

# THE CITY OF CALGARY LAND USE BYLAW 1P2007

## OFFICE CONSOLIDATION

### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

## BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021 July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022

### 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.

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**BYLAW 1P2007**

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**Land Use Districts and Land Use District Maps**

- 4 (1) The **City** is divided into land use districts, the boundaries of which are shown on the Land Use District Maps.
- (2) *deleted* 31P2009, 51P2008, 26P2010  
33P2013
- (3) *deleted* 33P2013
- (4) *deleted* 33P2013
- (5) The Land Use District Maps, as may be amended by Bylaw from time to time, will be deposited with the City Clerk.
- (6) In this Bylaw, a land use district may be referred to by its full name or abbreviation as referenced in the title of each District.
- (7) Where this Bylaw refers to a rule or requirement relating to a **parcel** that is designated a particular land use district, it must be read to include a **parcel** that is designated Direct Control based on that land use district unless the Direct Control Bylaw indicates a contrary intent.

**Interpreting the Land Use District Maps**

- 5 (1) Despite the land use district shown on the Land Use District Maps, for the purpose of this Bylaw roads must only be used for:
- (a) the passage of motorized and non-motorized vehicles;
- (b) the passage of pedestrians;
- (c) the placement of public and private utilities authorized by the **City**; and
- (d) activities pursuant to the Calgary Traffic Bylaw and Street Bylaw. 22P2016
- (2) Concurrent with the closure of a road, **Council** must consider a corresponding land use redesignation.
- (3) Despite the land use district shown on the Land Use District Maps, water bodies under the jurisdiction of the Crown in right of the Province of Alberta or Canada are not regulated by this Bylaw.

**Requirements of Other Legislation**

25P2018

- 6 (1) Compliance with this Bylaw does not exempt any person from the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.
- (2) The *Gaming, Liquor And Cannabis Regulation* has established distances from certain **buildings** and land from which **Cannabis Stores** must be separated, and also authorized municipalities to expressly vary these distances. The distances in the regulation apply to **Cannabis Stores** unless otherwise expressly varied in this Bylaw. The following distances in the regulation are hereby expressly varied:

- 44P2022 (a) the distance from a **Cannabis Store** to a **building** containing a **School – Private** or **School Authority – School**, or a boundary of a **parcel** of land on which the **building** is located, as described in sections 160.3(i) and 40(k) of this Bylaw;
- (b) the distance from a **Cannabis Store** to a boundary of a **parcel** of land that is designated as school reserve or municipal and school reserve under the *Municipal Government Act*, as described in sections 160.3(h) and 36(2) of this Bylaw; and
- 44P2022 (c) there is no required separation distance from a **Cannabis Store** or a **Cannabis Facility** to a **building** containing a **Child Care Service**, whether or not such **Child Care Service** includes **early childhood services**.

### Referenced Legislation

- 7 (1) Where the following enactments and Bylaws are referred to in this Bylaw, the reference is to the enactment or Bylaw as may be amended from time to time, or to any enactment or Bylaw passed in substitution therefore.
- 33P2013,  
20P2022 (1.1) *deleted*
- 44P2022 (1.2) “Alberta Waste Control Regulation” means the *Alberta Waste Control Regulation*, A/R 192/96.
- (2) “Building Permit Bylaw” means the *Calgary Building Permit Bylaw*, 64M94.
- (3) “Calgary International Airport Vicinity Protection Area Regulation” means the *Calgary International Airport Vicinity Protection Area Regulation*, A/R 318/79.
- (4) “Calgary International Airport Zoning Regulations” means the *Regulations Respecting Calgary International Airport*, pursuant to the RSC, *Aeronautics Act*, 1985, c.A-2.
- (5) “Calgary Traffic Bylaw” means *The Calgary Traffic Bylaw*, 26M96.
- (6) “Controlled Streets Bylaw” means *The Controlled Streets Bylaw*, 12M80.
- 44P2022 (6.1) “Education Act” means the *Education Act*, S.A. 2012.
- 56P2017, 44P2022 (6.2) “Highways Development and Protection Act” means the *Highways Development and Protection Act*, S.A. 2004.
- 26P2010, 56P2017,  
44P2022 (6.3) “Historical Resources Act”, means the *Historical Resources Act*, R.S.A. 2000.
- (7) “Licence Bylaw” means *The Business Licence Bylaw*, 32M98.
- (8) “Municipal Government Act” means the *Municipal Government Act*, R.S.A. 2000, c.M-26.
- (9) “Municipal Planning Commission Bylaw” means *The Calgary Planning Commission Bylaw*, 28P95.

- (9.1) “Parks and Pathways Bylaw”, means the *Parks and Pathways Bylaw*, 20M2003. 4P2012
- (9.2) “Plus 15 Policy” means the Plus 15 Policy, July 2021. 20P2022
- (10) “*Post-secondary Learning Act*” means the *Post-secondary Learning Act*, S.A. 2003, c.P-19.5.
- (11) “*Provincial Offences Procedure Act*” means the *Provincial Offences Procedure Act*, R.S.A. 2000, c.P-34.
- (12) “*Safety Codes Act*” means the *Safety Codes Act*, R.S.A. 2000, c.S-1.
- (13) *deleted* 44P2022
- (13.1) “Street Bylaw” means the *Street Bylaw*, 20M88. 22P2016
- (14) *deleted* 27P2021
- (15) “Subdivision and Development Regulation” means the *Matters Related to Subdivision and Development Regulation*, A/R 84/2022. 44P2022
- (16) “*Surveys Act*” means the *Surveys Act*, R.S.A. 2000, c.S-26.
- (17) “Transportation Bylaw” means *The City of Calgary Transportation System Bylaw*, 40M2009. 9P2012
- (18) “Waste Bylaw” means the *Waste Bylaw*, 4M2020. 44P2022

## Forms of Words

### 8 In this Bylaw:

- (a) words in the singular include the plural, and words in the plural include the singular;
- (b) words using masculine gender include feminine gender, and words using feminine gender include masculine gender;
- (c) words in either gender include corporations;
- (d) a word or expression, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) “may” is to be construed as permissive and empowering;
- (f) “must” is to be construed as a compulsory obligation;
- (g) “required” is to be construed as a compulsory obligation;
- (h) a “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person; and
- (i) an “individual” does not include a corporation or other types of persons who are not human beings.

### Purpose Statements

- 9 (1) The purpose statements in each land use district are included to illustrate the intent of the land use district.
- (2) The purpose statement relating to ***signs*** referenced in Part 3, Division 5 are included to illustrate the hierarchy of ***signs*** and the opportunity for signage on ***buildings*** and ***parcels***.
- (3) The purpose statements of a District are general and all characteristics need not be met to satisfy the intent of the District.
- (4) Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district.

### Reference Aids

- 10 (1) For ease of reference:
- (a) words that are capitalized and bold denote ***uses*** defined in Part 4;
- (b) words that are italicized and bold denote terms defined in Part 1; and
- (c) all other words must be given their plain and ordinary meaning as the context requires.
- (2) Headings are for ease of reference only and do not affect the meaning of the provisions to which they relate.
- (3) *deleted*
- (4) *deleted*

51P2008, 26P2010,  
33P2013

33P2013

### Validity of Provision

- 11 Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

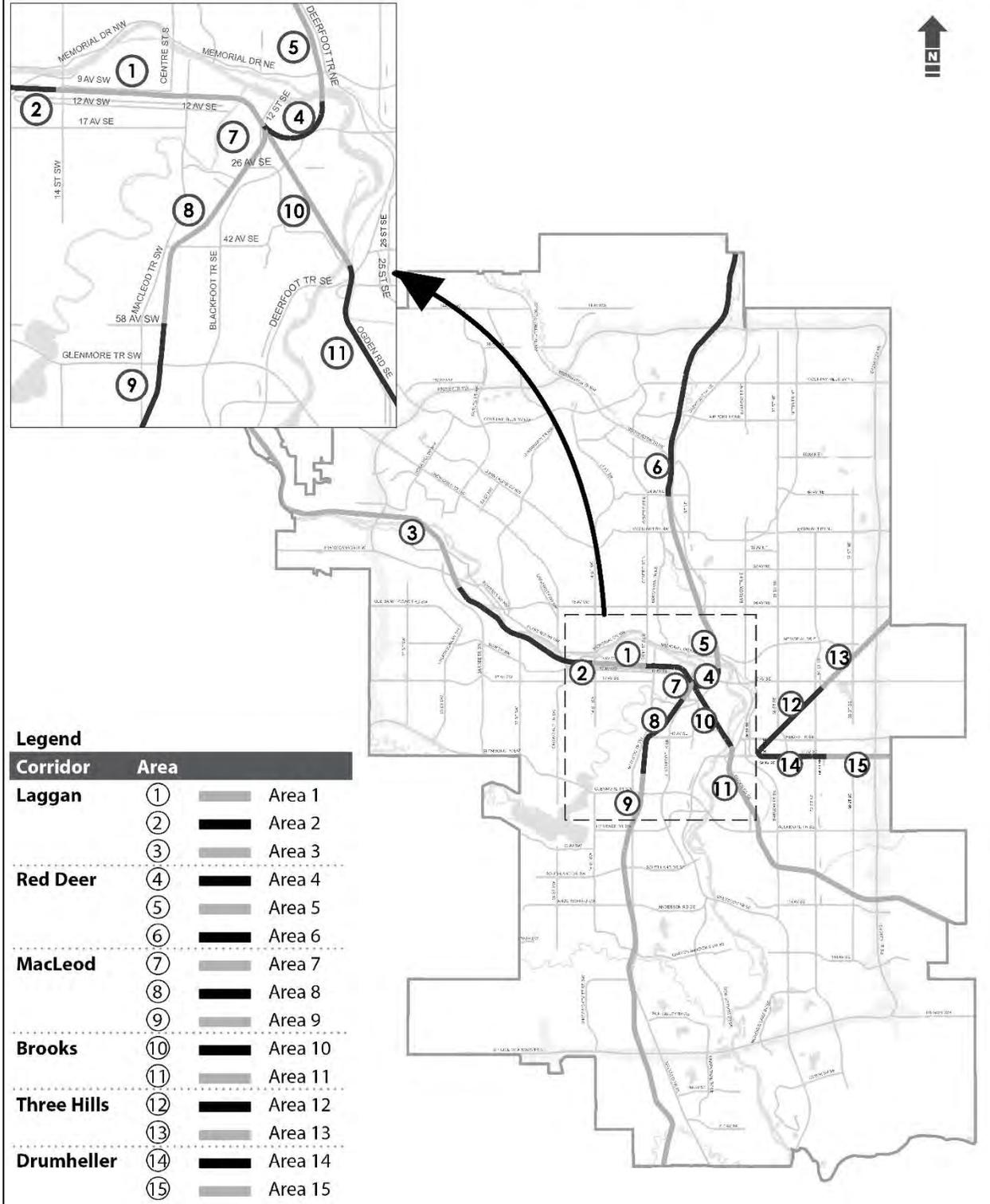
### Rounding Numbers

- 12 Only for the purpose of confirming compliance with this Bylaw in terms of ***building*** placement on a ***parcel*** and ***building*** projection over ***setback areas***, measurements of existing ***buildings*** shall be rounded off to the same number of significant figures as set out in this Bylaw.

- (52) “**development**” means:
- (a) an excavation or stockpile and the creation of either of them;
  - (b) a **building** or an addition to or replacement or repair of a **building**, and the construction or placing of any of them on, in, over or under land;
  - (c) a change of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the **use** of the land or **building**; or
  - (d) a change in the intensity of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the intensity of **use** of the land or **building**.
- (53) “**Development Authority**” means a person or body appointed as a **Development Authority** as contemplated by and in accordance with the *Municipal Government Act*.
- (54) “**development completion permit**” means a permit issued by a **Development Authority** confirming that the requirements of a **development permit** have been satisfactorily completed.
- (55) “**development permit**” means a document authorizing a **development**, issued by a **Development Authority** pursuant to this Bylaw or any previous Bylaw governing land use within the **City**, and includes the plans and conditions of approval.
- (55.1) “**digital display**” means a device intended to display **copy** using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology. 30P2011
- (56) “**dilapidated vehicle**” means a vehicle that is:
- (a) incapable of being safely operated;
  - (b) partially or fully dismantled; or
  - (c) substantially damaged.
- (57) “**discretionary use**” means a **use** of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (57.1) “**district energy**” means infrastructure consisting of insulated pipes, pumps, metering systems and thermal production facilities capable of transferring heat energy through a controlled conductive medium carried between multiple sites for uses including, but not limited to, space heating, chilled water, domestic hot water heating and industrial processes, A **district energy** system may be designed to serve any group of **buildings** by means of one or a combination of thermal or energy heat plants and pipe systems. 26P2010, 33P2013

- 26P2010, 33P2013,  
13P2017 (57.2) *deleted*
- 33P2013, 13P2017 (57.3) *deleted*
- 44P2022 (57.4) **“early childhood services”** means an early childhood services program as defined in the *Education Act*.
- (58) **“eaveline”** means the line formed by the intersection of the wall and roof of a *building*.
- 9P2012 (59) **“expressway”** means a *street* identified as a Skeletal Road in the Transportation Bylaw.
- (60) **“fence”** means a structure which may be used to prevent or restrict passage, to provide visual *screening*, sound attenuation, yard décor, protection from dust or the elements, or to mark a boundary.
- (61) **“flood fringe”** means those lands abutting the *floodway*, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.
- (62) **“floodway”** means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.
- (63) **“floor area ratio”** means the quotient of the total *gross floor area* of all *buildings* on a *parcel* divided by the area of the *parcel*.
- 51P2008 (63.1) **“floor plate area”** means the horizontal cross-section of a floor, between the floor and the next floor above, measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls and includes all mechanical equipment areas and all open areas inside a *building* that do not contain a floor, including atriums, elevator shafts, stairwells and similar areas.
- 51P2018 (63.2) **“freight rail corridor”** means one of the following fifteen rights-of-way for a freight rail operation excluding spur lines, as indicated, by area, on Map 3.1:
- (a) Area 1: means areas between Centre Street S and 15 St SW;
  - (b) Area 2: means areas between 15 Street SW and south of 16 Avenue NW;
  - (c) Area 3: means areas between south of 16 Avenue NW and west to the City limits;
  - (d) Area 4: means areas between east of 12 Street SE and south of Bow River;
  - (e) Area 5: means areas between south of Bow River and 64 Avenue NE;
  - (f) Area 6: means areas between 64 Avenue NE and north to the city limits;

Map 3.1 - Freight Rail Corridors



- (g) Area 7: means areas between 12 Street SE underpass and 26 Avenue SE;
- (h) Area 8: means areas between 26 Avenue SE and 58 Avenue SE;
- (i) Area 9: means areas between 58 Avenue SE and south to the city limits;
- (j) Area 10: means areas between Centre Street S and Deerfoot Trail;
- (k) Area 11: means areas between Deerfoot Trail and southeast to the city limits;
- (l) Area 12: means areas between 50 Avenue SE and east of 54 Street SE;
- (m) Area 13: means areas between east of 54 Street SE and northeast to the city limits;
- (n) Area 14: means areas between the at-grade crossing on 50 Avenue SE and east of 52 Street SE; and
- (o) Area 15: means areas between east of 50 Avenue SE and east to the city limits.
- (64) “**frequent bus service**” means bus service which has a frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during the times of service.
- 35P2011 (65) “**frontage**” means the linear length of a **property line** shared with a **street**.
- (66) “**front property line**” means:
- (a) the **property line** separating a **parcel** from an adjoining **street**;
- 71P2008 (b) in the case of a **parcel** that adjoins more than one **street**, the shortest **property line** that is parallel to the direction of travel on the **street**; and
- (c) in the case of a **parcel** that adjoins more than one **street** and where the **property lines** adjoining **streets** are of equal length, the **property line** adjoining the **street** to which the **parcel** has been municipally addressed.
- (67) “**front setback area**” means an area of a **parcel** defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the minimum depth of the **setback area** required by the District.
- 22P2016 (68) “**General Manager**” means the **City Manager** or the **City Manager’s** designate.

- (69) “**grade**” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (70) “**gross floor area**” means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
- (71) “**gross usable floor area**” means, for the purpose of calculating **motor vehicle parking stalls, bicycle parking stalls and loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use area** in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:
- (a) elevator shafts;
  - (b) stairwells;
  - (c) crawl spaces;
  - (d) mechanical or electrical rooms;
  - (e) indoor garbage or recycling storage;
  - (f) areas used for parking and loading;
  - (g) areas below **grade** used for storage and not accessible to the public; and
  - (h) common corridors and halls available to more than one **use**.
- (72) “**gross vehicle weight**” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle. 41P2009
- (73) “**hard surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are not living or derived from living organisms; or
  - (b) were once living but are now formed into a structure;
  - (c) may include, but are not limited to, brick, concrete, stone and wood; and
  - (d) must not include asphalt.
- (73.1) “**hazardous waste**” means waste that has one or more specific properties considered to be hazardous under the *Alberta Waste Control Regulation*. 44P2022

- (74) “**industrial district**” means any one or more of the land use districts described in Part 8.
- 9P2012 (74.1) “**irregular parcel**” means a **parcel** that is inconsistent in shape with other **parcels** in the neighbourhood, where the **property line** opposite to and farthest from the **front property line**:
- (a) cannot be identified; or
  - (b) results in a **parcel** that has less than two **side property lines**.
- (75) “**kitchen**” means facilities used or designed to be used for the cooking or preparation of food.
- 32P2009 (75.1) “**laboratory**” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of **research and development**.
- (76) “**landing**” means an uncovered platform extending horizontally from a **building**, abutting an entry door and providing direct access to **grade** or stairs.
- (77) “**landscaped area**” means that portion of a **parcel** that is required to be a **hard surfaced landscaped area** or **soft surfaced landscaped area**.
- (78) “**lane**” means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.
- (79) “**laned parcel**” means a **parcel** which is bounded at least in part by a **lane**.
- (80) “**laneless parcel**” means a **parcel** which is not bounded wholly or partially by a **lane**.
- 5P2013 (81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**:
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 4536 kilograms;
  - (b) with one or more of the following characteristics:
    - (i) tandem axles;
    - (ii) a passenger capacity in excess of 15 persons; or
    - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or

- (108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**. 35P2011
- (108.1) “**primary building wall**” means any exterior **building wall** that forms part of a façade that contains a **public entrance** and faces, or is oriented to, a **street** or a parking area on the same **parcel** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two **primary building walls** not withstanding one façade may not contain a **public entrance**. 35P2011
- (109) “**privacy wall**” means a structure that: 13P2008,67P2008
- (a) provides visual **screening**;
  - (b) is located on a **balcony, deck** or **patio**; and
  - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
  - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (115.1) “**public space**” means any publicly accessible amenity space, park, sidewalk or walkway. 27P2021
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of an **irregular parcel**, the **rear property line** is established by drawing a line the maximum distance from the **front property line** that: 9P2012
- (a) is wholly within the **parcel**;
  - (b) is not less than 3.0 metres long; and

- (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.
- (117) "**rear setback area**" means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- 33P2013 (117.1) "**receiving parcel**" means the **parcel**, comprising the area of the Municipal Historic Resource, that will receive the transfer of **motor vehicle parking stalls** from a **transferring parcel**.
- (118) "**recessed balcony**" means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.
- (119) "**recreational vehicle**" means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:
- (a) motor homes;
  - (b) travel trailers;
  - (c) fifth wheel travel trailers;
  - (d) campers, whether located on a truck or other vehicle or not;
  - (e) tent trailers;
  - (f) boats; and
  - (g) a trailer used to transport any of the above.
- 44P2022 (119.1) "**recyclable**" means a substance or mixture of substances that can be reclaimed using established industry practices to create new materials or objects.
- 32P2009, 44P2022 (119.2) "**research and development**" means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers.
- (120) "**residential district**" means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.
- (121) "**retaining wall**" means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.
- 38P2013, 24P2014, 15P2016 (121.1) *deleted*
- 24P2014 (121.2) "**rotor's arc**" means the largest circumferential path travelled by a **blade**.

