior or exterior of a window of a **building** so that its content is visible to a viewer outside of the **building** and:
  - (A) in the Stephen Avenue Mall heritage area, includes signs that are erected 1.8 metres or less behind a window;
  - (B) in all other areas, includes signs that are erected 0.90 metres or less behind a window; and
  - (C) does not include any type of product or window display that is intended to be visible to a viewer outside of the **building**, and
- (xv) any type of **sign** located in a **building** not intended to be viewed from outside; and

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

33P2013

35P2011

### 300 “Sign – Class B”

- (a) means only the following **sign** type:
  - (i) “**Fascia Sign**” which means a **sign** that:

- (A) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and
  - (B) does not project more than 0.40 metres from the wall of a **building**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

**301 “Sign – Class C”**

30P2011, 35P2011

- (a) means only the following **sign** type:
- (i) **“Freestanding Sign”** which means a **sign** that:
    - (A) is displayed on a permanent, non-moveable structure other than a **building**;
    - (B) may incorporate a **Message Sign**; and
    - (C) may incorporate a **Digital Sign** that has an approved **development permit** for a **Sign – Class E**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

4P2013

**302 “Sign – Class D”**

35P2011

- (a) means only the following **sign** types:
- (i) **“Canopy Sign”** which means a **sign** that displayed on, under or attached to a canopy, awning or marquee that is attached to an exterior wall of a **building**;
  - (ii) **“Projecting Sign”** which means a **sign** that is attached to an exterior wall of a **building** and is perpendicular to the **building**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

**303 “Sign – Class E”**

67P2008, 30P2011 35P2011

- (a) means only the following **sign** types:
- (i) **“Digital Message Sign”** which means a **“Message Sign”**, referenced in subsection (iv) that:
    - (A) displays **copy** by means of a **digital display**, but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or movement; and
    - (B) does not display third party advertising;
  - (ii) **“Flashing or Animated Sign”** which means a **sign** with **copy** that flashes or is animated;

4P2013

- (iii) “**Inflatable Sign**” which means a **sign** consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;
  - (iv) “**Message Sign**” which means a **sign** that is either permanently attached to a **building** or that has its own permanent structure and is designed so that **copy** can be changed on a frequent basis;
  - (v) “**Painted Wall Sign**” which means a **sign** that is painted directly onto an exterior wall of a **building**, but does not include an **Art Sign**;
  - (vi) “**Roof Sign**” which means a **sign** installed on the roof of a **building** or that projects above the **eaveline** or the parapet of a **building**;
  - (vii) “**Rotating Sign**” which means a **sign** that rotates or has features that rotate;
  - (viii) “**Temporary Sign Marker**” which means an area of a **parcel** that has been approved and demarked as a location for “**Temporary Signs**”, which for the purposes of the rules regulating **signs**, is deemed to be a **sign**; and
  - (ix) any type of **sign** that:
    - (A) does not fit within any of the **sign** types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D, Sign – Class F or Sign – Class G**; and
    - (B) does not contain a **digital display**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

35P2011

**304 “Sign – Class F”**

- (a) means only the following **sign** types:
  - (i) “**Third Party Advertising Sign**” which means a **sign** that displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the **sign** is located and does not contain a **digital display**; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

30P2011, 4P2013



**304.1 “Sign – Class G”**

30P2011

- (a) means only the following *sign* types:
- (i) **“Digital Third Party Advertising Sign”** which means a *sign* that:
- (A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located; and
- (B) displays **copy** by means of a **digital display** but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or movement; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

4P2013

**305 “Single Detached Dwelling”**

- (a) means a **use** where a **building** contains only one **Dwelling Unit** and may include a **Secondary Suite** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district, but does not include a **Manufactured Home**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls - class 1** or **class 2**.

12P2010, 24P2014

**306 “Slaughter House”**

- (a) means a **use**:
- (i) where live animals are processed into food for human consumption;
- (ii) that may have an area for supplies required to make the food products as part of the **use**;
- (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
- (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
- (v) that may have the administrative functions associated with the **use**; and
- (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;

- (b) is a **use** within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (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**.

### 307 “Social Organization”

- (a) means a **use**:
  - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
  - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
  - (iii) where there may be an area for the preparation or consumption of food; and
  - (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:

9P2012

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

### 308 “Special Function – Class 1”

10P2009, 39P2010,  
21P2011, 4P2012,

- (a) means a **use** where temporary structures are erected on a **parcel**:
  - (i) that allow for an educational, recreational, sporting, social, and worship event that includes, but is not limited to a wedding, circus, birthday, trade show and ceremony; or
  - (ii) that allow an existing approved **use** to expand within the **parcel** that includes, but is not limited to a grand opening, customer appreciation event, staff appreciation event and sale;
- (b) means a **use** that may allow for the provision of entertainment or the sale and consumption of liquor but does not include a **Special Function – Class 2**;
- (c) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (d) may only be located on a **parcel**, excluding the time used to erect and dismantle the temporary structures, for a maximum of:
  - (i) 15 consecutive days; and
  - (ii) 30 cumulative days in a calendar year;
- (e) has a maximum height for covered temporary structures of one **storey**;
- (f) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;
- (g) does not require **motor vehicle parking stalls**; and
- (h) does not require **bicycles parking stalls – class 1** or **class 2**.

9P2012

10P2009, 21P2011,  
4P2012, 5P2015**309 “Special Function – Class 2”**

- (a) means a **use** where temporary structures are erected on a **parcel** which operate as a:
  - (i) **Conference and Event Facility;**
  - (ii) **Drinking Establishment – Large;**
  - (iii) **Drinking Establishment – Medium;**
  - (iv) **Drinking Establishment – Small;**
  - (v) **Restaurant: Licensed – Large;**
  - (vi) **Restaurant: Licensed – Medium;**
  - (vii) **Restaurant: Licensed – Small;**
  - (viii) **Restaurant: Neighbourhood;** or
  - (ix) **Night Club;**
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be located on a **parcel** for 15 cumulative days in a calendar year, excluding the time used to erect or dismantle the temporary structures;
- (d) has a maximum height for covered temporary structures of one **storey**;
- (e) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** unless that façade is separated from the residential district by a **street**;
- (f) must not exceed a cumulative area for covered temporary structures of 75.0 square metres when located on a **parcel** designated C-N1, C-N2, I-E, I-R, CC-ER and CC-EPR;
- (g) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycles parking stalls – class 1 or class 2**.

32P2009

**309.1 “Specialized Industrial”**

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) **research and development;**
    - (B) the analysis or testing of materials or substances in a **laboratory**; or

- (C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;
  - (ii) that may include a **Health Services Laboratory – Without Clients**;
  - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
  - (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

### 310 “Specialty Food Store”

32P2009

- (a) means a **use**:
  - (i) where food and non-alcoholic beverages for human consumption are made;
  - (ii) where live animals are not involved in the processing of the food;
  - (iii) where the food products associated with the **use** may be sold within the premises;
  - (iv) with a maximum **gross floor area** of 465.0 square metres;
  - (v) that has the functions of packaging, bottling or shipping the products made as part of the **use**;
  - (vi) where the only mechanical systems that are not completely contained within the **building** are those

- systems and equipment required for air conditioning, heating or ventilation; and
- (vii) that may include a limited seating area no greater than 25.0 square metres within the total **gross floor area** of the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

### 311 “Spectator Sports Facility”

- (a) means a **use**:
  - (i) where sporting or other events are held primarily for public entertainment;
  - (ii) that has tiers of seating or viewing areas for spectators; and
  - (iii) that does not include **Motorized Recreation and Race Track**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**312 “Stock Yard”**

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

**313 “Storage Yard”**

- (a) means a *use*:
  - (i) where goods, 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