- (121.3) “**scramble parking**” means a parking area where the **motor vehicle parking stalls** are not assigned to individual users or vehicles and where access is available to vehicles for periods no longer than four hours at a time. 33P2013
- (122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.
- (122.1) “**secondary building wall**” means any exterior **building** wall that is not a **primary building wall** as illustrated in Sign Illustration 2. 35P2011
- (123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.
- (124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that: 71P2008
- (a) is 0.40 hectares or larger;
  - (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
  - (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.
- (125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.
- (126) “**side setback area**” means an area of a **parcel** defined by any **side property line** and a line parallel to that **side property line** measured at the minimum depth of the **setback area** required by the District and terminating where that line meets the **front setback area** and the **rear setback area**.
- (127) “**sign**” means any device or fixture intended to identify or convey information or to advertise or attract attention to a product, service, place, activity, event, person, institution or business. 30P2011, 35P2011
- (128) “**sign area**” means:
- (a) the entire area of a **sign** on which **copy** is intended to be placed; and 35P2011
  - (b) in the case of a **sign** which has **copy** on more than one side of the **sign**, the average of the total area of all sides of the **sign**.
- (129) “**sign owner**” means any person who is described on a **sign**; whose name, address or telephone number appears on a **sign**; who is in control of a **sign**; or who is the subject of or intended to benefit from a **sign**; and there may be more than one **sign owner** of a **sign**.
- (130) “**skateboard and sports ramp**” means structure(s) that provide a surface upon which an individual may use or operate a skateboard, bicycle, scooter, roller skates or other similar devices. **Skateboard and sports ramp** structures may include re-purposed furniture or other skateable or bikeable above **grade** surfaces, but does not 43P2016

include at-grade surfaces such as, but not limited to, soil, grass, wood or concrete.

(131) “**soft surfaced landscaped area**” means an area with a surface consisting of materials that:

- (a) are living, or derived from living organisms;
- (b) are not formed into a structure; and
- (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.

68P2008

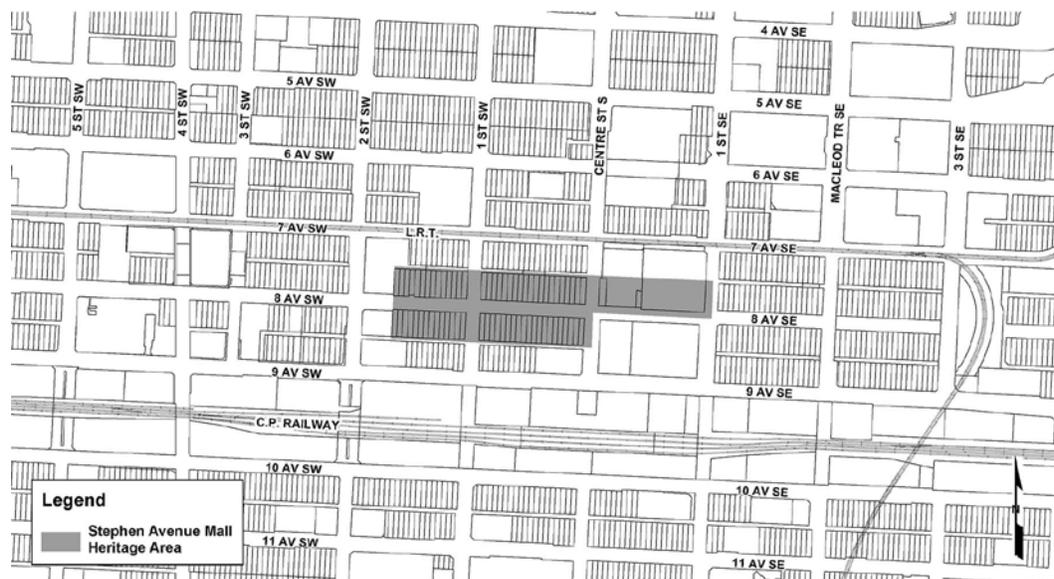
(131.1) “**solar collector**” means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy.

(132) “**special purpose district**” means any one or more of the land use districts described in Part 9.

33P2013

(132.1) “**Stephen Avenue Mall heritage area**” means the area identified below in Map 1:

**Map 1.1: Stephen Avenue Mall Heritage Area**



(133) “**storey**” means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a **basement**.

(134) “**street**” means:

- (a) any public road, including the boulevards, sidewalks and improvements, but excluding a **lane**, bridge or walkway; or
- (b) a **private condominium roadway**.

- (135) “**street-oriented multi-residential building**” means a **Multi-Residential Development** where all of the **buildings** in the **development** include the following characteristics: 7P2011, 9P2012, 5P2013
- (a) the facade of the **main residential building** on the floor closest to **grade** facing a **street** is comprised of **units** or **commercial multi-residential uses**, and may only include the following additional elements:
    - (i) emergency exits and **public entrances**; and
    - (ii) one (1) vehicle access point, only where located on a **laneless parcel**;
  - (b) **units** and **commercial multi-residential uses** located at **grade** with an exterior wall facing a **street** that provide the following:
    - (i) an individual exterior access within 4.5 metres of a **property line** shared with a **street**; and
    - (ii) sidewalks that provide direct exterior access to the **unit** or **commercial multi-residential use**;
  - (c) a public sidewalk located along the entire length of each **property line** shared with a **street**; and
  - (d) the facade of **commercial multi-residential uses** located on the floor closest to **grade**, and facing a **street**, provides windows with unobscured glass that:
    - (i) allows views of the indoor space or product display areas; and
    - (ii) occupies a minimum of 65.0 per cent of the facade between a height of 0.6 metres and 2.4 metres.
- (135.1) “**Subdivision Authority**” means a person or body appointed as a Subdivision Authority in accordance with the *Municipal Government Act*. 37P2017
- (136) “**targeted grazing**” means the temporary use of livestock for managing land to alter plant communities and lands for specific invasive plant species and landscape management goals, and may include: 37P2017
- (a) Temporary fencing;
  - (b) Herding dogs and working horses;
  - (c) Shepherds to manage livestock, herding dogs and working horses; and
  - (d) Temporary portable overnight accommodation for shepherds, herding dogs and working horses.

26P2010

(136.1) “**top of bank**” means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.

38P2013

(136.2) “**total Wind Energy Conversion System height**” means:

- (a) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 1** to its base at **grade** or to the height equivalent to its mount on a building; and
- (b) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 2** to its base at **grade**.

33P2013

(136.3) “**transferring parcel**” means a **parcel**, comprising the area of the Municipal Historic Resource, that will transfer unused **motor vehicle parking stalls** to a receiving **parcel**.

(137) “**unit**” means a **Dwelling Unit** or a **Live Work Unit**.

(138) “**use**” means a **permitted** or **discretionary use**.

(139) “**use area**”:

- (a) means the entire floor area of a **building** that is separated from other portions of the **building** and is accessible by the same entrance or entrances and is occupied by a specific **use**;
- (b) for greater certainty, (a) must be interpreted to mean that whenever a person inside of a **building** must exit the **building** or enter a common internal corridor to access a different portion of the **building**, those two portions of the **building** are separate; and
- (c) the measurement of **use area** includes the floor area of:
  - (i) all mezzanines and **storeys** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor;
  - (ii) all mechanical rooms, offices and other spaces that support the use and can be accessed without leaving the **building** or using a common internal corridor; and
  - (iii) all spaces within a **building** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor regardless of whether the space is open to the public including washroom facilities, storage rooms, employee-only areas, and similar spaces.

- (d) does not apply to **Dwelling Units**.
- (140) “**visitor parking stall**” means a **motor vehicle parking stall** intended only for the use of visitors to **Dwelling Units** and **Live Work Units**.
- (141) “**walkout basement**” means a **basement** in a **building** which has a door that exits directly from the **basement** to the exterior at **grade** that is substantially at the same level as the **basement** floor.
- (142) “**waste**” means a solid or liquid material or product or combination of them that is disposed of or stored prior to transportation to the final disposal location. **Waste** that includes any amount of **recyclables** is considered **waste**. 44P2022

## Methods

- 14 (1) Unless otherwise specified in this Bylaw, proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.
- (2) For the purpose of calculating the following:
- (a) where **density** is calculated in **units** per hectare, it is always to be rounded down to the next lower whole number;
- (b) trees in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number; 47P2008
- (c) shrubs in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number; and 47P2008,44P2022
- (d) *deleted* 44P2022
- (e) where determining the **contextual building setback** and the number arrived at is less than zero metres, the **contextual building setback** is zero metres.

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- (c) **Special Function – Class 1;** 4P2012, 37P2017
- (d) **Utilities;** and 37P2017
- (e) **targeted grazing** on **City** owned lands carried on by, or on behalf of, the **City**. 37P2017
- (2) The following **uses** are deemed to be **discretionary uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the areas as Direct Control:
- (a) **Community Entrance Feature;**
- (a.1) *deleted* 41P2009  
28P2021
- (b) **Home Occupation – Class 2**, where the listed **uses** include a **Dwelling Unit**;
- (c) **Sign – Class C, Sign – Class D and Sign – Class E;** 35P2011
- (d) **Special Function – Class 2** where restaurant, drinking establishment or night club **uses** are allowed; and 4P2012
- (e) **Utility Building.**
- (3) The following **uses** must only be listed as a **use** on a **parcel** that has been designated Direct Control:
- (a) **Adult Mini-Theatre;**
- (b) **Campground;**
- (c) **Emergency Shelter;**
- (d) **Fertilizer Plant;**
- (e) **Firing Range;**
- (f) **Gaming Establishment – Casino;**
- (f.1) **Hazardous Waste Management Facility**, when not operated by, or on behalf of, the **City**; 44P2022
- (g) **Hide Processing Plant;**
- (h) **Intensive Agriculture;**
- (i) **Inter-City Bus Terminal;**
- (j) **Jail;**
- (j.1) **Landfill**, when not operated by, or on behalf of, the **City**; 44P2022
- (k) **Motorized Recreation;**
- (l) **Natural Resource Extraction;**
- (m) **Pits and Quarries;**
- (n) **Power Generation Facility – Large;**

- (o) **Race Track;**
  - (p) **Refinery;**
  - (q) **Salvage Processing – Heat and Chemicals;**
  - (r) **Sawmill;**
  - 5P2013 (r.1) **Sewage Treatment Plant** when not operated by, or on behalf of, the **City**;
  - (s) **Slaughter House;**
  - (t) **Stock Yards;**
  - (u) **Tire Recycling;**
  - 32P2009, 44P2022 (u.1) *deleted*
  - 44P2022 (u.2) **Waste Storage Site**, when not operated by, or on behalf of, the **City**; and
  - (v) **Zoo.**
- (4) The **uses** listed in subsection (3) may be either **permitted** or **discretionary** in accordance with the **use** lists of the Direct Control Bylaw.
- (5) Where an activity is proposed and it does not fall within any of the definitions of **uses** or any combination of **uses** defined in Part 4, the **General Manager** must recommend to **Council** that the activity be considered only through a Direct Control Bylaw or that this Bylaw be amended to include such **use**.

**Reference to Other Bylaws in Direct Control Bylaws**

- 15P2014 **22 (1)** Where a **parcel** is designated with a Direct Control District:
- (a) pursuant to this Bylaw, a reference to a section of Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on June 8, 2014, unless the Direct Control District referred to Part 10 of this Bylaw as of the effective date of the Direct Control District Bylaw;
  - (b) pursuant to this Bylaw, a reference to a section of any Part other than Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
  - (c) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the **parcel** Direct Control.

- (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and:
- 67P2018,  
46P2019
- (i) the **solar collectors** are located on a **building**, a minimum of 2.4 metres above **grade**; or
- (ii) the **solar collectors** are used for thermal energy;
- (o) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5;
- (p) the following projects carried on by, or on behalf of, the **City**:
- (i) roads, traffic management projects, interchanges;
- (ii) **Hazardous Waste Management Facility, Landfill, Sewage Treatment Plant, Utilities, Waste Storage Site, and Water Treatment Plant**;
- 5P2013,  
44P2022
- (iii) motor vehicle and pedestrian bridges, unless they are part of the **Plus 15 Network** or Plus 30 networks;
- 20P2022
- (iv) water, sewage and storm water lines and facilities;
- 33P2019
- (v) landscaping projects, parks, public tennis courts and street furniture; and
- 33P2019
- (vi) **local food sales** on **City** owned land where approved by or on behalf of the **City**;
- 33P2019
- (q) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
- (r) a **Temporary Residential Sales Centre** located:
- 5P2013
- (i) in the **Developing Area**; or
- (ii) on a **parcel** identified in subsection 25(2)(n);
- (s) a **Secondary Suite**, when listed as a **permitted use** in the district, for which an application for a permit pursuant to the Building Permit Bylaw has been received;
- 26P2015,  
5P2017
- (t) "pop-up uses" that comply with the rules of section 134.2; and
- 42P2019
- (u) "interim uses" that comply with the rules of section 134.3.
- 42P2019
- (2) The following **developments** do not require a **development permit** if they are not located in the **flood fringe** or **overland flow** areas and the conditions of section 24 are met:
- (a) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** where:
- (i) listed as a **discretionary use**;

67P2018

- (ii) the addition and alteration complies with the rules of section 365; and
  - (iii) the existing **building** is not listed on the **City** inventory of evaluated historic resources;
- (b) an addition to a **Contextual Semi-detached Dwelling** or a **Contextual Single Detached Dwelling**;
- (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
  - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (c) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use** in a land use district;
- (d) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
- (i) is not located within the **actual front setback area**;
  - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
  - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;

16P2018

- (e) **retaining walls** that are less than 1.2 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**;
- (f) facilities required for environmental remediation or monitoring;
- (g) excavation, grading or stripping provided:
- (i) the area of land to be excavated, stripped or graded is less than 1000.0 square metres;
  - (ii) it is part of a **development** for which a **development permit** has been released; or
  - (iii) the person carrying out the excavation, stripping or grading has signed a Development Agreement with the **City** for the area to be excavated, stripped or graded and that Development Agreement contemplates excavating, stripping or grading;

- (h) **Utilities** installed or constructed within a **street** or a utility right-of-way;
- (i) *deleted*
- (j) a **Power Generation Facility – Small** required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;
- (k) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (l) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**:
- (i) does not use an internal combustion engine; and
  - (ii) is located entirely within an existing approved **building**;
- (m) the **City's** use of land which it either owns or has an equitable interest in for a purpose approved by **Council** in connection with any **Utility**; and
- (n) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as:
- (i) Block 4 Plan 9711796;
  - (ii) Block 6 Plan 9711978;
  - (iii) Lot 1 Plan 8711504;
  - (iv) Block 3 Plan 7203JK;
  - (v) Lots 1 through 3 Block 4 Plan 8810907;
  - (vi) Block 5 Plan 7627JK;
  - (vii) Lot 1 Block 6 Plan 8811565;
  - (viii) Lots 2 through 5 Block 8 Plan 8910156;
  - (ix) Lot 1 Block 1 Plan 8810212;
  - (x) Block 1 Plan 6368JK;
  - (xi) Lot 2 Block 1 Plan 8810882;
  - (xii) Meridian 5 Range 2 Township 25 Section 8 Quarter South West containing 64.7 hectares (160 Acres) more or less excepting thereout:
- (A) The Westerly 150 feet in perpendicular width throughout of said quarter section containing 3.67 hectares (9.06 Acres) more or less.

5P2013

(B)

Plan	Number	Hectares	(Acres) More or Less
Subdivision	0212109	5.208	12.87
Subdivision	0212996	0.329	0.81
Subdivision	0310384	5.392	13.32
Subdivision	0310801	0.281	0.69
Road	0410951	0.740	1.83
Subdivision	0411095	5.586	13.80
Subdivision	0413246	3.570	8.82
Subdivision	0413479	2.041	5.04
Subdivision	0513290	4.763	11.77
Subdivision	0610329	10.166	25.1
Subdivision	0614724	6.395	15.8

(xiii) Meridian 5 Range 2 Township 25 Section 8 Quarter South East containing 64.7 hectares (160 Acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	20.84	51.5
Subdivision	0010707	2.885	7.13
Subdivision	0012144	0.453	1.12
Subdivision	0111064	0.858	2.12
Subdivision	0111261	3.974	9.82
Subdivision	0112249	0.972	2.40
Subdivision	0211588	4.76	11.76
Subdivision	0211922	0.081	0.20
Subdivision	0212109	4.555	11.26
Subdivision	0212265	3.905	9.65
Subdivision	0212996	4.803	11.87
Subdivision	0310801	7.802	19.28
Subdivision	0311537	4.63	11.44
Subdivision	0312428	0.898	2.22
Subdivision	0313145	1.415	3.50
Road	0410951	0.890	2.20
Subdivision	0614724	0.191	0.47

(xiv) Meridian 5 Range 2 Township 25 Section 5

That portion of the North East Quarter which lies to the north of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 30.9 hectares (76.16 acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	7.60	18.78
Subdivision	0110288	1.579	3.90
Subdivision	0310801	3.261	8.06
Subdivision	0311537	0.0002	0.0004
Subdivision	0313145	9.648	23.83
Road	0410951	1.247	3.08
Road	0411502	0.277	0.68
Subdivision	0512903	4.677	11.56

(xv) Meridian 5 Range 2 Township 25 Section 5

That portion of the North West Quarter which lies to the North of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 20.9 hectares (51.67 acres) more or less excepting thereout:

	Hectares	(Acres) More or Less
A) Plan 0110288 subdivision	4.020	9.93

(xvi) Lot 35 through 40 Block 90 Plan 0614543;

(xvii) Lot 59 through 99 Block 90 Plan 0614543; and

(xviii) Lots 2 through 4 Block 6 Plan 8910893

any of which may be further subdivided from time to time.