- (xi) **Print Centre;**
  - (xii) **Power Generation Facility – Small;**
  - (xiii) **Radio and Television Studio;**
  - (xiv) **Restaurant: Food Service Only – Medium;**
  - (xv) **Restaurant: Food Service Only – Small;**
  - (xvi) **Retail and Consumer Service;**
  - (xvii) **Take Out Food Service;** and
  - (xviii) **Veterinary Clinic;**
- (d) must only incorporate the **uses** referenced in subsection (c) when those **uses**:
- (i) are located in an existing approved **building**;
  - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
  - (iii) are located within a **use area** that contains a **Supermarket**;
  - (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located; and
  - (v) do not have direct customer access outside of the **Supermarket** within which they are located;
- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.



## 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;**

(d) **Car Wash – Single Vehicle;**

(e) **Child Care Service;**

(f) **Computer Games Facility;**

(g) **Custodial Care;**

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

(i) **Drive Through;**

(j) **Dwelling Unit;**

(k) **Gas Bar;**

(l) **Home Occupation – Class 2;**

(m) **Liquor Store;**

(n) **Live Work Unit;**

(o) **Outdoor Café;**

(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.**

### Rules

- 724** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Commercial Land Use Districts referenced in Part 7, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3; and
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Parcel Area

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

- 728** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** in the Commercial – Neighbourhood 2 District is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living;**

24P2011

## 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;**

(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;**

- 5P2013
  - (p) **Indoor Recreation Facility;**
  - (q) **Liquor Store;**
  - (r) **Live Work Unit;**
  - (r.1) **Market – Minor;**
  - (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;**
  - (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

67P2008

5P2013

43P2015

- (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;**
- (t.1) **Market – Minor;**
- (u) **Outdoor Café;**
- (v) **Parking Lot – Grade;**
- (w) **Parking Lot – Structure;**
- (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;** 24P2011
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;**
  - (g.1) **Conference and Event Facility;** 67P2008
  - (h) **Custodial Care;**
  - (i) **Drinking Establishment – Medium;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Dwelling Unit;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Hotel;**
  - (n) **Indoor Recreation Facility;**

- 32P2009 (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- (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;**
  - (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;**
- (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;**
  - (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;**
- (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**;
  - (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;**
  - (d) **Car Wash – Multi Vehicle;**
  - (e) **Car Wash – Single Vehicle;**
  - (f) **Child Care Service;**
  - (f.1) **Conference and Event Facility;**
  - (g) **Drinking Establishment – Large;**

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;**
- (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;**
  - (e) **Car Wash – Multi-Vehicle;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Cinema;**

37P2014

- 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;**  
 (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.**

- (l) **Outdoor Café;**
  - (m) **Parking Lot – Grade;**
  - (n) **Parking Lot – Structure;**
  - (n.1) **Payday Loan;** 43P2015
  - (o) **Post-secondary Learning Institution;**
  - (p) **Power Generation Facility – Medium;**
  - (q) **Printing, Publishing and Distributing;**
  - (r) **Restaurant: Food Service Only – Small;**
  - (s) **Restaurant: Licensed – Small;**
  - (t) **Retail and Consumer Service;**
  - (u) **Self Storage Facility;**
  - (v) **Sign – Class C;**
  - (w) **Sign – Class E;**
  - (x) **Sign – Class F;**
  - (x.1) **Sign – Class G;** 30P2011
  - (y) **Special Function – Class 2;** 4P2012
  - (z) *deleted* 4P2012
  - (aa) **Specialty Food Store;**
  - (bb) **Take Out Food Service;**
  - (cc) **Utility Building;** 38P2013
  - (dd) **Vehicle Rental – Minor; and** 32P2009, 38P2013
  - (ee) **Wind Energy Conversion System – Type 1.** 38P2013
- (3) The following **uses** are **discretionary uses** in the Industrial – Business District if they are located within a **building** containing at least one **use** listed in subsection 923(2):
- (a) **Drinking Establishment – Medium;**
  - (b) **Restaurant: Food Service Only – Medium; and**
  - (c) **Restaurant: Licensed – Medium.**

## Rules

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

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

**Floor Area Ratio**

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

**Building Height**

57P2008

**927** The maximum **building height** for **parcels** designated Industrial – Business District is:

- (a) 12.0 metres; or
- (b) the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

**Use Area**

**928 (1)** Unless otherwise referenced in subsection (2), there is no **use area** requirement for **uses** in the Industrial – Business District.