(o) a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:

44P2022

- (i) it is located in the **I-G, I-B** or **I-C** districts;
- (ii) it does not include additions, exterior alterations, or changes to site plans; and
- (iii) unless otherwise referenced in subsection (iv), the proposed **use** is listed as a **permitted use** in the district; and
- (iv) a **development permit** is required for a change of **use** for a **building** or portion of a **building** if the proposed **use** is one of the following **uses**:

(A) **Brewery, Winery and Distillery.**

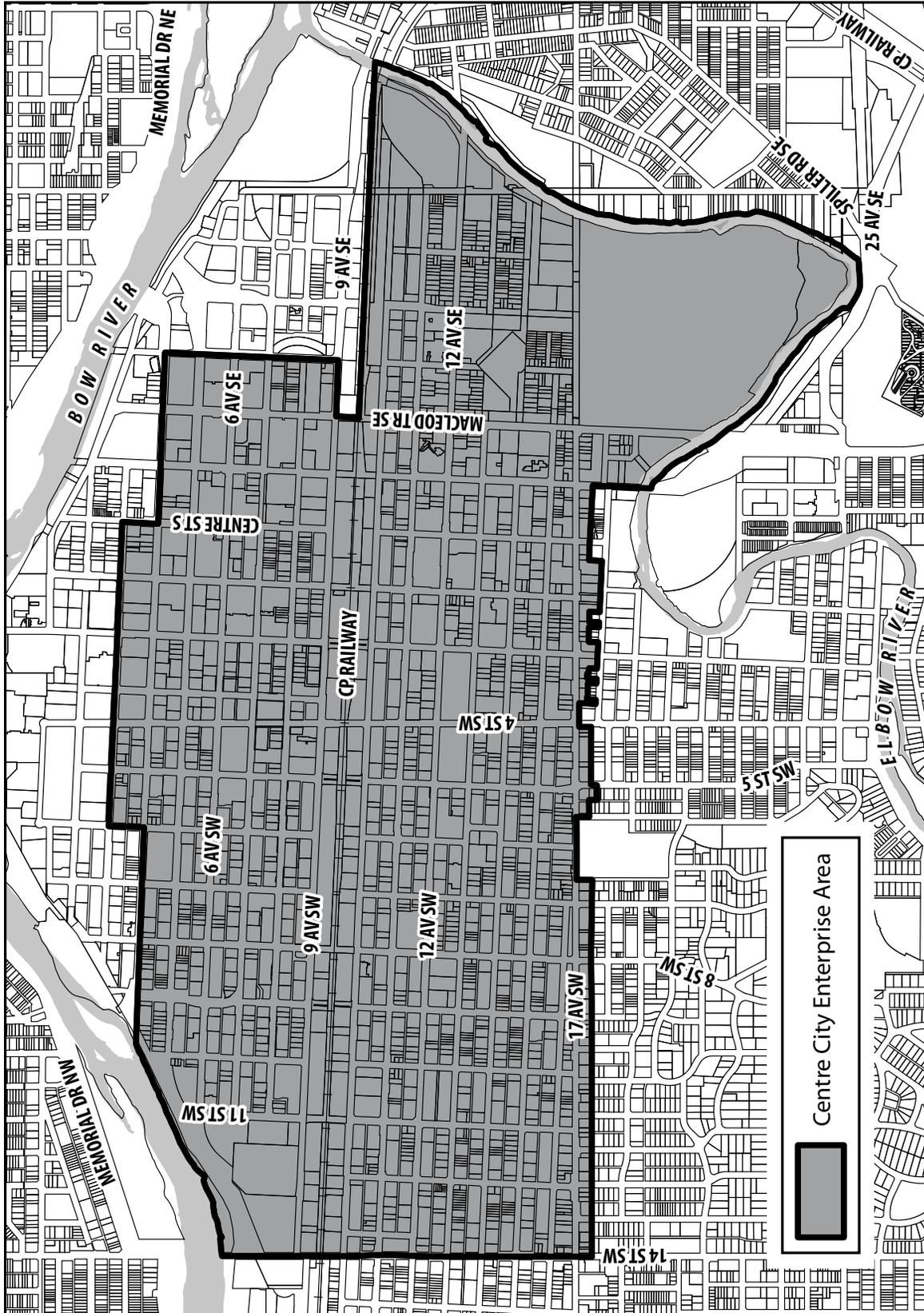
- 1P2009                    **25.1**    The following **developments** do not require a **development permit**:
- 4P2012                    (a)        **Public Transit System;**
- 4P2012, 32P2012        (a.1)      temporary structures affiliated with a **City** approved street festival;
- 32P2012                    (a.2)      any activity and associated structures granted a permit through the Parks and Pathways Bylaw;
- 32P2012                    (b)        **Utilities – Linear;**
- 32P2012, 11P2014        (c)        **developments** as defined in section 8(2) of Bylaw 2P80 that comply with the rules of The City of Calgary Land Use Bylaw 2P80, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008;
- 32P2012, 11P2014        (d)        **developments** as defined in section 7 of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, that have commenced and comply with the rules of the Municipal District of Rockyview or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008, and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in APPENDIX A of Order in Council 333/2007;
- 32P2012, 11P2014, 37P2017        (e)        **developments** as defined in Section 8(2) of Part 10, that comply with the rules of Part 10 and have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to designation of the parcel under another part of this bylaw;
- 11P2014, 37P2017, 33P2019        (f)        **developments** located in the **floodway**, which are being conducted by, or on behalf of, the **City** for the purpose of erosion control, where the primary purpose is to protect public infrastructure;
- 37P2017, 33P2019        (g)        **targeted grazing** on **City** owned lands carried on by, or on behalf of, the **City**; and
- 33P2019                    (h)        **Urban Agriculture** where:
- (i)        trees and shrubs required on the **parcel** in conjunction with an approved **development permit**, are retained;
- (ii)       there are no **local food sales**; and
- (iii)      there is a maximum of one ancillary **building** 10.0 square metres or less in area for the purposes of storage.
- 30P2017                    **25.2 (1)**    Unless otherwise stated in subsections (4) and (5), the following **developments** do not require a **development permit** if the conditions of section 24 are met:

- (a) An addition to a **building** where:
- (i) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1;
  - (ii) it is not listed on the **City** inventory of evaluated historic resources; and 67P2018
  - (iii) the addition does not increase the **gross floor area** of the **building** by more than 1000.0 square metres.
- (2) Unless otherwise stated in subsections (4) and (5), a change of **use** for a **building** or portion of a **building** does not require a **development permit** if: 52P2018
- (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
  - (b) it is a listed **use** in the district.
- (3) Unless otherwise stated in subsections (4) and (5), exterior alterations for **buildings** not listed on the **City** inventory of evaluated historic resources, do not require a **development permit** if: 67P2018
- (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
  - (b) it is a listed **use** in the district.
- (4) The following **uses** are not exempt under subsections (1), (2) and(3):
- (a) *deleted* 25P2018,  
27P2021
  - (a.1) **Cannabis Store;** 26P2018
  - (a.2) **Custodial Care;** 25P2018
  - (b) **Liquor Store;**
  - (c) *deleted* 25P2018
  - (d) **Nightclub;**
  - (e) **Pawn Shop;** and
  - (f) **Payday Loan.**
- (5) The following **uses** are not exempt under subsections (1), (2) and (3) where they are located within 30 metres of a freight rail corridor **property line**:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Child Care Service;**
  - (d) **Dwelling Unit;**
  - (e) **Emergency Shelter;**
  - (f) *deleted* 28P2021

- (g) **Hospital;**
  - (h) **Jail;**
  - (i) **Residential Care;**
  - (j) **School – Private;**
  - (k) **School Authority – School;** and
  - (l) **Temporary Shelter.**
- (6) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.
- (7) Subsections (1), (3), (4), (5) and (6) remain in effect until July 1, 2023.

77P2019,  
27P2021

Map 2.1 "Centre City Enterprise Area"



6P2021,  
44P2022

**25.3** *deleted*

Map 2.2 “International Avenue Change of Use/Exterior Renovation Exemption Area”

*deleted*

44P2022

Map 2.3 “Montgomery Change of Use/Exterior Renovation Exemption Area”

44P2022

*deleted*

Map 2.4 “Sunalta Change of Use Exemption Area”

*deleted*

44P2022

39P2018, 6P2021

**Exemption for Insulation Retrofit**

- 25.4 (1)** In the *low density residential districts*, *development* with the sole purpose of adding exterior insulation and associated cladding to an existing *building* containing a **Dwelling Unit** does not require a *development permit*.
- (2)** The insulation and cladding for any *development* referenced in subsection (1):
- (a) may project a maximum of 0.3 metres into any required *setback area*; and
  - (b) may exceed the maximum *parcel coverage* in the district.

46P2007, 30P2011

**Development Permit Application Requirements**

- 26 (1)** Any owner of a *parcel*, his authorized agent, or other persons having legal or equitable interest in the *parcel* may apply to the **General Manager** for a *development permit*.
- (2)** An application for a *development permit* must be made on an application form approved by the **General Manager** and be submitted with the fee for an application as prescribed by resolution of **Council**.
- (3)** An applicant for a *development permit* must provide such information as may be required by the **Development Authority** to evaluate the application.

46P2007, 30P2011

**Notice Posting Requirement**

17P2018

- 27 (1)** At least 7 days prior to making a decision on an application for a *development permit* for those *uses* listed in subsections (2), (2.1), (3) (4) and (5), the **Development Authority** must ensure a notice is posted in a conspicuous place stating:
- (a) the proposed *use* of the *building* or *parcel*;
  - (b) that an application respecting the proposed *development* will be considered by the **Development Authority**;
  - (c) that any person who wishes to submit comments in respect to the proposed *development* on the *parcel* may deliver to the **Development Authority** a written statement of their comments regarding the *development*;
  - (d) the date by which the comments must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
  - (e) that the submission must include:
    - (i) their full name and address; and
    - (ii) the reasons for their position.

17P2018

17P2018

17P2018

- (2) The following *uses* must always be notice posted:
- (a) **Backyard Suite;** 26P2010, 24P2014
  - (a.1) **Cannabis Facility;** 51P2008, 24P2014, 25P2018
  - (a.2) **Cannabis Store;** 24P2014, 13P2017, 20P2017, 25P2018
  - (a.3) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts;
  - (a.4) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR Districts and in all *mixed use districts*;
  - (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR Districts and in all *mixed use districts*; 51P2008, 13P2017, 20P2017
  - (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
  - (c.1) *deleted* 17P2009, 28P2021
  - (c.2) **Hazardous Waste Management Facility;** 44P2022
  - (d) **Home Occupation – Class 2;**
  - (d.1) **Landfill;** 44P2022
  - (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR Districts and in all *mixed use districts*; 51P2008, 13P2017, 20P2017
  - (e.1) *deleted* 7P2014, 25P2018
  - (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, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER Districts or; CR20-C20/R20 District in the area indicated in Map 11 and in all *mixed use districts*; 51P2008, 33P2013, 13P2017, 20P2017
  - (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
  - (i.2) **Secondary Suite** in the R-C1L, R-C1 and R-1 Districts; 24P2018

51P2008, 14P2010,  
38P2013, 13P2017,  
20P2017

14P2010, 38P2013,  
44P2022

44P2022

38P2013

38P2013

30P2011

4P2013

- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR Districts and in all **mixed use districts**;
  - (k) *deleted*
  - (k.1) **Waste Storage Site**;
  - (l) **Wind Energy Conversion System - Type 1**; and
  - (m) **Wind Energy Conversion System - Type 2**.
- (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**.
- (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**; 22P2016
- (d.1) **Rowhouse Building** when listed as a **discretionary use** in the **Developed Area**; and 22P2016
- (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 and in all **mixed use districts**; 51P2008, 26P2010, 9P2012, 33P2013, 20P2017
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).w 30P2011
- (7) The posted notices referenced in this section must conform to the standards approved by the **General Manager**. 17P2018

#### **Exemption for Acquisition of Land by The City**

50P2017

- 27.1 (1)** Except as otherwise referenced in subsection (2), where a portion of a **parcel** is, or has been, acquired on or after January 1, 2017 by the **City** for a municipal purpose, the **development** or **use** legally existing or approved on that **parcel** on the date that the land is, or was, acquired by the **City** is deemed to conform with the requirements of this Bylaw and to comply with the approved **development permit**.
- (2)** Subsection (1) does not deem a **non-conforming use** to conform with the uses listed in the governing land use district or restrictions in the definition of the **use**.



## Required Motor Vehicle Parking Stalls for Calculating Barrier Free Parking Stalls

48P2020

**121.1** Where the minimum number of **motor vehicle parking stalls** is not specified in Part 4, Table 1.2 provides the minimum parking requirements for the purpose of calculating the number of barrier free designated stalls for use by persons with physical disabilities in accordance with the National Building Code.

48P2020,  
27P2021  
28P2021,  
44P2022

Table 1.2: Minimum Motor Vehicle Parking Requirements for Calculating Required Barrier Free Parking Stalls

<b>Group A</b>		<b>Minimum Motor Vehicle Parking Requirement</b>
<b>Artist's Studio</b> <b>Asphalt, Aggregate and Concrete Plant</b> <b>Auto Body and Paint Shop</b> <b>Auto Service – Major</b> <b>Auto Service – Minor</b> <b>Beverage Container Quick Drop Facility</b> <b>Building Supply Centre</b> <b>Bulk Fuels Sales Depot</b> <b>Car Wash – Multi Vehicle</b> <b>Car Wash – Single Vehicle</b> <b>Catering Service – Major</b> <b>Catering Service – Minor</b> <b>Computer Games Facility</b> <b>Crematorium</b> <b>Distribution Centre</b> <b>Dry-cleaning and Fabric Care Plant</b> <b>Fleet Service</b> <b>Food Production</b> <b>Freight Yard</b> <b>Gas Bar</b> <b>General Industrial – Heavy</b> <b>General Industrial – Light</b> <b>General Industrial – Medium</b> <b>Health Services Laboratory – Without Clients</b> <b>Information and Service Provider</b>	<b>Large Vehicle Service</b> <b>Municipal Works Depot</b> <b>Office</b> <b>Payday Loan</b> <b>Print Centre</b> <b>Printing, Publishing and Distributing</b> <b>Recreational Vehicle Service</b> <b>Recyclable Material Drop-Off Depot</b> <b>Salvage Yard</b> <b>School – Private</b> <b>School Authority – School</b> <b>School Authority Purpose – Major</b> <b>School Authority Purpose – Minor</b> <b>Slaughter House</b> <b>Social Organization</b> <b>Specialized Industrial</b> <b>Specialty Food Store</b> <b>Storage Yard</b> <b>Utility Building</b> <b>Vehicle Rental – Major</b> <b>Vehicle rental – Minor</b>	<p>1.0 <b>motor vehicle parking stalls</b> per 100.0 square metres of <b>gross usable floor area</b>.</p>

48P2020  
27P2021  
28P2021,  
44P2022

Table 1.2: Minimum Motor Vehicle Parking Requirements for Calculating Required  
Barrier Free Parking Stalls – continued

<b>Group B</b>		<b>Minimum Motor Vehicle Parking Requirement</b>
<p>Amusement Arcade Auction Market – Other Goods Billiard Parlour Brewery, Winery and Distillery Cannabis Store Columbarium Community Recreation Facility Convenience Store Financial Institution Fitness Centre Food Kiosk Funeral Home Health Care Service Indoor Recreation Facility Kennel Large Vehicle Equipment and Sales Large Vehicle Wash Library Liquor Store Motion Picture Production Facility Museum</p>	<p>Pawn Shop Pet Care Service Place of Worship – Large Place of Worship – Medium Place of Worship – Small Radio and Television Studio Recreation Vehicle Sales Restored Building Products Sales Yard Retail Garden Centre Retail and Consumer Service Self-Storage Facility Service Organization Spectator Sports Facility Supermarket Takeout Food Service Vehicle Sales – Major Vehicle Sales – Minor Veterinary Clinic</p>	<p>4.0 <i>motor vehicle parking stalls</i> per 100.0 square metres of <i>gross usable floor area</i>.</p>
<b>Group C</b>		<b>Minimum Motor Vehicle Parking Requirement</b>
<p>Dinner Theatre Drinking Establishment – Large Drinking Establishment – Medium Drinking Establishment – Small Nightclub</p>	<p>Restaurant: Food Service Only Restaurant: Licensed</p>	<p>2.85 <i>motor vehicle parking stalls</i> per 10.0 square metres of <i>public area</i>.</p>

Group D		Minimum Motor Vehicle Parking Requirement
<p> <b>Adult Mini-Theatre</b>  <b>Campground</b>  <b>Emergency Shelter</b>  <b>Fertilizer Plant</b>  <b>Firing Range</b>  <b>Gaming Establishment – Casino</b>  <b>Hazardous Waste Management Facility</b> when not operated by, or on behalf of, the <b>City</b>  <b>Hide Processing Plant</b>  <b>Intensive Agriculture</b>  <b>Inter-City Bus Terminal</b>  <b>Jail</b>  <b>Landfill</b> when not operated by, or on behalf of, the <b>City</b>  <b>Motorized Recreation</b>  <b>Natural Resource Extraction</b>  <b>Pits and Quarries</b>  <b>Power Generation Facility – Large</b> </p>	<p> <b>Race Track</b>  <b>Refinery</b>  <b>Salvage Processing – Heat and Chemicals</b>  <b>Sawmill</b>  <b>Sewage Treatment Plant</b>, when not operated by, or on behalf of, the <b>City</b>  <b>Stock Yards</b>  <b>Tire Recycling</b>  <b>Vehicle Storage</b>  <b>Waste Storage Site</b> when not operated by, or on behalf of, the <b>City</b>  <b>Zoo</b> </p>	<p>Requires <b>motor vehicle parking stalls</b> based on a parking study required at the time of land use redesignation application.</p>
Group E		Minimum Motor Vehicle Parking Requirement
<p> <b>Bed and Breakfast</b>  <b>Child Care Service</b>  <b>Cinema</b>  <b>Custodial Quarters</b>  <b>Drive Through</b>  <b>Gaming Establishment – Bingo</b>  <b>Home Occupation – Class 2</b>  <b>Hotel</b>  <b>Instructional Facility</b> </p>		<p> a. 1.0 <b>motor vehicle parking stalls</b> per guest bedroom for a <b>Bed and Breakfast</b>.  b. 1.0 <b>motor vehicle parking stalls</b> per two (2) employees at the <b>use</b> at any given time, or 1.0 stalls per 10 children, whichever is greater for a <b>Child Care Service</b>.  c. 1.0 <b>motor vehicle parking stalls</b> per four (4) fixed seats for a <b>Cinema</b>.  d. 1.0 <b>motor vehicle parking stalls</b> per <b>Custodial Quarters</b>.  e. 5.0 <b>motor vehicle parking stalls</b> for a <b>Drive Through</b>. </p>

48P2020  
27P2021  
28P2021,  
44P2022

Table 1.2: Minimum Motor Vehicle Parking Requirements for Calculating Required Barrier Free Parking Stalls – continued

Group E – continued	Minimum Motor Vehicle Parking Requirement
	<p>f. 1.0 <b>motor vehicle parking stalls</b> per 3.5 seats, based on the maximum capacity stated in the <b>development permit</b> for a <b>Gaming Establishment – Bingo</b>.</p> <p>g. <i>deleted</i></p> <p>h. 1.0 <b>motor vehicle parking stalls</b> where the number of business associated vehicle visits per week exceeds three (3), for a <b>Home Occupation – Class 2</b>.</p> <p>i. 1.0 <b>motor vehicle parking stalls</b> per 2.5 guest rooms for a <b>Hotel</b>.</p> <p>j. 1.0 <b>motor vehicle parking stalls</b> per 5 students for an <b>Instructional Facility</b>.</p>

- (a) hard surfaced; and
- (b) located wholly on the subject *parcel*.

### Loading Stalls

39P2010,  
12P2012

- 123** (1) A *loading stall* must be located so that all motor vehicles using the stall can be parked and maneuvered entirely within the boundary of the site before moving onto a *street* or a *lane*.
- (2) A *loading stall* must have:
- (a) a minimum width of 3.1 metres;
  - (b) a minimum depth of 9.2 metres; and
  - (c) a minimum height of 4.3 metres.
- (3) Minimum *loading stall* dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.10 metres in height above the *loading stall* surface and must be placed perpendicular to the *loading stall* depth a minimum of 0.60 metres from the front of the *loading stall*.
- (5) In *commercial, industrial, mixed use* and *special purpose districts* the minimum requirement for *loading stalls* is:
- (a) 1.0 *loading stalls* per 9300.0 square metres of *gross floor area* where the cumulative *gross floor area* of all *buildings* on a *parcel* is greater than 930.0 square metres; and
  - (b) 0.0 *loading stalls* where the cumulative *gross floor area* of all *buildings* on a *parcel* is less than or equal to 930.0 square metres.
- (6) Unless otherwise referenced in subsection (7), the following *uses* are not included in the calculation of required *loading stalls*:
- (a) **Auto Service – Minor;**
  - (b) **Bulk Fuel Sales Depot;**
  - (c) **Car Wash – Multi Vehicle;**
  - (d) **Car Wash – Single Vehicle;**
  - (e) **Cemetery;**
  - (f) **Columbarium;**
  - (g) **Custodial Quarters;**
  - (h) **Dwelling Unit;**
  - (i) **Extensive Agriculture;**

20P2017

- (j) **Financial Institution;**
- (k) **Funeral Home;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- 44P2022 (m.1) **Hazardous Waste Management Facility;**
- 44P2022 (m.2) **Landfill;**
- (n) **Large Vehicle Wash;**
- (o) **Live Work Unit;**
- (p) **Military Base;**
- (q) **Natural Area;**
- (r) **Outdoor Recreation Area;**
- (s) **Park;**
- (t) **Park Maintenance Facility – Large;**
- (u) **Park Maintenance Facility – Small;**
- (v) **Parking Lot – Structure;**
- (w) **Place of Worship – Medium;**
- (x) **Place of Worship – Small;**
- (y) **Power Generation Facility – Medium;**
- (z) **Power Generation Facility – Small;**
- (aa) **Protective and Emergency Service;**
- (bb) **Self Storage Facility;**
- (cc) **Sewage Treatment Plant;**
- (dd) **Special Function – Class 1;**
- (ee) **Special Function – Class 2;**
- (ff) **Temporary Shelter;**
- (gg) **Utilities;**
- (hh) **Utility Building;**
- (ii) **Vehicle Rental – Major;**
- (jj) **Vehicle Rental – Minor;**
- 44P2022 (kk) *deleted*
- 44P2022 (kk.1) **Waste Storage Site; and**
- (ll) **Water Treatment Plant.**

- (7) Where a **building** contains 20 or more **units** with shared entrance facilities, a minimum of 1.0 **loading stalls** is required.
- (8) In a **multi-residential district**, where the cumulative **gross floor area** of **commercial multi-residential uses** exceeds 930.0 square metres, the **commercial multi-residential uses** require 1.0 **loading stalls** per 9300.0 square metres of **gross floor area**.

### Relaxations of Parking and Loading Stall Requirements

- 124 (1) For **uses** in **buildings** listed on the **City** inventory of evaluated historic resources, the **Development Authority** may consider a relaxation of the minimum **motor vehicle parking stalls, visitor parking stalls, bicycle parking stall** and **loading stall** requirements. Consideration for relaxations must be based on: 67P2018
- (a) satisfaction of the test for a relaxation referenced in section 31 or 36; 5P2013
  - (b) the existing ability of the site to accommodate **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls**; and
  - (c) the number of **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls** to be relaxed.
- (2) The **Development Authority** may consider a relaxation in the **required motor vehicle parking stalls** and **visitor parking stalls** for **uses** when a transportation demand management measure is approved by the **Development Authority** and is required to be implemented as a condition in a **development permit**.
- (3) Any approved transportation demand management measure must:
- (a) be sustainable throughout the term of the **development permit**; and
  - (b) include requirements that must be incorporated into an approved plan or condition on a **development permit**.
- (4) The **Development Authority** may consider a relaxation in the minimum required **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls** for a **development** when: 13P2018
- (a) the test for a relaxation referenced in either section 31 or 36 is satisfied; and
  - (b) the type of **use**, the size or shape of the **parcel**, or the topographical constraints present practical difficulties in accommodating the requirements of this Bylaw; when a relaxation is given for this reason, it and the reasons must be stated on the **development permit**; or

- (c) an applicant submits a parking study, as part of a **development permit** application, that demonstrates that the **motor vehicle parking stall** requirement, **visitor parking stall** or **bicycle parking stall** requirement should be less than the requirements of this Bylaw due to unique site, location or **use** characteristics, and the conclusions of the study are considered acceptable by the **Development Authority**.

48P2020

- (5) The **Development Authority** may consider a relaxation to the minimum required **pick-up and drop-off stalls** for a **School Authority – School** when:
  - (a) the proposed **development** is an addition to a **School Authority – School building** existing on the effective date of this Bylaw; or
  - (b) the proposed **development** is a new **School Authority – School building** proposed on a **parcel** designated as reserve land existing on the effective date of this Bylaw; and
  - (c) in the opinion of the **Development Authority**, it would be difficult to provide the required **pick-up and drop-off stalls** due to the **parcel** configuration, area of a **parcel** and **frontage**.

5P2013

- (6) The **Development Authority** may consider a relaxation of Section 116 where:
  - (a) the test for a relaxation referenced in either Section 31 or 36 is satisfied;
  - (b) the **development permit** identifies the locations of the minimum required stalls, including the mechanisms used to maintain the stalls for the duration of the **development**;
  - (c) the stalls referenced in subsection (b) are signed or marked as being available for the **development**; and
  - (d) all **parcels** forming part of the **development** are indicated on the same **development permit**.

## Parking Stall Exemptions

48P2020

**124.1** *deleted*

- (6) The production, processing, storage or sale of cannabis can only occur where it has been approved through a **development permit** for a **use** where it is specifically allowed in the **use** definition or rules. 25P2018

### Uses Not Listed But Allowed in All Districts

- 134 (1) The following **uses** are **permitted uses** in all Districts, regardless of whether they are listed in the District:
- (a) **Motion Picture Filming Location;**
  - (b) **Public Transit System;** 1P2009
  - (b.1) **Special Function – Class 1;** and 4P2012
  - (c) **Utilities – Linear.** 1P2009
- (2) The following **uses** are **discretionary uses** in all Districts, regardless of whether they are listed in the District: 41P2009
- (a) Excavation, Stripping and Grading; 16P2018
  - (b) **Recyclable Construction Material Collection Depot (temporary);** and 16P2018
  - (c) **Parking Lot – Structure for a Public Transit System.** 16P2018

### Deemed Uses

32P2009

- 134.1 (1) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **General Industrial – Light use** when the **use** is located in, or the Direct Control District references, the I-C, I-E, I-G or I-R Districts:
- (a) **Animal Feed Processor – Class 1;**
  - (b) **Brewery and Distillery – Class 1;**
  - (c) **Contractor’s Shop – Class 1;**
  - (d) **Food and Beverage Processor – Class 1;**
  - (e) **Health Services Laboratory – Without Clients;**
  - (f) **Household Appliance and Furniture Repair Service;**
  - (g) **Industrial Design and Testing – Inside;**
  - (h) **Industrial Repair and Service – Inside;**
  - (i) **Manufacturer – Class 1;**
  - (j) **Printing, Publishing and Distributing;** 44P2022
  - (j.1) **Specialized Industrial;** and 44P2022
  - (k) **Warehouse – Storage Only.**
- (2) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be

the **General Industrial – Medium use** when the *use* is located in, or the Direct Control District references, the I-C, I-E, I-G or I-R Districts:

- (a) **Animal Feed Processor – Class 2;**
- (b) **Brewery & Distillery – Class 2;**
- (c) **Contractor’s Shop – Class 2;**
- (d) **Food and Beverage Processor – Class 2;**
- (e) **Industrial Design and Testing – Outside;**
- (f) **Industrial Repair and Service – Outside;** and
- (g) **Manufacturer – Class 2.**

44P2022

- (3) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following *uses* are deemed to be the **Specialized Industrial use** when the *use* is located in, or the Direct Control District references, the S-URP District:

- (a) **Industrial Design and Testing – Inside;**
- (b) **Industrial Repair and Service – Inside;**
- (c) **Manufacturer – Class 1;** and
- (d) **Health Services Laboratory – Without Clients.**

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

- (a) **Manufacturer – Class 3** is deemed to be the **General Industrial – Heavy use;**
- (b) **Instructional Facility – Inside** and **Instructional Facility – Outside** are deemed to be the **Instructional Facility use;**
- (c) **Large Vehicle Sales** is deemed to be the **Large Vehicle and Equipment Sales use;**
- (d) **Auto Wrecker** is deemed to be the **Salvage Yard use;**

44P2022

- (e) **Recycling Plant** is deemed to be the **Salvage Yard use** when any part of the processes or functions related to the *use* are located outside of a *building*;

44P2022

- (f) **Recycling Plant** is deemed to be the **General Industrial – Light use** when all of the processes and functions associated with the *use* are contained within a fully enclosed *building*;

44P2022

- (g) **Waste Disposal and Treatment Facility** is deemed to be the **Hazardous Waste Management Facility use** when *hazardous waste* that is produced off-site is collected, stored, treated, or disposed of;

44P2022

- (h) **Waste Disposal and Treatment Facility** is deemed to be the **Landfill use** when *waste*, other than *hazardous waste*, is disposed of by placing it on or in land;

- (i) **Waste Disposal and Treatment Facility** is deemed to be the **Waste Storage Site use** when **waste**, other than **hazardous waste**, is stored in piles or inside **buildings** before being transported to another **parcel** for treatment or disposal; and 44P2022
- (j) **Equipment Yard** is deemed to be the **Storage Yard use**. 44P2022
- (5) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Retail and Consumer Service use**: 39P2010
- (a) **Beauty and Body Service**;
- (b) **Household Appliance and Furniture Repair Service**;
- (c) **Personal Apparel Service**;
- (d) **Photographic Studio**;
- (e) **Proshop**;
- (f) **Retail Store**; and
- (g) **Video Store**
- (6) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Backyard Suite use**: 24P2014
- (a) **Secondary Suite – Detached Garage**; and
- (b) **Secondary Suite – Detached Garden**.
- (7) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, a **Beverage Container Drop-Off Depot** is deemed to be the **Recyclable Material Drop-Off Depot**. 16P2018
- (8) In any **development permit** or Direct Control District approved after the effective date of this Bylaw: 25P2018
- (a) *deleted* 27P2021
- (b) **Medical Marihuana Production Facility** is deemed to be the **Cannabis Facility use**.
- (9) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Health Care Service use**: 27P2021
- (a) **Cannabis Counselling**;
- (b) **Counselling Service**;
- (c) **Health Care Services Laboratory – With Clients**; and
- (d) **Medical Clinic**.
- (10) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, **Market** is deemed to be **Retail and Consumer Service**. 27P2021

- 27P2021 (11) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Restaurant: Food Service Only use**:
- (a) **Restaurant Food Service – Large;**
  - (b) **Restaurant Food Service – Medium;** and
  - (c) **Restaurant Food Service – Small.**
- 27P2021 (12) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Restaurant: Licensed use**:
- (a) **Restaurant: Licensed – Large;**
  - (b) **Restaurant: Licensed – Medium;**
  - (c) **Restaurant: Licensed – Small;** and
  - (d) **Restaurant: Neighbourhood.**
- 44P2022 (13) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Vehicle Storage use**:
- (a) **Vehicle Storage – Large;**
  - (b) **Vehicle Storage – Passenger;** and
  - (c) **Vehicle Storage – Recreational.**
- 44P2022 (14) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **General Industrial – Light use** when the use is located in, or the Direct Control district references the I-B District:
- (a) **Specialized Industrial.**
- 42P2019 **Pop-up Uses**
- 134.2 (1) In this section and in section 25, “pop-up uses” means any one or more of the following:
- (a) **Amusement Arcade;**
  - (b) **Artist’s Studio;**
  - (c) **Auction Market - Other Goods;**
  - (d) **Billiard Parlour;**
  - (d1) **Catering Service – Minor;**
  - (e) **Cinema;**
  - (f) **Computer Games Facility;**
  - (g) **Conference and Event Facility;**
- 32P2020

- |       |   |         |
|-------|---|---------|
| (h)   | <i>deleted</i>  | 27P2021 |
| (i)   | <b>Fitness Centre;</b>  |         |
| (i.1) | <b>Food Kiosk;</b>  | 32P2020 |
| (i.2) | <b>Health Care Service;</b>   | 27P2021 |
| (j)   | <b>Indoor Recreation Facility;</b>  |         |
| (k)   | <b>Information and Service Provider;</b>  |         |
| (l)   | <b>Instructional Facility;</b>  |         |
| (m)   | <b>Library;</b>   |         |
| (n)   | <i>deleted</i>  | 27P2021 |
| (o)   | <i>deleted</i>  | 27P2021 |
| (p)   | <b>Museum;</b>  |         |
| (q)   | <b>Office;</b>  |         |
| (r)   | <b>Performing Arts Centre;</b>  |         |
| (s)   | <b>Pet Care Service;</b>  |         |
| (t)   | <b>Print Centre;</b>  |         |
| (t.1) | <b>Restaurant: Food Service Only;</b>   | 27P2021 |
| (t.2) | <i>deleted</i>  | 27P2021 |
| (t.3) | <i>deleted</i>  | 27P2021 |
| (t.4) | <b>Restaurant: Licensed;</b>  | 27P2021 |
| (t.5) | <i>deleted</i>  | 27P2021 |
| (t.6) | <i>deleted</i>  | 27P2021 |
| (t.7) | <i>deleted</i>  | 27P2021 |
| (u)   | <b>Retail and Consumer Service;</b>   |         |
| (v)   | <b>Specialty Food Store;</b>  |         |
| (v.1) | <b>Take Out Food Service;</b>   | 32P2020 |
| (w)   | <b>Veterinary Clinic;</b> and   |         |
| (x)   | educational, recreational, sporting, social, and worship activity that includes, but is not limited to a wedding, circus, birthday, trade show, and ceremony. |         |
- (2) "Pop-up uses" may occur where:
- (a) the "pop-up uses" are located:
- (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-G, I-B, I-E, I-C, I-R, in all **mixed use**

**districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and

(ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);

(b) the “pop-up uses” operate, excluding the time used to erect the activity, for a maximum of:

(i) 4 consecutive days; and

(ii) 50 cumulative days in a calendar year;

(c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and

32P2020

(d) may display merchandise related to the **use** outside of a **building**, provided the merchandise does not impede pedestrian movement

42P2019

**Interim Uses**

**134.3 (1)** In this section and in section 25, “interim uses” means any one or more of the following:

(a) **Artist’s Studio;**

32P2020

(a.1) **Catering Service – Minor;**

32P2020

(a.2) **Food Kiosk;**

32P2020

(a.3) **Fitness Centre;**

32P2020

(a.4) **Indoor Recreation Facility;**

(b) **Information and Service Provider;**

32P2020,  
27P2021

(b.1) *deleted*

(c) **Office;**

(d) **Print Centre;**

27P2021

(d.1) **Restaurant: Food Service Only;**

27P2021

(d.2) *deleted*

27P2021

(d.3) *deleted*

27P2021

(d.4) **Restaurant: Licensed;**

27P2021

(d.5) *deleted*

27P2021

(d.6) *deleted*

27P2021

(d.7) *deleted*

(e) **Retail and Consumer Service;**

- (f) **Specialty Food Store**; and
  - (g) **Take Out Food Service.** 32P2020
- (2) “interim uses” may occur where:
- (a) the “**Interim Uses**” are located:
    - (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-B, I-E, I-C, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and
    - (ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
  - (b) the “interim uses” operate, excluding the time used to erect the activity, for a maximum of:
    - (i) 6 consecutive months; and
    - (ii) 6 months in a calendar year;
  - (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and
  - (d) may display merchandise related to the **use** outside of a **building**, provided the merchandise does not impede pedestrian movement. 32P2020



**155.1 “Beverage Container Quick Drop Facility”**

37P2014

- (a) means a *use* where:
  - (i) bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
  - (ii) bottles and other beverage containers are removed from the site for storage or sorting;
  - (iii) reimbursement is done through direct deposit into a pre-registered account and no reimbursement of the recycling deposit occurs on-site; and
  - (iv) there is no sorting or long-term storage of bottles on-site;
- (b) is a *use* within the Industrial Support Group in Schedule A to this Bylaw;
- (c) when located within 300.0 metres to a *parcel* designated as a ***residential district***, must:
  - (i) not have any outside storage of carts, bottles, other beverage containers, palettes, or cardboard boxes;
  - (ii) not allow for loading or the movement of ***recyclables*** from the premise between the hours of 9:00pm-7:00am;

44P2022

(iii) not have compaction of materials occurring outside of a **building**;

(d) unless otherwise referenced in subsection (c):

(i) must provide total concealment, through a solid **screen** or **fence**, for any materials located outside of a **building**;

44P2022

(ii) may be required to demonstrate how impacts such as debris, grocery carts, litter or **recyclables** will be managed;

48P2020

(e) *deleted*

(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**.