32P2009, 39P2010

**(2)** The maximum **use area** for a **Retail and Consumer Service** and any **use** combined with them is 465.0 square metres.

32P2009

**Storage of Goods, Materials and Supplies**

**928.1** All goods, materials and supplies associated with a **use** must be contained within a **building**.

**Front Setback Area**

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

**Rear Setback Area**

**930 (1)** Where the **parcel** shares a **rear property line** with a **parcel** designated as:

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

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

- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;

(k)	<b>Outdoor Café;</b>	
(k.1)	<b>Place of Worship – Large;</b>	36P2011
(k.01)	<b>Payday Loan;</b>	43P2015
(l)	<b>Power Generation Facility – Medium;</b>	
(m)	<b>Restaurant: Licensed – Small;</b>	
(n)	<i>deleted</i>	39P2010
(o)	<b>Self Storage Facility;</b>	
(p)	<b>Sign – Class C;</b>	
(q)	<b>Sign – Class E;</b>	
(r)	<b>Sign – Class F;</b>	
(r.1)	<i>deleted</i>	30P2011, 4P2013
(s)	<b>Special Function – Class 2;</b>	4P2012
(t)	<i>deleted</i>	4P2012
(u)	<b>Specialty Food Store;</b>	
(v)	<b>Take Out Food Service;</b>	38P2013
(w)	<b>Utility Building; and</b>	38P2013
(x)	<b>Wind Energy Conversion System – Type 1.</b>	38P2013

## Rules

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

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

## Floor Area Ratio

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

## Building Height

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

### Activities and Objects Prohibited

- 943 (1)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, the area between any *buildings* on that *parcel* and that *street* or *lane* must not contain:
- (a) entrances to the *parcel*;
  - (b) garbage enclosures;
  - (c) loading areas; or
  - (d) outside activities.
- (2)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, there must not be any vehicle entrance or overhead doors on the façade of the *building* facing those Districts, *lanes* or *streets*.

### Use Area

- 944 (1)** Unless otherwise referenced in subsection (2), the maximum *use area* is 300.0 square metres.
- (2)** The following *uses* do not have a *use area* restriction:
- (a) **Convenience Food Store**;
  - (b) **General Industrial – Light**;
  - (c) **Self Storage Facility**; and
  - (d) **Specialty Food Store**;

32P2009

### Storage of Goods, Materials and Supplies

- 945** All goods, materials and supplies associated with a *use* must be contained within a *building*.

32P2009

### Front Setback Area

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

### Rear Setback Area

- 947 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and



**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;**
  - (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;**
  - (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;**
  - (z) **Sign – Class E;**
  - (aa) **Sign – Class F;**

- 30P2011 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- 4P2012 (cc) *deleted*
- (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