## 156 “Billiard Parlour”

(a) means a **use**:

(i) where the primary function is the rental of billiard tables, pool tables or similar games tables to the public for a fee; and

(ii) that may include a maximum of three (3) mechanical or electronic games that are kept for the purpose of furnishing entertainment or amusement;

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

48P2020

(c) *deleted*

(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**.

22P2016

### 156.1 “Brewery, Winery and Distillery

(a) means a **use**:

(i) where beer, wine, spirits and other alcoholic beverages are manufactured;

(ii) that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;

- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a **motor vehicle parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
- (i) within the **building**; or
  - (ii) within a **screened** enclosure that must be:
    - (A) **deleted** 16P2018
    - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
    - (C) constructed of materials and to the standards required by the **Development Authority**; and
- (g) **deleted** 48P2020
- (h) does not require **bicycle parking stalls – class 1 or class 2**.

### 163 “Catering Service – Major”

- (a) means a **use**:
- (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and
  - (ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a **building**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw; and
- (c) **deleted** 48P2020
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

### 164 “Catering Service – Minor”

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

- (ii) that is entirely within a **building**; and
- (iii) that may only have delivery vehicles that are necessary for the operation of the **use**;

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

48P2020

(c) *deleted*

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

17P2009

### 165 “Child Care Service”

(a) means a **use**:

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

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

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

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

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

16P2018,  
44P2022

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

54P2008

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

48P2020

(d) *deleted*

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

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

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

### 166 “Cinema”

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

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

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

**187 “Duplex Dwelling”**

- (a) means a **building** which contains two **Dwelling Units**, one located above the other, with each having a separate entrance;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**188 “Dwelling Unit”**

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

**189 “Emergency Shelter”**

- (a) means a **use**:
  - (i) that may provide transitional housing for people in need of shelter;
  - (ii) that may provide temporary accommodation for persons in need of short term accommodation;
  - (ii.1) that may include sobering facilities, but does not include treatment for an addiction;
  - (iii) that may offer health, education, and other programs and services to the population the **use** serves;
  - (iv) that may provide a food preparation, **kitchen** or eating area for the staff or population the **use** serves;

24P2011

- (v) that has staff providing supervision of the people being accommodated at all times the facility operates; and
  - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Emergency Shelter** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** and **bicycle parking stalls – class 1** or **class 2**, based on a parking study required at the time of land use redesignation application.

32P2009,  
44P2022

**190** *deleted*

**191 “Extensive Agriculture”**

49P2017

- (a) means a *use*:
  - (i) where land is used to raise crops or graze livestock outdoors;
  - (ii) where trees and shrubs are intensively grown outdoors;
  - (iii) that may have ancillary agricultural **buildings** and structures that support the outdoor activities; and
  - (iv) that may include **ancillary structures** for small-scale subsidiary agricultural pursuits;
- (b) is a *use* within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) where an **ancillary structure** is a greenhouse in the S-FUD or S-TUC District:
  - (i) it is limited to a maximum of 200 square metres in **gross floor area**;
  - (ii) it must be 30 metres from a **Dwelling Unit** located on a **parcel** in a **residential district** or in another municipality, measured from the closest point of the greenhouse to the closest point of the **Dwelling Unit**; and
  - (iii) it must use existing approved road access;
- (d) does not require **motor vehicle parking stalls**; and
- (e) 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; and

48P2020

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

### 194 “Firing Range”

- (a) means a **use**:
  - (i) where firearms are discharged outdoors for recreation, sport or training purposes;
  - (ii) that may provide a **building** containing change rooms, washrooms or showers and rooms for the administrative functions and storage required for the **use**;
  - (iii) that may provide seating areas for the occasional viewing of the sport associated with the **use**; and
  - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Firing Range** as a **use**;

- (ii) where goods are stored in a trailer, shipping container, pole barn, quonset hut or other moveable, non-permanent structure with a roof;
- (iii) where goods may be moved from one container to another for transport off the *parcel*;
- (iv) where goods are not stored in a permanent **building**;
- (v) where goods may be stacked or piled outside;
- (vi) where goods being stored are not motor vehicles, equipment, **hazardous waste**, or **waste**. 44P2022
- (vii) where no production or sale of any goods as part of the **use** is allowed; and
- (viii) that may have a **building** for administrative purposes;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw; and
- (c) *deleted* 48P2020
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 200 “Funeral Home”

- (a) means a **use**:
  - (i) where funerals are arranged and held;
  - (ii) where the deceased are prepared for burial or cremation;
  - (iii) that may accommodate one cremation chamber; and
  - (iv) that may include a **Columbarium**;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw; and 39P2010
- (c) *deleted* 48P2020
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 201 “Gaming Establishment – Bingo”

- (a) means a **use**:
  - (i) where bingo games are held on three or more days in any one calendar week; and

- (ii) that occurs entirely within a **building** that has the capacity to accommodate more than 250 persons at any one time;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**; and
- (e) *deleted*
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

48P2020

**202 “Gaming Establishment – Casino”**

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

- (ii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Gaming Establishment – Casino** as a *use*;
- (b) is a *use* within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows on a façade that faces a **residential district** or abuts a *lane* separating the *parcel* from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening *street*; and
- (e) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

### 203 “Gas Bar”

- (a) means a *use*: 13P2009
  - (i) where automotive fuels are sold;
  - (ii) where motor vehicle accessories and products may be sold; and
  - (iii) where any **building** that is not combined with another *use* has a maximum **gross floor area** of 40.0 square metres;
- (b) is a *use* within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have a canopy that exceeds 5.0 metres in height when measured from **grade**;
- (d) must have fully recessed canopy lighting;
- (e) may have an outdoor display of products related to the *use*, provided they are within 4.5 metres of the **building** entrance or on gas pump islands; and
- (f) *deleted* 48P2020
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

32P2009

**203.1 “General Industrial – Heavy”**(a) means a *use*:

(i) where any of the following activities occur:

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

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

44P2022

(C) the crushing, dismantling, sorting or processing of collected materials that include **recyclables**, where activities that involve chemicals or the application of heat are contained within a fully enclosed **building**;

49P2017

(ii) where part or all of the processes and functions associated with the *use* are located outside of a **building**, including the function of using trailer units or railway cars prior to shipping;49P2017,  
44P2022(iii) where dust or vibration may be seen or felt beyond the **parcel** containing the *use*;49P2017,  
44P2022(iv) that may include **Food Production**; and

44P2022

(v) that may not include any of the following **uses**:(A) **Hazardous Waste Management Facility**;(B) **Landfill**; or(C) **Waste Storage Site**;(b) is a *use* within the General Industrial Group in Schedule A to this Bylaw;

48P2020

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

## 203.2 “General Industrial – Light”

32P2009

(a) means a *use*:

(i) where any of the following activities occur:

- (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
- (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
- (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
- (D) the crushing, dismantling, sorting or processing of collected materials that include **recyclables**, that may involve chemicals or the application of heat; 44P2022
- (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area** of the warehouse is less than 20 000.0 square metres;
- (F) the analysis or testing of materials or substances in a **laboratory**;
- (G) **research and development**; or
- (H) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; 39P2010

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

- (A) *deleted*; 39P2010
- (B) **Health Services Laboratory – Without Clients**; 49P2017
- (C) **Printing, Publishing and Distributing**; and 49P2017
- (D) **Food Production**; 49P2017

(iii) where all of the processes and functions associated with the *use* are contained within a fully enclosed **building**; 44P2022

- 44P2022 (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**; and
- 44P2022 (v) that may not include any of the following **uses**:
- (A) **Hazardous Waste Management Facility**;
  - (B) **Landfill**; or
  - (C) **Waste Storage Site**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;
- 48P2020 (d) *deleted*
- (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**.

32P2009

**203.3 “General Industrial – Medium”**

- (a) means a **use**:
- (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;
    - (C) the offices or workshops of contractors engaged in either building trades and services, or road and utility construction;
    - (D) the crushing, dismantling, sorting or processing of collected materials that include **recyclables**, where activities that involve chemicals or the application of heat are contained within a fully enclosed **building**;
    - (E) the warehousing, shipping and distribution of goods, including the functions of repackaging and wholesaling, provided the **gross floor area**

44P2022

- of the warehouse is less than 20 000.0 square metres;
- (F) the analysis or testing of materials or substances in a **laboratory**; or
- (G) **research and development**;
- (ii) where part of the processes and functions associated with the **use** may be located outside of a **building**, including the function of using trailer units or railway cars prior to shipping; 49P2017
- (iii) where dust or vibration may be seen or felt outside of the **building** containing the **use** provided it is contained on the **parcel**; 49P2017, 44P2022
- (iv) that may include **Food Production**; and 49P2017, 44P2022
- (v) that may not include any of the following **uses**: 44P2022
- (A) **Hazardous Waste Management Facility**;
- (B) **Landfill**; or
- (C) **Waste Storage Site**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) *deleted* 48P2020
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

#### 203.4 “Hazardous Waste Management Facility”

44P2022

- (a) means a **use**:
- (i) where **hazardous waste** that is produced off-site is collected, stored, treated, or disposed of;
- (ii) where there may be a **building** for the administrative functions of the **use**; and
- (iii) that may be subject to specific setback requirements listed in a Provincial regulation;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

15P2008,  
48P2020,  
27P2021

## 204 “Health Care Service”

- (a) means a **use** that provides physical and mental health services on an out-patient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature;
- (b) may only involve the following activities when located in the M-H1, M-H2, M-H3, M-X1, M-X2, I-R, S-URP Districts:
  - (i) counselling;
- (c) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (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**.

## 205 “Health Services Laboratory – Without Clients”

13P2008

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) bodily samples are tested;
    - (B) medical assessments and research are conducted; or
    - (C) prosthetics, dental aids or medical devices are serviced; and
  - (ii) where no members of the public visit the **use** for any reason;

- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable, outside of the **use**;
- (d) *deleted*
- (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**.

48P2020

## 206 “Hide Processing Plant”

- (a) means a **use**:

- (i) where animal hides and other animal by-products are processed; and
- (ii) must be approved only in a Direct Control District that specifically includes **Hide Processing Plant** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

### 206.1 “Home Based Child Care – Class 1”

17P2009,  
28P2021  
46P2021

- (a) means:
  - (i) an incidental *use* by a resident of a **Dwelling Unit** for the purpose of providing temporary care or supervision to a maximum of 6 children:
    - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
    - (B) for periods of less than 24 consecutive hours;
  - (ii) a *use* that may have a maximum of one non-resident employee at any one time working at the residence where the *use* is located;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not be located in a **Dwelling Unit** containing another **Home Based Child Care – Class 1** or **Home Occupation – Class 2**;
- (c.1) must not display any **signs** related to the *use* on the **parcel**;
- (d) must have **screening** for any outdoor play areas;
- (e) does not require additional **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

5P2013,

### 206.2 *deleted*

17P2009  
16P2018  
28P2021

67P2008, 14P2010,  
9P2012**207 “Home Occupation – Class 1”**

44P2013

16P2018

16P2018

- (a) means:
  - (i) the incidental *use* by a resident of a **Dwelling Unit** for business purposes; and
  - (ii) a *use* that meets all the rules of this section;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- (d) may only have residents of the **Dwelling Unit** work on the *parcel* where the *use* is located;
- (e) must not use the *private garage* or **Accessory Residential Building** for business related activities, except storage where:
  - (i) the storage does not impact a required **motor vehicle parking** stall related to other *uses* on the *parcel*; and
  - (ii) the *private garage* or **Accessory Residential Building** is fully enclosed;
- (f) is limited to a maximum of two (2) per **Dwelling Unit**, with a combined maximum of three (3) business associated vehicle visits per week, as described in section 207(c);
- (g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the *building* containing the *use*;
- (h) must not display any form of signage related to the *use* on the *parcel*;
- (i) must not advertise the address of the *use* to the general public;
- (j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the **Dwelling Unit**, or 30.0 square metres;
- (k) must not have any activities related to the *use* take place outside of a **Dwelling Unit**, which includes the outside storage of materials, tools, products or equipment except for storage as described in subsection (e);
- (l) may only have one (1) vehicle, associated with the *use*, provided that vehicle is not a *large vehicle*;
- (m) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the *use*;

- (n) does not require additional *motor vehicle parking stalls*; and
- (o) does not require *bicycle parking stalls – class 1 or class 2*.

## 208 “Home Occupation – Class 2”

14P2010, 9P2012

- (a) means the incidental *use* by a resident of a **Dwelling Unit** for business purposes;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have more than three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- (d) may only have one (1) non-residents of the **Dwelling Unit** work on the *parcel* where the *use* is located; 44P2013
- (e) may use the *private garage* or **Accessory Residential Building** for business related activities, including storage;
- (f) is limited to one (1) per **Dwelling Unit**;
- (g) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the *building* containing the *use*;
- (h) must not display any form of signage related to the *use* on the *parcel*;
- (i) must not advertise the address of the *use* to the general public;
- (j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the **Dwelling Unit**, or 30.0 square metres;
- (k) must not have any activities related to the *use* take place outside of a **Dwelling Unit**, which includes the outside storage of materials, tools, products or equipment;
- (l) may only have one (1) vehicle, associated with the *use*, provided that vehicle is not a *large vehicle*;
- (m) must not generate more than five (5) business associated vehicle visits to the *parcel* on any one day, to a maximum of 15 business associated vehicle visits per week; 5P2013
- (n) must not directly sell any goods at the premises, unless they are incidental and related to the services provided by the *use*; 5P2013, 44P2013
- (o) requires a minimum of 1.0 *motor vehicle parking stalls* in addition to the *motor vehicle parking stalls* required for the **Dwelling Unit** the *use* is located in, where the number of 5P2013, 44P2013

business associated vehicle visits per week exceeds three (3);  
and

44P2013

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

14P2010

### 208.1 “Hospital”

- (a) means a ***use***:
- (i) that maintains and operates facilities for both inpatient and outpatient medical care;
  - (ii) that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services, for the treatment of human illness, injury, and disease; and
  - (iii) that may include the accessory ***uses*** necessary for the functioning of the institution;
- (b) is a ***use*** within the Care and Health Group in Schedule A to this Bylaw;
- (c) requires a minimum number of ***motor vehicle parking stalls*** based on a parking study required at the time of land use redesignation application;
- (d) requires a minimum of 1.0 ***bicycle parking stalls – class 1*** per 1000.0 square metres of ***gross usable floor area***; and
- (e) requires a minimum of 1.0 ***bicycle parking stalls – class 2*** per 1000.0 square metres ***gross usable floor area***.

**209 “Hotel”**

- (a) means a *use*:
  - (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration; and
  - (ii) that may be combined with a *use* from the Eating and Drinking Group in Schedule A when such a *use* is contained within a **Hotel**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) does not have a maximum *use area* in any District;
- (d) must not have more than 20 guest rooms in all *mixed use districts* and the C-C2, C-COR1 and C-COR2 Districts when located within 45.0 metres of a *low density residential district*, which must be measured from the *building* containing the *use* to the nearest *property line* of a *parcel* designated as a *low density residential district*; 67P2008, 20P2017
- (e) located in the I-B District must not have a *building height* greater than 11.0 metres where the *parcel* containing the **Hotel** shares a *property line* with a *low density residential district*; and
- (e.1) when it is combined with a *use* from the Eating and Drinking Group in Schedule A as allowed in subsection (a)(ii), must also comply with the rules for that *use*; and
- (f) *deleted* 48P2020
- (g) does not require *bicycle parking stalls – class 1 or class 2*.

39P2012

**210** *deleted*

**220.1 “Landfill”**

44P2022

- (a) means a *use*:
  - (i) where **waste**, other than **hazardous waste**, is disposed of by placing it on or in land;
  - (ii) where **waste**, other than **hazardous waste**, may be treated in **buildings** and structures or areas open to the air;
  - (iii) where there may be a **building** for the administrative functions of the **use**; and
  - (iv) that may be subject to specific setback requirements listed in a Provincial regulation;
- (b) is a **use** within the Infrastructure Uses Group in Schedule A to this Bylaw;
- (c) must be designed, operated and maintained according to Provincial regulations;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**221 “Large Vehicle and Equipment Sales”**

- (a) means a *use* where **large vehicles** and equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries are sold, rented or leased; 14P2010
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have an outdoor speaker system;
- (d) may only store or display vehicles and equipment on portions of the **parcel** approved exclusively for storage or display;
- (e) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (f) must provide a stall for every inventory vehicle on the **parcel**; 16P2018
- (g) must provide a designated storage area for all equipment stored on the **parcel**; 16P2018
- (h) *deleted* 48P2020
- (i) does not require **bicycle parking stalls – class 1**; and
- (j) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**222 “Large Vehicle Service”**

- 44P2013, 29P2016
- (a) means a **use** where vehicles with a **gross vehicle weight** greater than 4536 kilograms undergo maintenance and repair;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw; and
- 48P2020
- (c) *deleted*
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**223 “Large Vehicle Wash”**

- 44P2013, 29P2016
- (a) means a **use** where vehicles with a **gross vehicle weight** greater than 4536 kilograms are washed;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- 47P2008
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least two (2) vehicle stacking spaces when the **use** only has one wash bay door;
- (e) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
- (i) within the **building**; or
- (ii) within a **screened** enclosure that:
- 16P2018
- (A) *deleted*
- (B) is located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties;
- (C) is constructed of materials and to the standards required by the **Development Authority**; and
- (D) is maintained in a state of repair and tidiness such that it does not become an eyesore or a hazard; and
- 48P2020
- (f) *deleted*
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

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

41P2009

(a) means a *use*:

(i) where collected materials that include **recyclables** from the construction of **buildings** on other **parcels** are stored prior to their removal and processing on a different **parcel**;

44P2022

(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 **Hazardous Waste Management Facility, Landfill, or Waste Storage Site**;

44P2022

(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;

41P2009

(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**.

- 16P2018                    **274.2 “Recyclable Material Drop-Off Depot”**
- (a) means a *use* where:
- (i) bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased; or
- 44P2022                    (ii) other types of **recyclables**, which do not require the refund of a deposit may be returned;
- 44P2022                    (iii) bottles, beverage containers, and other types of **recyclables** may be sorted and stored on site; and
- (iv) that does not include **Tire Recycling** or **Recyclable Construction Material Collection Depot (temporary)**;
- (b) is a *use* within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not be a combined *use* with a **Liquor Store**;
- (d) when located within 300.0 metres to a *parcel* designated as a **residential district**, must:
- 44P2022                    (i) not have any outside storage of carts, bottles, other beverage containers, other **recyclables**, palettes, or cardboard boxes;
- 44P2022                    (ii) not allow for loading or the movement of **recyclables** from the premise between the hours of 9:00pm-7:00am;
- (iii) not have compaction of materials occurring outside of a **building**;
- (e) unless otherwise referenced in subsection (d):
- (i) must provide total concealment, through a solid **screen** or **fence**, for any materials located outside of a **building**;
- 44P2022                    (ii) may be required to demonstrate how impacts such as debris, grocery carts, litter or **recyclables** will be managed;
- 48P2020                    (f) *deleted*
- (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**.