32P2009 **957** *deleted*

### Floor Area Ratio

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

### Building Height

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

### Use Area

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

(h)	<b>Drive Through;</b>	
(i)	<b>Equipment Yard;</b>	
(j)	<b>Fleet Service;</b>	
(k)	<b>Information and Service Provider;</b>	
(l)	<b>Instructional Facility;</b>	
(m)	<b>Kennel;</b>	
(n)	<b>Large Vehicle and Equipment Sales;</b>	9P2012
(o)	<b>Office;</b>	
(p)	<b>Outdoor Café;</b>	
(p.1)	<b>Payday Loan;</b>	43P2015
(q)	<b>Pet Care Service;</b>	
(r)	<b>Print Centre;</b>	
(s)	<b>Recreational Vehicle Sales;</b>	
(t)	<b>Restaurant: Food Service Only – Small;</b>	
(u)	<b>Restaurant: Licensed – Small;</b>	
(v)	<b>Restored Building Product Sales Yard;</b>	
(w)	<b>Salvage Yard;</b>	
(x)	<b>Self Storage Facility;</b>	
(y)	<b>Service Organization;</b>	
(z)	<b>Storage Yard;</b>	
(aa)	<b>Sign – Class C;</b>	
(bb)	<b>Sign – Class E;</b>	
(cc)	<b>Sign – Class F;</b>	
(cc.1)	<b>Sign – Class G;</b>	
(dd)	<b>Special Function – Class 2;</b>	30P2011
(ee)	<i>deleted</i>	4P2012
(ff)	<b>Take Out Food Service;</b>	4P2012
(gg)	<b>Vehicle Sales – Minor;</b>	38P2013
(hh)	<b>Veterinary Clinic;</b>	38P2013
(ii)	<b>Wind Energy Conversion System – Type 1; and</b>	38P2013
(jj)	<b>Wind Energy Conversion System – Type 2.</b>	38P2013

## Rules

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

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

### Building Size

**971** The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer is 1600.0 square metres.

### Floor Area Ratio

**972** The maximum **floor area ratio** for **buildings** on a **parcel** that is serviced by **City** water and sewer is 1.0.

### Building Height

**973** The maximum **building height** is 16.0 metres.

### Screening

32P2009

- 974** (1) Loading docks and mechanical equipment that are part of a **building** must be **screened** from view of an **adjacent expressway** or **major street**.
- (2) Where a **use** has outdoor activities or equipment located outside of a **building**, those activities or equipment must be **screened** from view of:
- (a) an **adjacent expressway**, **major street**, **LRT corridor** or regional pathway; or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

### Building Setback

32P2009

**974.1** The minimum **building setback** from a **property line** shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

### Front Setback Area

- 975** Where the **parcel** shares a **front property line** with a **street** and the length of that **front property line** is:
- (a) less than 45.0 metres, there is no requirement for a **front setback area**;
  - (b) 45.0 metres or more but less than 60.0 metres, the **front setback area** must have a minimum depth of 1.0 metre;
  - (c) 60.0 metres or more but less than 90.0 metres, the **front setback area** must have a minimum depth of 2.0 metres; and
  - (d) 90.0 metres or more, the **front setback area** must have a minimum depth of 4.0 metres.

- (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
- (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;** 2P2012
- (hh.1) **School – Private;**
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**

- 30P2011, 4P2013
- (kk) **Sign – Class E;**
- (ll) **Sign – Class F;**
- (ll.1) *deleted*
- 4P2012
- (mm) **Social Organization;**
- (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;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;** 32P2009, 9P2012
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;** 5P2013
- (q.1) **Market – Minor;**
- (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;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**

30P2011, 4P2013

4P2012

- (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**.



- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

### Building Façade

- 1186 (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** referenced in sections 1191 and 1192 will not be included as part of the length of the **property line**.

### Vehicle Access

- 1187 (1) Unless otherwise referenced in subsections (2) and (3), where the **parcel** shares a **rear** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where the **corner parcel** shares a **property line** with a **lane**, those **parcels** may have vehicle access from either the **lane** or the **street**.
- (3) Where a parcel shares a **rear** or **side property line** with a **lane** but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, all vehicle access must be from a **street**.

### Use Area

- 1188 (1) Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Commercial Corridor District is 465.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Commercial Corridor District.
- (3) The maximum **use area** of a:
  - (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and

- (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
  - (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Custodial Care**;
  - (d) **Hotel**;
  - (e) **Place of Worship – Small**;
  - (f) **Protective and Emergency Service**;
  - (g) **Residential Care**; and
  - (h) **Utility Building**.