283.1 *deleted*

27P2021

**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 is not a **Hazardous Waste Management Facility, Landfill, or Waste Storage Site**; 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; and
- (c) *deleted*
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

44P2022

48P2020

**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; and
- (c) *deleted*
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

48P2020

39P2010

**286** *deleted*

39P2010,

**286.1 “Retail and Consumer Service”**

27P2021

- (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 nonmedical therapies;
  - (iv) the care, cleaning, alteration or repair of clothing, jewelry, or shoes;
  - (v) portrait and professional photography services;
  - (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home; or
  - (vii) a market for the sale of new or used goods and food products, not including live animals, by multiple vendors renting tables or space either in an enclosed building or outdoors.

**288 “Salvage Processing – Heat and Chemicals”**

- (a) means a *use*:
- (i) where salvaged materials and **recyclables** are processed using heat or the application of chemicals; 44P2022
  - (ii) that is not a **Hazardous Waste Management Facility, Landfill, or Waste Storage Site**; 44P2022
  - (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: 5P2013
    - (A) **dilapidated vehicles**; or 44P2022
    - (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**;
  - (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; 5P2013

48P2020

- (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) **deleted**
- (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 *Education Act*: 44P2022
- (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 *Education Act* may be offered to students; and 44P2022
- (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 ***pick-up and drop-off stalls*** per 100 students, based upon the maximum number of students stated in the ***development permit***; 48P2020
- (d) requires a minimum number of ***bicycle parking stalls – class 1*** equal to 3.0 per cent of the number of employees; and
- (e) requires a minimum number of ***bicycle parking stalls – class 2*** equal to 10.0 per cent of the maximum number of students as stated in the ***development permit***.
- 291 “School Authority – School”** 67P2008
- (a) means a *use*:
- (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *Education Act*: 44P2022
- (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;

- 44P2022 (ii) that may have before and after school care programs that are defined in this Bylaw as **Child Care Service**;
- 44P2022 (iii) that will include any **building** and related playing fields;
- 44P2022 (iv) that may provide food service to the students and staff;
- 44P2022 (v) that may provide programs for parental and community involvement; and
- 44P2022 (vi) where other educational programs pursuant to the *Education Act* may be offered to students.
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- 48P2020 (c) requires the following number of **pick-up and drop-off stalls**:
- (i) for the maximum number of students that may be enrolled in kindergarten to grade 9, a minimum 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 10 to 12, a minimum of 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

- (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) *deleted* 48P2020
- (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) *deleted* 48P2020
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 0.5 **bicycle parking stalls – class 2** per 100.0 square metres of **gross usable floor area**. 6P2021

**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;
  - 44P2022 (iii) where the goods, materials and supplies stored are not motor vehicles, **recyclables** or **waste**;
  - 44P2022 (iv) where goods may be stored in a trailer, shipping container, quonset hut or other moveable, non-permanent structure with a roof;
  - 9P2012, 44P2022 (v) where the piles or stacks of goods, materials and supplies may be packaged into smaller quantities for transportation off the *parcel*;
  - 9P2012 (vi) *deleted*
  - (vii) that may have a **building** for the administrative functions associated with the *use*;
  - 44P2022 (viii) where equipment used in road construction, building construction, agricultural operations, oil and gas operations or other similar industries may be stored, serviced, cleaned, tested, repaired or rented when they are not being used;
  - 44P2022 (ix) that may include the incidental sale of used equipment that were previously stored or rented on the *parcel*;
  - 44P2022 (x) that does not involve the storage of **dilapidated vehicles**, derelict equipment or construction material; and

- (xi) that may not include or be combined with any of the following **uses**: 44P2022
- (A) **Hazardous Waste Management Facility**;
  - (B) **Landfill**; or
  - (C) **Waste Storage Site**;
- (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; and
- (d) *deleted* 48P2020
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**314 “Supermarket”** 13P2008

- (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; 39P2010, 5P2013
- (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) *deleted* 27P2021
  - (iv) **Financial Institution**;
  - (v) **Fitness Centre**;
  - (vi) **Health Care Service**; 27P2021
  - (vii) *deleted* 27P2021
  - (ix) **Office**;

- (x) **Pet Care Service;**
- (xi) **Print Centre;**
- (xii) **Power Generation Facility – Small;**
- (xiii) **Radio and Television Studio;**
- 27P2021 (xiv) **Restaurant: Food Service Only;**
- 27P2021 (xv) *deleted*
- (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**;
  - 27P2021 (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located;
  - 27P2021 (v) do not have direct customer access outside of the **Supermarket** within which they are located; and
  - 27P2021 (vi) do not exceed a **public area** of 300.0 square metres for **Restaurant: Food Service Only**.
- 48P2020 (e) *deleted*
- (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**.

- 
- (e) must only accept deliveries and offloading of vehicles within a designated area on the *parcel*;
  - (f) must provide 1.0 *motor vehicle parking stalls* for every inventory vehicle on the *parcel*; 16P2018
  - (g) *deleted* 48P2020
  - (h) does not require *bicycle parking stalls – class 1*; and
  - (i) requires a minimum of 1.0 *bicycle parking stalls – class 2* per 250.0 square metres of *gross usable floor area*.
- 327** *deleted* 44P2022

44P2022

**328** *deleted*

329 *deleted*

44P2022

## 329.1 “Vehicle Storage”

44P2022

- (a) means a *use*:
  - (i) where vehicles or **recreational vehicles** are stored when they are not in use;
  - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
  - (iii) that does not accommodate the storage of any equipment;
  - (iv) that does not accommodate the storage of any **dilapidated vehicles**;
  - (v) that may have a **building** for administrative functions associated with the *use*;
  - (vi) that does not involve the production, display or sale of vehicles as part of the *use*; and
  - (vii) that may not include or be combined with any of the following *uses*:
    - (A) **Hazardous Waste Management Facility**;
    - (B) **Landfill**; or
    - (C) **Waste Storage Site**;
- (b) is a *use* within the Storage Group in Schedule A to this Bylaw;
- (c) must provide 1.0 **motor vehicle parking stalls** for every vehicle stored on the **parcel**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

## 330 “Veterinary Clinic”

- (a) means a *use*:
  - (i) where small animals or pets receive medical treatment; and
  - (ii) that may provide for the incidental sale of products related to the *use*;
- (b) is a *use* within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) must only provide medical treatment to small animals or pets that have been bred and raised to live with, and are dependent on, people for care, food and shelter;

- (d) must not:
- (i) have outside enclosures, pens, runs or exercise areas; or
  - (ii) store equipment, products or other things associated with the **use** outdoors;
- (e) must not allow animals to stay overnight, except for animals in the care of the **use** where overnight stays are necessary for medical observation or recovery of the animal;
- 48P2020 (f) *deleted*
- (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**.
- 39P2010 **331** *deleted*
- 32P2009 **332** *deleted*
- 44P2022 **332.1 “Waste Storage Site”**
- (a) means a **use**:
- (i) where **waste**, other than **hazardous waste**, that is produced off-site, is stored in piles or inside **buildings** before being transported to another **parcel** for treatment or disposal;
  - (ii) where **waste**, other than **hazardous waste**, may be sorted, compacted, shredded, ground or processed;
  - (iii) where there may be a **building** for the administrative functions of the **use**;
  - (iv) that may be subject to specific setback requirements listed in a Provincial regulation;
- (b) is a **use** within the Infrastructure Uses 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**.
- 44P2022 **333** *deleted*

**333.1 “Wind Energy Conversion System – Type 1”**

38P2013

- (a) means a *use*:
  - (i) that includes a wind turbine, its supporting pole structure, and an associated mechanical control and conversion electronics;
  - (ii) that may or may not be mounted to a ***building***;
  - (iii) that must have a rotor diameter less than or equal to 4.0 metres;
  - (iv) that must have a ***total Wind Energy Conversion System height*** less than or equal to 15.0 metres; and
  - (v) that has certification approval from, or equivalent to, the Canadian Standards Association (CSA);
- (b) is a *use* within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located in a required ***setback area***;
- (d) does not require ***motor vehicle parking stalls***; and
- (e) does not require ***bicycle parking stalls – class 1 or class 2***.

**333.2 “Wind Energy Conversion System – Type 2”**

38P2013

- (a) means a *use*:
  - (i) that includes a wind turbine, a tower and foundation, and an associated mechanical control and conversion electronics; and
  - (ii) that has certification approval from, or equivalent to, the Canadian Standards Association (CSA);
- (b) is a *use* within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must have a rotor diameter greater than 4.0 metres or a ***total Wind Energy Conversion System height*** greater than 15.0 metres;
- (d) must not:
  - (i) be located in a required ***setback area***;
  - (ii) be mounted to a ***building***;
- (e) does not require ***motor vehicle parking stalls***; and
- (f) does not require ***bicycle parking stalls – class 1 or class 2***.



- (a) is provided outdoors; and
  - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8) For **Dwelling Units** in a *cottage building* that are located on the floor closest to *grade*, a *private amenity space* must be provided in the form of a *patio*, *porch* or *deck*.
- (9) For **Dwelling Units** in a *cottage building* that are located entirely above a *private garage*, a *private amenity space* must be provided in the form of a *patio*, *deck* or *balcony*.
- (10) Common *outdoor amenity space* required for each **Cottage Housing Cluster** must be provided at *grade*, and
- (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
  - (b) have no dimension less than 6.0 metres;
  - (c) must be centrally located in a single contiguous area;
  - (d) have either a *soft surfaced landscaped area* or *hard surfaced landscaped area*;
  - (e) must include a sidewalk to the *street*;
  - (f) must not be used for vehicular access; and
  - (g) must not be located in any *setback area*.
- (11) *Private amenity space* is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a *parcel* containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a *cottage building* may project a maximum of 0.6 metres into any *setback area*.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a *private garage*, may be provided for each *cottage building*.
- (15) For a *parcel* containing a **Cottage Housing Cluster** garbage and waste material must be stored, prior to collection, either:
- (a) inside a *building*; or
  - (b) in a garbage container enclosure approved by the *Development Authority* that:
    - (i) must not be located in an *actual front setback area*;
    - (ii) must not be located in an actual *side setback area* on the public *street* side of a *corner parcel*; and

44P2022

- (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
  - (a) the wall of the enclosure is constructed of maintenance free materials; and
  - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

- (5) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
  - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
  - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

#### Building Setback from Rear Property Line

24P2014

- 501** The minimum **building setback** from a **rear property line** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling** and **Townhouse** is 7.5 metres.

#### Building Height

- 502** The maximum **building height** is 11.0 metres.

#### Garbage

- 503 (1)** Where the **development** is a **Townhouse**, garbage and waste material must be stored, prior to collection, either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** A garbage container enclosure:
- (a) must not be located in an **actual front setback area**;
  - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and
  - (c) unless specified in subsection (3) must not be located in any **setback area**.
- (3)** A garbage container enclosure may be located in a **setback area** provided that:

41P2009,  
44P2022

41P2009

41P2009

- (a) the wall of the enclosure is constructed of maintenance free materials; and
- (b) there is no overhang of eaves onto an **adjacent parcel or lane**.

24P2014

### **Recycling Facilities**

**504** Recycling facilities must be provided for all **developments** containing **Rowhouse Buildings** and **Townhouses**.

### **Motor Vehicle Parking Stalls**

76P2019

- 505** (1) Unless otherwise referenced in subsection (2) and (3), the minimum number of **motor vehicle parking stalls** is the requirement referenced in Part 4.
- (2) The minimum number of **motor vehicle parking stalls** for each **Single Detached Dwelling** is 2.0 stalls per **Dwelling Units** where:
- (a) the **parcel width** is less than 9.0 metres and the **parcel** is part of a plan of subdivision approved after September 7, 1982; or
  - (b) the area of the **parcel** is less than 270.0 square metres and the **parcel** is part of a plan of subdivision approved after September 7, 1982.
- (3) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** contained in a **Semi-detached Dwelling** is reduced to 0.0 stalls, where 2.0 **motor vehicle parking stalls** are provided for each **Dwelling Unit**.

### Projections into Setback Areas

**517** The provisions referenced in sections 334, 335, 336, 337 and 338 do not apply to **buildings** in the Residential – Manufactured Home District.

### Building Height

**518** The maximum **building height** is 5.0 metres.

### Outdoor Private Amenity Space

- 519** (1) Each **Manufactured Home** must have a **private amenity space** located outdoors that:
- (a) has a minimum area of 42.0 square metres with no dimension being less than 3.6 metres; and
  - (b) must be provided immediately contiguous to the main entrance of the **Manufactured Home**.
- (2) A **private amenity space** located outdoors must not be used for **motor vehicle parking stalls** or contain an **Accessory Residential Building**.

### Manufactured Home Installation

- 520** A **Manufactured Home**, when located on an individual **parcel** or within a **Manufactured Home Park**:
- (a) must be fixed to a permanent foundation or blocked and anchored on the **parcel**;
  - (b) must be skirted; and
  - (c) must have the hitch removed or skirted.

### Accessory Residential Building

**521** The minimum separation distance between the façades of an **Accessory Residential Building** and a **Manufactured Home** is 1.0 metres.

### Manufactured Home Park

- 522** (1) The minimum area of a **parcel** used for a **Manufactured Home Park** is 8.0 hectares and the maximum is 16.0 hectares.
- (2) In a **Manufactured Home Park** each **Manufactured Home** must:
- (a) be located entirely within the bounds of a **Manufactured Home** site, as shown on an approved site plan;
  - (b) be on a site, that abuts an internal road, with a minimum width of 4.3 metres;

- (c) be on a site which must have a private driveway that provides direct access to an internal road;
  - (d) be located on a clearly defined site marked by permanent flush stakes or markers;
  - (e) be addressed with a number;
  - (f) be located on a site with a minimum area of 240.0 square metres, with a minimum mean width of 9.0 metres; and
  - (g) be installed on a concrete or asphalt pad, which must be located:
    - (i) a minimum of 5.0 metres from any **adjacent** concrete or asphalt pad provided for another **Manufactured Home**;
    - (ii) a minimum of 3.0 metres from any **property line**;
    - (iii) a minimum of 3.0 metres from any internal road; and
    - (iv) a minimum of 15.0 metres from any concrete or asphalt pad provided for another **Manufactured Home** or another permanent **building** located on the opposite side of an internal roadway.
- (3) A **Manufactured Home Park** must be provided with street lighting.
- (4) In a **Manufactured Home Park** all **buildings** must have a minimum **building setback** of 3.0 metres from an internal road, **street** or a **parcel** that is not designated Residential - Manufactured Home District.
- (5) All areas of a **Manufactured Home Park** must be landscaped when not developed or occupied by **buildings** or other facilities, concrete or asphalt pads for **Manufactured Homes**, driveways, internal roads, parking areas or walkways.
- (6) A minimum of 10.0 per cent of the total area of a **Manufactured Home Park** must be provided for the recreational use of the residents.

### Garbage

- 523 (1) Where the **development** is a **Manufactured Home Park**, garbage and waste material must be stored, prior to collection, either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.

**Objects Prohibited or Restricted**

- 564** (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area**, except while engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel**, except while engaged in loading or unloading.
- (5) A satellite dish antenna greater than 1.0 metre in diameter must not:
- (a) be located in an **actual front setback area** or in an **actual side setback area** of a **corner parcel**;
  - (b) be located higher than 3.0 metres from **grade**; and
  - (c) be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter, when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
  - (b) the satellite dish will be located and screened to the satisfaction of the **Development Authority**.
- (7) *deleted*

43P2016

**Driveway Length and Parking Areas**

- 565** (1) A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
  - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2) A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
  - (b) be a minimum of 3.0 metres in width.
- (3) A driveway connecting to a **lane** must:
- (a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and

- (b) be located between the **property line** shared with a **lane** and the vehicular entrance of the **private garage**.

9P2012, 16P2018

- (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or a **motor vehicle parking stall** that is hard surfaced.

### Garbage

44P2022

- 566 (1)** Garbage containers and waste material must be stored, prior to collection, either:

- (a) inside a **building**; or  
 (b) in a garbage container enclosure approved by the **Development Authority**.

41P2009

- (2) A garbage container enclosure:

- (a) must not be located between a **building** and a public **street**; and  
 (b) unless specified in subsection (3) must not be located in a **setback area**.

41P2009

- (3) Where the **main residential building** is a **Multi-Residential Development** a garbage container enclosure may be located in a **setback area** from another **parcel** provided that:

- (a) the wall of the enclosure is constructed of maintenance free materials; and  
 (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.

### Recycling Facilities

- 567** Recycling facilities must be provided for every **Multi-Residential Development**.

### Mechanical Screening

27P2021

- 568** Mechanical systems or equipment located outside of a **building** shall be positioned, camouflaged or screened from view of a **public space**, or from view of a **parcel** designated as a **residential district**, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

**Garbage**

- 697** (1) Garbage containers and waste material must be stored, prior to collection, either: 44P2022
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) Garbage container enclosures must not be located in any **setback areas**.

**Recycling Facilities**

- 698** Recycling facilities must be provided for every **development** containing **Dwelling Units**.

**Screening**

- 699** When a **parcel** shares a **property line** with:
- (a) a **parcel** designated as a **residential district** or **special purpose district**, a fence with a maximum height of 2.0 metres must be provided for **screening** along the **property line**; and
  - (b) a **lane**, a fence with a maximum height of 2.0 metres must be provided for **screening** along the **property line**, except where an opening is required for pedestrian or motor vehicle access.

**Solar Collectors**

- 699.1** (1) A **solar collector** may only be located on the wall or roof of a **building**. 68P2008
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 metres from the surface of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
  - (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of 0.6 metres from the surface of that wall.

**Wind Energy Conservation System**

- 699.2** (1) A **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** must: 38P2013

- (a) be located a minimum distance equal to the **total Wind Energy Conversion System height** from a **property line**, measured from the base;
  - (b) be painted a single, neutral, non-reflective, non-glossy colour;
  - (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a **building**;
  - (d) be equipped with manual and automatic over speed controls;
  - (e) be repaired or removed from the **parcel** upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
  - (f) not be located in the **actual front setback area**, **actual side setback area** or the **rear setback area** when the corresponding **property line** is **adjacent** to a **residential district**;
  - (g) not contain any **signs** or other non-system related objects, which are visible from a **residential** or **special purpose district**, other than **Directional Signs**;
  - (h) not contain any **accent lighting**, or be indirectly illuminated or artificially lit, except as required for navigational safety or **Directional Signs**;
  - (i) not contain guy wires or other similar structural support device, except when a **Wind Energy Conversion System - Type 1** is fastened to a **building**;
  - (j) not be within 100.0 metres of any permanent or temporary wetland or water body;
  - (k) not have a tower-climbing apparatus or **blade** tips closer than 4.6 metres from **grade** unless enclosed by a minimum 1.8 metre high **fence**; and
  - (l) not have a total power generation capacity greater than 100 kilowatts.
- (2) **A Wind Energy Conversion System – Type 1:**
- (a) must not be located within 60.0 metres from a **residential district**; and
  - (b) may require a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development.

**Garbage**

- 903** (1) Unless otherwise referenced in a District, garbage containers and waste material must be stored, prior to collection, either: 44P2022
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) Garbage container enclosures must not be located in any **setback area**.
- (3) No materials shall be allowed to escape the **parcel**. 44P2022

**Fences**

- 904** (1) When a **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, an **LRT corridor**, or a **commercial, residential or special purpose districts**, a **fence** with a minimum height of 2.0 metres must be provided for **screening** along the **property line**.
- (2) There is no restriction to the height of a **fence** at any point along a **property line** shared with another **industrial district**.

**Solar Collectors**

68P2008

- 904.1** (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 metres from the surface of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater pitch:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
  - (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of 0.6 metres from the surface of that wall.

**Display and Sales Area**

32P2009

- 904.2** (1) Unless otherwise referenced in subsection (3), a **use** that is not defined in Part 4 as having a sales or rental function may accommodate a display and sales area provided the products displayed or sold are associated with the **use**.

- (2) The maximum floor area of a display and sales area located in a **building** is the greater of:
- (i) 38.0 square metres; or
  - (ii) 20.0 per cent of the **gross floor area** of the **use** to a maximum of 465.0 square metres
- 14P2010, 39P2010 (3) A display and sales area is not allowed if it would result in the **use** operating exclusively as a retail store.

32P2009

**Outdoor Product Display Area****904.3** A **use** may accommodate an outdoor product display area provided:

- (a) the products displayed are associated with the **use**;
- 16P2018 (b) it is not located within a required **setback area**; and
- 16P2018 (c) it is separate and distinct from areas of the **parcel** used for the storage of materials, goods or equipment.
- 16P2018 (d) *deleted*

38P2013

**Wind Energy Conversion System****904.4 (1)** A **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** must:

- (a) be located a minimum distance equal to the **total Wind Energy Conversion System height** from a **property line**, measured from the base;
- (b) be painted a single, neutral, non-reflective, non-glossy colour;
- (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a **building**;
- (d) be equipped with manual and automatic over speed controls;
- (e) be repaired or removed from the **parcel** upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
- (f) not be located in the **actual front setback area**, **actual side setback area** or the **rear setback area** when the corresponding **property line** is **adjacent** to a **residential district**;
- (g) not contain any **signs** or other non-system related objects, which are visible from a **residential** or **special purpose district**, other than **Directional Signs**;

## Division 2: Industrial – General (I-G) District

### Purpose

32P2009

**906** The Industrial – General District is intended to be characterized by:

- (a) a wide variety of light and medium general industrial **uses** and a limited number of support commercial **uses**;
- (b) **parcels** typically located in internal locations;
- (c) *deleted*
- (d) a limited number of non-industrial **uses** that may be appropriate due to **building** or **parcel** requirements generally found in industrial areas;
- (e) **uses** and **buildings** that may have little or no relationship to **adjacent parcels**;
- (f) appropriate controls to ensure **screening** of any outdoor activities; and
- (g) limits on sales and office activities in order to preserve a diverse industrial land base.

44P2022

### Permitted Uses

32P2009

**907 (1)** The following **uses** are **permitted uses** in the Industrial – General District:

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

**(2)** Unless otherwise referenced in subsection 908(1), the following **uses** are **permitted uses** in the Industrial – General District:

- (a) **Auto Body and Paint Shop**;
- (b) **Auto Service – Major**;
- (c) **Auto Service – Minor**;
- (d) *deleted*
- (d.1) **Beverage Container Quick Drop Facility**;
- (d.2) **Brewery, Winery and Distillery**;

16P2018

37P2014

49P2017

- (e) **Car Wash – Multi-Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Catering Service – Major;**
- (h) **Catering Service – Minor;**
- (i) **Crematorium;**
- (j) **Distribution Centre;**
- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **Fleet Service;**
- (m) **Freight Yard;**
- (n) **General Industrial – Light;**
- (o) **General Industrial – Medium;**
- (p) **Large Vehicle Service;**
- (q) **Large Vehicle Wash;**
- (r) **Motion Picture Production Facility;**
- (s) **Municipal Works Depot;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- (v) **Power Generation Facility – Medium;**
- (w) **Power Generation Facility – Small;**
- (x) **Protective and Emergency Service;**
- (y) **Recreational Vehicle Service;**
- 16P2018 (y.2) **Recyclable Material Drop-Off Depot;**
- 14P2010 (y.1) **Sign – Class C;**
- (z) **Specialty Food Store;**
- 44P2022 (aa) **Utility Building; and**
- 44P2022 (aa.1) **Vehicle Storage.**
- 44P2022 (bb) *deleted*
- 44P2022 (cc) *deleted*
- 44P2022 (dd) *deleted*

**Discretionary Uses**

32P2009

**908 (1)** *Uses* listed in subsection 907(2) are **discretionary uses** if they are located:

- (a) *deleted* 44P2022
- (b) on a *parcel* that does not have both sewer and water systems provided by the *City*.

**(2)** The following *uses* are **discretionary uses** in the Industrial – General District:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) *deleted* 22P2016, 49P2017
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (d.1) **Cannabis Facility;** 25P2018
- (e) **Child Care Service;**
- (f) **Convenience Food Store;**
- (g) **Custodial Quarters;**
- (h) **Drive Through;**
- (i) *deleted* 44P2022
- (j) **Gas Bar;**
- (k) **Instructional Facility;**
- (l) **Kennel;**
- (m) **Large Vehicle and Equipment Sales;** 9P2012
- (m.1) *deleted* 7P2014, 25P2018
- (n) **Office;**
- (o) **Outdoor Café;**
- (p) **Pet Care Service;**
- (p.1) **Place of Worship – Large;** 36P2011
- (q) **Print Centre;**
- (r) **Restaurant: Food Service Only;** 27P2021
- (s) *deleted* 27P2021
- (t) **Restaurant: Licensed;** 27P2021
- (u) *deleted* 27P2021

- (v) **Restored Building Product Sales Yard;**
- (w) **Salvage Yard;**
- (x) **Self Storage Facility;**
- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- 30P2011 (aa) **Sign – Class F;**
- 4P2012 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- (cc) *deleted*
- 38P2013 (dd) **Take Out Food Service;**
- 33P2019 (dd.1) **Urban Agriculture;**
- 44P2022 (dd.2) **Vehicle Rental – Minor;**
- 38P2013 (ee) **Vehicle Sales – Minor;**
- 38P2013 (ff) **Veterinary Clinic;**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1; and**
- (hh) **Wind Energy Conversion System – Type 2.**
- 26P2018 (3) The following *uses* are **discretionary uses** in the Industrial – General (I-G) District on a *parcel* with a **Cannabis Facility**:
  - (a) **Cannabis Store.**

**Rules**

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

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

**Building Size**

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

27P2021

**Use Area**

**910.1 (1)** The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

**Floor Area Ratio**

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

**Building Height**

- 912 (1)** Unless otherwise referenced in subsection (2), there is no maximum **building height** for a **building** located on a **parcel** in the Industrial – General District. 44P2022
- (2)** Where the **parcel** shares a **property line** with a **parcel** in the S-SPR District or a **residential district**, the maximum **building height** is 18.0 metres. 44P2022

**Building Setback**

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

**Storage of Goods, Materials and Supplies**

- 913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is: 32P2009
- (a) not located in a **setback area**; and 16P2018
  - (b) not located between a **building** and a **major street** or **expressway**. 16P2018
  - (c) *deleted* 16P2018
- (2)** Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3)** The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

**Screening**

32P2009

- 914** Loading docks, outdoor activities and equipment located outside of a **building** must be **screened** from view of:
- (a) an **adjacent expressway**, **major street**, **LRT corridor** or regional pathway; and
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

**Gross Floor Area for Offices and Administration Areas**67P2008, 10P2009,  
32P2009

- 914.1 (1)** Unless otherwise referenced in subsection (2), the cumulative **gross floor area** of **Office uses** in a **building** must not exceed 50.0 per cent of the **gross floor area** of the **building**.
- (2)** Areas in a **building** used for administration or to provide work space to employees of a **use** will not be included when determining compliance with subsection (1) provided:
- (a) the administration or work space area is located in the same **use area** as the **use** that it serves; and

- (b) the principal *use* is not an **Office**.
- (3) The **Development Authority** may consider a relaxation of subsection (1) where an **Office** is proposed in a **building**:
  - (a) that was legally existing or approved prior to the effective date of this Bylaw; and
  - (b) where the floor area proposed for the **Office** has already been constructed to accommodate an administrative or office function.

### Front Setback Area

**915** Where the *parcel* shares a **front property line** with:

- (a) an **expressway** or **major street**, the **front setback area** must have a minimum depth of 6.0 metres; and
- (b) any **street**, other than an **expressway** or **major street**, the **front setback area** must have a minimum depth of 4.0 metres.

### Rear Setback Area

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

- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district**:
    - (i) the **rear setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
    - (iii) in the case where the *parcel* is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the *parcel* shares a **rear property line** with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres;

- (c) a *lane*, there is no requirement for a *rear setback area*; and
- (d) an *LRT corridor* or *street*, not including an *expressway* or *major street*, the *rear setback area* must have a minimum depth of 4.0 metres.

### Side Setback Area

- 917 (1)** Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a *commercial district*, the *side setback area* must have a minimum depth of 1.2 metres;
  - (b) an *industrial district*:
    - (i) the *side setback area* must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the *side property line* are constructed of materials that do not require maintenance, there is no requirement for a *side setback area*; or
    - (iii) in the case where the *parcel* is *adjacent* to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the *building*, there is no requirement for a *side setback area*;
  - (c) a *residential district*, the *side setback area* must have a minimum depth of 6.0 metres; and
  - (d) a *special purpose district*, the *side setback area* must have a minimum depth of 6.0 metres.
- (2)** Where the *parcel* shares a *side property line* with:
- (a) an *expressway* or *major street*, the *side setback area* must have a minimum depth of 6.0 metres;
  - (b) the Headworks Canal operated by the Western Irrigation District, the *side setback area* must have a minimum depth of 7.5 metres;
  - (c) a *lane*, there is no requirement for a *side setback area*; and
  - (d) an *LRT corridor* or *street*, not including an *expressway* or *major street*, the *side setback area* must have a minimum depth of 4.0 metres.

### Landscaping In Setback Areas

- 918 (1)** Where a *setback area* shares a *property line* with a *street*, *expressway* or *major street*, the *setback area* must:
- (a) be a *soft surfaced landscaped area*; and

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

### Additional Landscaping Requirements

- 919** (1) Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (4) Every sidewalk located along the front of a **building** and every sidewalk located within a **setback area** must be:
- (a) a **hard surfaced landscaped area**;
  - (b) a minimum width of 2.0 metres; and
  - (c) raised above the surface of an adjacent parking area.
- (5) Every sidewalk located within a parking area must be:
- (a) an asphalt surface;
  - (b) indicated by painted lines;
  - (c) a minimum width of 2.0 metres; and
  - (d) at the same surface level as the parking area.

### Employee Area

- 920** All **developments** must have an outdoor area, for use of the employees, that is a minimum of 10.0 square metres.

### Outside Product Display Areas

- 921** *deleted*

32P2009

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

#### Purpose

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

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

#### Permitted Uses

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

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

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

- (a) **Catering Service – Minor**;
- (b) **Computer Games Facility**;
- (c) **Convenience Food Store**;
- (d) *deleted* 27P2021
- (e) **Financial Institution**;
- (e.1) **General Industrial – Light**; 44P2022

- 39P2010,  
27P2021
- (f) **Health Care Service;**  
 (g) **Information and Service Provider;**  
 (h) **Library;**  
 (i) **Instructional Facility;**  
 (j) **Office;**
- 39P2010
- (k) *deleted*  
 (l) **Power Generation Facility – Small;**  
 (m) **Print Centre;**
- 44P2022
- (n) **Protective and Emergency Service;** and
- 44P2022
- (o) **Radio and Television Studio;**
- 44P2022
- (p) *deleted*

### Discretionary Uses

- 924 (1)** *Uses* listed in subsection 923(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Business District.
- 32P2009, 39P2010
- (2)** The following *uses* are **discretionary uses** in the Industrial – Business District:
- 25P2018, 42P2019,  
27P2021
- (a) **Artist’s Studio;** and
- 27P2021
- (a.1) *deleted*
- 25P2018
- (a.2) **Child Care Service;**  
 (b) **Conference and Event Facility;**  
 (c) **Drinking Establishment – Small;**  
 (d) **Drive Through;**  
 (e) **Fitness Centre;**  
 (f) **Gas Bar;**
- 27P2021
- (g) *deleted*  
 (h) **Hotel;**  
 (i) **Indoor Recreation Facility;**
- 27P2021
- (j) *deleted*
- 28P2016, 25P2018
- (j.1) *deleted*  
 (k) **Motion Picture Production Facility;**  
 (l) **Outdoor Café;**  
 (m) **Parking Lot – Grade;**

## Division 6: Industrial – Redevelopment (I-R) District

### Purpose

**967** The Industrial – Redevelopment District is intended to be characterized by:

- (a) small blocks of *parcels* originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;
- (b) fragmented land ownership creating *parcels* that are small and narrow in width;
- (c) small, narrow *parcels* where it may be difficult to provide landscaping along the front and corner *side property lines* and where it may be difficult to provide *motor vehicle parking stalls*; 48P2020
- (d) reduction in landscaping standards in order to facilitate redevelopment of the smaller *parcel* and achieve parking on the *parcel*;
- (e) *parcels* that are not located along a *major street* or share a *property line* with a *residential district*; and
- (f) a wide range of industrial *uses* that would allow for reuse and redevelopment of existing *parcels*.

### Permitted Uses

**968** The following *uses* are *permitted uses* in the Industrial – Redevelopment District: 32P2009

- (a) **Artist’s Studio**;
- (b) **Auto Body and Paint Shop**;
- (c) **Auto Service – Major**;
- (d) **Auto Service – Minor**;
- (e) *deleted* 16P2018
- (e.1) **Beverage Container Quick Drop Facility**; 37P2014
- (e.2) **Brewery, Winery and Distillery**; 49P2017
- (f) **Car Wash – Multi-Vehicle**;
- (g) **Car Wash – Single Vehicle**;
- (h) **Catering Service – Major**;
- (i) **Catering Service – Minor**;
- (j) **Crematorium**;
- (k) **Dry-cleaning and Fabric Care Plant**;

- (l) **General Industrial – Light;**
- (m) **General Industrial – Medium;**
- (n) **Indoor Recreation Facility;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Motion Picture Production Facility;**
- (r) **Park;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Power Generation Facility – Medium;**
- (v) **Power Generation Facility – Small;**
- (w) **Protective and Emergency Service;**
- (x) **Recreational Vehicle Service;**
- 16P2018 (x.1) **Recyclable Material Drop-Off Depot;**
- (y) **Sign – Class A;**
- (z) **Sign – Class B;**
- (aa) **Sign – Class D;**
- (bb) **Utilities;**
- 44P2022 (cc) **Utility Building; and**
- 44P2022 (cc.1) **Vehicle Storage.**
- 44P2022 (dd) *deleted*
- 44P2022 (ee) *deleted*
- 44P2022 (ff) *deleted*

32P2009

**Discretionary Uses**

**969** The following *uses* are *discretionary uses* in the Industrial – Redevelopment District:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- 22P2016, 49P2017 (b.1) *deleted*
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- 46P2021 (f) *deleted*

(g)	<b>Custodial Quarters;</b>	
(h)	<b>Drive Through;</b>	
(i)	<i>deleted</i>	44P2022
(j)	<b>Fleet Service;</b>	
(j.1)	<b>Health Care Service;</b>	46P2021
(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;</b>	27P2021
(u)	<b>Restaurant: Licensed;</b>	27P2021
(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
(ff.1)	<b>Urban Agriculture;</b>	33P2019
(ff.2)	<b>Vehicle Rental – Minor;</b>	44P2022
(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.

27P2021

## Use area

**973.1** The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square 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.

### Rear Setback Area

- 976 (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** or a **lane**:
    - (i) the **rear setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **rear property line** are constructed of materials that do not require maintenance, there is no requirement for a **rear setback area**; or
    - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **rear setback area**;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2)** Where the **parcel** shares a **rear property line** with:
- (a) an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) an **LRT corridor** or **street**, not including an **expressway** or **major street**, the **rear setback area** must have a minimum depth of 4.0 metres;
  - (c) with the Headworks Canal operated by the Western Irrigation District, the **rear setback area** must have a minimum depth of 7.5 metres; and
  - (d) a **lane**, there is no requirement for a **rear setback area**.

### Side Setback Area

- 977 (1)** Where the **parcel** shares a **side property line** with a **parcel** designated as:

13P2008

- (a) a **commercial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (b) an **industrial district** or a **lane**:
    - (i) the **side setback area** must have a minimum depth of 1.2 metres; or
    - (ii) in the case where walls facing the **side property line** are constructed of materials that do not require maintenance, there is no requirement for a **side setback area**; or
    - (iii) in the case where the **parcel** is **adjacent** to a rail line that terminates and there is no need for a spur line or the spur line is incorporated within the **building**, there is no requirement for a **side setback area**;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **expressway**, **LRT corridor** or **major street**, the **side setback area** must have a minimum depth of 6.0 metres;
  - (b) with the Headworks Canal operated by the Western Irrigation District, the **side setback area** must have a minimum depth of 7.5 metres;
  - (c) a **lane**, there is no requirement for a **side setback area**; and
  - (d) with a **street**, other than an **expressway** or **major street**, and the length of that **side property line** is:
    - (i) less than 45.0 metres, there is no requirement for a **side setback area**;
    - (ii) 45.0 metres or more but less than 60.0 metres, the **side setback area** must have a minimum depth of 1.0 metre;
    - (iii) 60.0 metres or more but less than 90.0 metres, the **side setback area** must have a minimum depth of 2.0 metres; and
    - (iv) 90.0 metres or more, the **side setback area** must have a minimum depth of 4.0 metres.

### Landscaping In Setback Areas

- 978 (1) Where a **setback area** shares a **property line** with an **expressway**, Headworks Canal operated by the Western Irrigation District, **major street**, or **street**, the **setback area** must:

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

13P2008

### **Additional Landscaping Requirements**

- 979 (1) Unless otherwise referenced in this District, all ***setback areas*** on a ***parcel***, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the ***Development Authority***, must be a ***soft surfaced landscaped area***.
- (2) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the ***public entrance*** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest ***street***.