24P2011, 39P2010,  
9P2012

#### **Location of Uses within Buildings**

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

- (a) **Assisted Living**;
- (b) **Catering Service – Minor**;
- (c) **Child Care Service**;
- (d) **Counselling Service**;
- (e) **Dwelling Unit**;
- (f) **Health Services Laboratory – With Clients**;
- (g) **Instructional Facility**;
- (h) **Live Work Unit**;
- (i) **Medical Clinic**;
- (j) **Office**;
- (k) **Place of Worship – Small**;
- (l) **Post-secondary Learning Institution**;
- (m) **Residential Care**;
- (n) **Social Organization**; and
- (o) **Veterinary Clinic**.

24P2011

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

- (a) may be located on the same floor as **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** and **Residential Care**; and

- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed permitted and discretionary uses of this District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Place of Worship – Small**, and **Residential Care**.

#### Front Setback Area

- 1190** (1) The **front setback area** has no minimum depth requirement and must have a maximum depth of 3.0 metres for **parcels** located on the following **streets**:
- (a) 1 Street SW; and
  - (b) 17 Avenue SW.
- (2) The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for **parcels** located on the following **streets**:
- (a) 4 Street SW;
  - (b) 8 Street SW; and
  - (c) 12 Avenue.
- (3) The **front setback area** must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for **parcels** located on the following **streets**:
- (a) 14 Street SW.
- (4) The **front setback area** must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for **parcels** located on the following **streets**:
- (a) 13 Avenue SW;
  - (b) 14 Avenue SW;
  - (c) 15 Avenue SW; and
  - (d) 16 Avenue SW.

#### Rear Setback Area

- 1191** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;

- (c) a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor**, the **rear setback area** must have a maximum depth of 3.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**; and
  - (d) a **street**, the **front setback area** requirement as referenced in section 1190 applies.

### Side Setback Area

- 1192 (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor**, the **side setback area** must have a maximum depth of 3.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (c) a **lane**, in all other cases, there is no requirement for a **side setback area**; and
  - (d) a **street**, the **front setback area** requirement as referenced in section 1190 applies.

### Floor Plate Restrictions

**1193** Each floor located partially or wholly above 36.0 metres above *grade*, and containing **Dwelling Units**, **Hotel** suites or **Live Work Units**, has a maximum:

- (a) **floor plate area** of 650.0 square metres; and
- (b) horizontal dimension of 37.0 metres.

### Landscaping In Setback Areas

- 1194** (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area**.
- (2) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no requirement for **soft surfaced landscaped area** or **hard surfaced landscaped area** for that **setback area**.
- (3) Where a **setback area** shares a **property line** with an **LRT corridor** or a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and

- (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres where irrigation is provided by a ***low water irrigation system***.

### **Parking**

38P2009

**1194.1** The minimum number of required ***motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1*** and ***bicycle parking stalls - class 2*** is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.

### 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:

39P2010

(a) **Artist’s Studio;**

39P2010

(a.1) **Assisted Living;**

(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;**

(k) **Office;**

(l) **Outdoor Café;**

43P2015

(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;**



- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Outdoor Café;**
- (q) **Parking Lot – Grade (temporary);**
- (r) **Parking Lot – Structure;**
- (r.1) **Payday Loan;**
- (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;**
- (kk) **Supermarket;**
- (ll) **Veterinary Clinic; and**
- (mm) **Utility Building.**

43P2015

4P2012

- (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.

44P2013

**(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*.

### 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**;

## 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;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Outdoor Recreation Area;**
- (n.1) **Payday Loan;**
- (o) **Place of Worship – Small;**
- (p) **Residential Care;**
- (q) **Restaurant: Licensed – Small;**
- (r) **School – Private;**

43P2015

- (o) **Library;**
  - (p) **Live Work Unit;**
  - (p.1) **Market – Minor** 5P2013
  - (q) **Medical Clinic;**
  - (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;**
  - (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;**

43P2015

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