- (3) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (4) Every sidewalk required must:
  - (a) be a **hard surfaced landscaped area**;
  - (b) have different surfacing than the surfacing of the parking area;
  - (c) be a minimum width of 2.0 metres; and
  - (d) be raised above the surface of the parking area, when located in a parking area.

32P2009

### **Storage of Goods, Materials and Supplies**

**979.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:

16P2018

(a) not located in a **setback area**; and

16P2018

(b) not located between a **building** and a **major street** or **expressway**.

16P2018

(c) *deleted*

(2) Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.

(3) The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

### **Employee Area**

**980** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### **Outside Product Display Areas**

32P2009

**981** *deleted*

## Division 7: Industrial - Outdoor (I-O) District

### Purpose

**982** The Industrial – Outdoor District is intended to be characterized by:

- (a) **uses** where materials are stored outdoors;
- (b) a very limited range of **uses** that are compatible with storage **uses**;
- (c) large **parcels**;
- (d) storm water runoff being contained within the **parcel**;
- (e) few **buildings** that are small in comparison with the size of the **parcel**;
- (f) **parcels** that might have minimal or no **City** servicing; and
- (g) limiting the visibility of **uses** where visibility and aesthetics are identified as planning concerns through berming, **screening**, or landscaped **setback areas**.

### Permitted Uses

**983** The following **uses** are **permitted uses** in the Industrial – Outdoor District:

- (a) **deleted** 44P2022
- (b) **Park**;
- (c) **Power Generation Facility – Small**;
- (d) **Sign – Class A**;
- (e) **Sign – Class B**;
- (f) **Sign – Class C**;
- (g) **Sign – Class D**;
- (h) **Storage Yard**;
- (i) **Utilities**; and 44P2022
- (i.1) **Vehicle Storage**. 44P2022
- (j) **deleted** 44P2022
- (k) **deleted** 44P2022
- (l) **deleted** 44P2022

### Discretionary Uses

**984 (1)** The following **uses** are **discretionary uses** in the Industrial – Outdoor District: 32P2009, 30P2012

- (a) **Custodial Quarters**;

- 30P2011, 4P2012, 38P2013 (b) **Power Generation Facility – Medium;**
- 4P2012 (c) **Salvage Yard;**
- 33P2019 (d) **Sign – Class E;**
- 38P2013 (e) **Sign – Class F;**
- 38P2013 (e.1) **Sign – Class G;**
- 38P2013 (f) *deleted*
- 38P2013 (f.1) **Urban Agriculture;**
- 38P2013 (g) **Utility Building;**
- 38P2013 (h) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (i) **Wind Energy Conversion System – Type 2.**

- 30P2012 (2) The following uses are discretionary uses in the Industrial – Outdoor District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **General Industrial – Light; and**
  - (b) **General Industrial – Medium.**

**Rules**

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

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

**Parcel Area**

**986** The minimum area of a **parcel** is 1.6 hectares.

**Building Size**

**987** The maximum **gross floor area** of all **buildings** on a **parcel** in the Industrial – Outdoor District is 1,600.0 square metres.

**Building Height**

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

32P2009

**Storage of Goods, Materials and Supplies**

- 989 (1)** Goods, materials or supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (2)** The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

**Fencing and Screening**

47P2008

- 994** (1) All materials, supplies and products must be **screened** from view of the **street**.
- (2) A **fence** must not be located on a **property line** forming a **setback area** or in any **setback area**.

**Storm Water Management System**

- 995** (1) Every **parcel** must have a storm water management system approved by the **Development Authority**.
- (2) The storm water management system must not be located in any **setback area**.
- (3) The storm water management system may have a berm located around the perimeter of the pond area.

**Garbage**

- 996** Garbage and waste material must be stored, prior to collection, in containers in a location approved by the **Development Authority**.

44P2022

**Mechanical Screening**

- 997** There is no requirement to **screen** mechanical systems or equipment, when located outside of a **building**.

**Minimum Motor Vehicle Parking Stalls**

- 998** *deleted*

48P2020

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- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 30.0 square metres; or
  - (ii) for every 35.0 square metres, where irrigation is provided by a *low water irrigation system*.

(4) *deleted*

47P2008

### Fencing and Screening

47P2008

- 1007** (1) All materials, supplies and products must be *screened* from view of the *street*.
- (2) A *fence* must not be located on a *property line* forming a *setback area* or in any *setback area*.

### Storm Water Management System

- 1008** (1) Every *parcel* must have a storm water management system, approved by the *Development Authority*.
- (2) The storm water management system must not be located in any *setback area*.
- (3) The storm water management system may have a berm located around the perimeter of the pond area.

### Garbage

- 1009** Garbage and waste material must be stored, prior to collection, in containers in a location approved by the *Development Authority*.

44P2022

### Mechanical Screening

- 1010** There is no requirement to *screen* mechanical systems or equipment, when located outside of a *building*.

### Minimum Motor Vehicle Parking Stalls

**1011** *deleted*

48P2020

### Required Bicycle Parking Stalls

- 1012** The minimum number of *bicycle parking stall – class 2* is 1.0 stalls per 2000.0 square metres of *gross usable floor area*.



**Low Water Irrigation System**

- 1016 (1)** When a *low water irrigation system* is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2)** When a *low water irrigation system* is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

**Visibility Setback**

- 1017** Within a *corner visibility triangle*, *buildings*, *fences*, finished *grade* of a *parcel*, and vegetation must not be located more than 0.75 metres above the lowest elevation of the *street*.

**Mechanical Screening**

- 1018** Mechanical systems or equipment located outside of a *building* shall be positioned, camouflaged or screened from view of a *public space*, or from view of a *parcel* designated as a *residential district*, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above *grade*. 27P2021

**Garbage**

- 1019 (1)** Garbage containers and waste material must be stored, prior to collection, either: 44P2022
- (a) inside a *building*; or
- (b) in a garbage container enclosure approved by the *Development Authority*.
- (2)** Garbage container enclosures must not be located in any *setback area*.
- (3)** No materials shall be allowed to escape the *parcel*. 44P2022

**Solar Collectors**

68P2008

- 1019.1 (1)** A *solar collector* may only be located on the wall or roof of a *building*.
- (2)** A *solar collector* mounted on a roof with a pitch of less than a 4:12, may project a maximum of 2.0 metres from the surface of the roof.
- (3)** A *solar collector* mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
- (b) must not extend beyond the outermost edge of the roof.
- (4)** A *solar collector* that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above *grade*; and

- (b) may project a maximum of 0.6 metres from the surface of that wall.

38P2013

### Wind Energy Conversion System

#### 1019.2 (1) A Wind Energy Conversion System – Type 1 or a Wind Energy Conversion System – Type 2 must:

- (a) be located a minimum distance equal to the *total Wind Energy Conversion System height* from a *property line*, measured from the base;
  - (b) be painted a single, neutral, non-reflective, non-glossy colour;
  - (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a *building*;
  - (d) be equipped with manual and automatic over speed controls;
  - (e) be repaired or removed from the *parcel* upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
  - (f) not be located in the *actual front setback area*, *actual side setback area* or the *rear setback area* when the corresponding *property line* is *adjacent* to a *residential district*;
  - (g) not contain any *signs* or other non-system related objects, which are visible from a *residential* or *special purpose district*, other than **Directional Signs**;
  - (h) not contain any *accent lighting*, or be indirectly illuminated or artificially lit, except as required for navigational safety or **Directional Signs**;
  - (i) not contain guy wires or other similar structural support devices, excluding those that may be required to fasten the Wind Energy Conversion System to a *building*;
  - (j) not be within 100.0 metres of any permanent or temporary wetland or water body;
  - (k) not have a tower-climbing apparatus or *blade* tips closer than 4.6 metres from *grade* unless enclosed by a minimum 1.8 metre high *fence*; and
  - (l) not have a total power generation capacity greater than 100 kilowatts.
- (2) **A Wind Energy Conversion System – Type 1:**
- (a) must not be located within 60.0 metres from a *residential district*; and

## Division 7: Special Purpose – City and Regional Infrastructure (S-CRI) District

### Purpose

**1066** The Special Purpose – City and Regional Infrastructure District is intended to provide for:

- (a) infrastructure and utility facilities;
- (b) vehicle maintenance, work depots and training centres related to infrastructure *development* and maintenance;
- (c) facilities and systems for public transportation; and
- (d) *uses* operated by Federal, Provincial and Municipal levels of government.

### Permitted Uses

**1067 (1)** The following *uses* are *permitted uses* in the Special Purpose – City and Regional Infrastructure District:

- (a) **Airport;**
- (b) **Cemetery;**
- (c) **Columbarium;**
- (d) **Crematorium;**
- (d.1) **Hazardous Waste Management Facility;** 44P2022
- (d.2) **Landfill;** 44P2022
- (e) **Military Base;**
- (f) **Municipal Works Depot;**
- (g) **Natural Area;**
- (h) **Park;**
- (i) **Power Generation Facility – Small;**
- (j) **Protective and Emergency Service;**
- (k) **Rail Line;**
- (l) **Sewage Treatment Plant;**
- (m) **Sign – Class A;**
- (n) **Sign – Class B;**
- (o) **Sign – Class D;**
- (p) *deleted* 1P2009
- (q) **Tree Farm;**

- 44P2022 (r) **Utilities;**
- 44P2022 (s) **Utility Building;**
- 44P2022 (s.1) **Vehicle Storage;**
- 44P2022 (t) *deleted*
- 44P2022 (u) *deleted*
- 44P2022 (v) *deleted*
- 44P2022 (v.1) **Waste Storage Site; and**
- (w) **Water Treatment Plant.**

(2) The following *uses* are **permitted uses** in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved **buildings**:

- (a) **Temporary Shelter.**

28P2009, 41P2009,  
4P2012

**Discretionary Uses**

**1068 (1)** The following *uses* are **discretionary uses** in the Special Purpose – City and Regional Infrastructure District:

- 44P2022 (a) **Custodial Care;**
- (b) **Distribution Centre;**
- (c) *deleted*
- (d) **Freight Yard;**
- (e) **Information and Service Provider;**
- 32P2009 (f) **Instructional Facility;**
- 32P2009 (g) *deleted*
- (h) **Office;**
- 9P2012 (h.1) **Outdoor Recreation Area;**
- (i) **Parking Lot – Grade;**
- (j) **Parking Lot – Structure;**
- 41P2009 (k) **Power Generation Facility – Medium;**
- 38P2013 (l) **Sign – Class C;**
- 38P2013 (m) **Sign – Class E;**
- 44P2022 (m.1) **Storage Yard;**
- 33P2019, 44P2022 (m.2) **Urban Agriculture;**
- 38P2013 (n) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (o) **Wind Energy Conversion System – Type 2.**

- (2) An existing **Sign – Class F** is a *discretionary use* where:
- (a) it existed on the effective date of this Bylaw, and
  - (b) is currently approved by a *development permit* issued by the *City*. 44P2013
- (3) **Sign – Class G** is a *discretionary use* where:
- (a) it is replacing a **Sign – Class F** that was approved pursuant to subsection (2); and 30P2011
  - (b) its location on the *parcel* is the same as the **Sign – Class F**.
- (4) The following *uses* are *discretionary uses* when carried on by, or on behalf of, the *City* where located on *parcels* identified in subsections (5) and (6): 40P2018
- (a) **Sign – Class F**; and
  - (b) **Sign – Class G**.
- (5) The *uses* listed in subsection 1068 (4) may be located on a *parcel* identified as one or more of the following: 40P2018
- (a) Block 1 Plan 7611002 excepting Road Plan 8211009 and Subdivision Plan 8911094;
  - (b) Lot 1 Block 13 Plan 7810679; and
  - (c) Block C Plan 7811204.
- (6) The *uses* listed in subsection 1068 (4) may be located on a *parcel* identified as one or more of the following, if they are *pedestrian scaled third party advertising*: 40P2018
- (a) That portion of Research Road NW which lies east of 33 Street NW on Plan 8110138;
  - (b) Lot 5 Block 5 Plan 8110138;
  - (c) Lot 9 Block 5 Plan 9712289;
  - (d) Block 4 Plan 9512418;
  - (e) Block 1 Plan 7611002 excepting Road Plan 8211009 and Subdivision Plan 8911094;
  - (f) Lot 1 Block 1 Plan 8510947;
  - (g) Block 14 Plan Haysboro Industrial Calgary 5115HV;
  - (h) Block 9 Plan Franklin Park Industrial Calgary 7410806; excepting Street Widening Plan 7811004;
  - (i) Lot 10 Block 1 Plan 9912694;
  - (j) Lot 1 Block 9 Plan 8211309;
  - (k) Block 2 Plan 9911775;
  - (l) Lot 106 Block 13 Plan 9710384;

- (m) Lot 1 Block 13 Plan 7810679;
- (n) Block C Plan 7811204; and
- (o) Lot 1 Block 39 Plan 0012045.

### Rules

**1069** In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### Setback Area

**1070 (1)** Where the *parcel* shares a *property line* with a *parcel* designated as:

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

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

- (a) with an *LRT corridor* or *street*, the *setback area* must have a minimum depth of 6.0 metres;
- (b) with a *lane* that separates the *parcel* from a *parcel* designated as a *residential district*, the *setback area* must have a minimum depth of 6.0 metres; and
- (c) with a *lane*, in all other cases, the *setback area* must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

**1071 (1)** All *setback areas* on a *parcel*, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the *Development Authority*, must be a *soft surfaced landscaped area*.

**(2)** Where a *setback area* shares a *property line* with a *parcel* designated as a *residential district*, the *setback area* must provide a minimum of:

- (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or

- (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **lane, street, LRT corridor** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:
  - (a) 1.0 trees and 2.0 shrubs for every 45.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 60.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Employee Area

**1072** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### Reductions to Minimum Required Motor Vehicle Parking Stalls

**1073** *deleted*

48P2020

### Sign Class – F and Sign – Class G Rules

40P2018

- 1073.1 (1)** The rules contained in Part 3, Division 5: Signs apply to **Sign – Class F** and **Sign – Class G**, except as follows:
- (a) **Sign – Class F pedestrian scaled third party advertising** may only be illuminated indirectly in a manner that prevents the trespass of light onto **adjacent parcels**;
  - (b) Notwithstanding subsections 115.2(6), where a **Sign – Class G pedestrian scaled third party advertising** is visible from and located within 125.0 metres of a **building** containing a **Dwelling Unit**, the **sign** must not operate, or must only display a blank screen between 10 p.m. and 7 a.m.;
  - (c) In addition to any **sign** approved under subsections 1068(2), (3) and (5), a maximum of one **Sign – Class F** or **Sign – Class G** larger than a maximum height of 2.0 metres and a maximum **sign area** of 2.0 square metres may be located on each **parcel** identified in subsection 1068(5); and
  - (d) When a **Third Party Advertising Sign** or **Digital Third Party Advertising Sign** is located on a **parcel** identified in subsection 1068(5) (a), it must be a minimum of 200.0 metres from another **Third Party Advertising Sign** or **Digital Third Party Advertising Sign**, facing the same oncoming traffic.



## Division 9: Special Purpose – Future Urban Development (S-FUD) District

### Purpose

**1085** The Special Purpose – Future Urban Development District is intended to:

- (a) be applied to lands that are awaiting urban development and utility servicing;
- (b) protect lands for future urban forms of development and density by restricting premature subdivision and *development* of *parcels* of land;
- (c) provide for a limited range of temporary *uses* that can easily be removed when land is redesignated to allow for urban forms of development; and
- (d) accommodate extensive agricultural uses prior to development to urban uses.

### Permitted Uses

**1086** The following *uses* are *permitted uses* in the Special Purpose – Future Urban Development District:

- (a) **Accessory Residential Building;**
- (b) **Extensive Agriculture;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Manufactured Home;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class A;**
- (g) **Sign – Class B;**
- (h) **Sign – Class D;**
- (i) **Single-Detached Dwelling; and**
- (j) **Utilities.**

41P2009

### Discretionary Uses

**1087 (1)** The following *uses* are *discretionary uses* in the Special Purpose – Future Urban Development District:

- (a) **Bed and Breakfast;**
- (a.1) *deleted*

41P2009,  
28P2021

- 4P2013 (b) **Home Occupation – Class 2;**
- (c) **Outdoor Recreation Area;**
- (d) **Power Generation Facility – Medium;**
- (e) **Sign – Class C;**
- (f) *deleted*
- (g) **Sign – Class F;**
- 30P2011 (g.1) **Sign – Class G;**
- 4P2012 (h) *deleted*
- 44P2022 (i) **Utility Building;** and
- 44P2022 (i.1) **Vehicle Storage.**
- 44P2022 (j) *deleted*
- 44P2022 (k) *deleted*
- (2) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
- (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced, but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (3) A **use** that meets the conditions of subsection (2) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (4) The applicant for a **development permit** for a **use**, pursuant to this section, must show that the **use** complies with the conditions of subsection (2).

## Rules

**1088** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Division 10: Special Purpose – Transportation and Utility Corridor (S-TUC) District

### Purpose

- 1092 (1)** The Special Purpose – Transportation and Utility Corridor District is intended to:
- (a) be applied to land located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and linear utilities; and
  - (b) accommodate select types of temporary and removable uses where there is approved access and where the use is compatible with adjacent uses and transportation facilities and linear utilities.
- (2)** Only those lands within the Provincial Transportation and Utility Corridor should be designated Special Purpose – Transportation and Utility Corridor District.

### Permitted Uses

- 1093 (1)** The following *uses* are *permitted uses* in the Special Purpose – Transportation and Utility Corridor District:
- (a) **Extensive Agriculture;**
  - (b) **Home Occupation – Class 1;**
  - (c) **Municipal Works Depot;**
  - (d) **Natural Area;**
  - (e) **Park;**
  - (f) **Park Maintenance Facility – Small;**
  - (g) *deleted* 53P2008
  - (h) **Sign – Class A;**
  - (i) **Sign – Class B;**
  - (j) **Sign – Class D; and** 4P2012
  - (k) *deleted* 4P2012
  - (l) *deleted* 1P2009
  - (m) **Utilities.**

32P2010 (2) *deleted*

32P2010 (3) *deleted*

**Discretionary Uses**

**1094 (1)** The following *uses* are **discretionary uses** in the Special Purpose – Transportation and Utility Corridor District:

- 32P2010 (a) **Accessory Residential Building;**
- (b) **Home Occupation – Class 2;**
- (c) **Outdoor Recreation Area;**
- (d) **Parking Lot – Grade;**
- (e) **Power Generation Facility – Medium;**
- (f) **Power Generation Facility – Small;**
- (g) **Sign – Class C;**
- (h) **Utility Building;**

44P2022 (h.1) **Vehicle Storage;**

44P2022 (i) *deleted*

38P2013, 44P2022 (j) *deleted*

38P2013, 44P2022 (k) *deleted*

38P2013 (l) **Wind Energy Conversion System – Type 1; and**

38P2013 (m) **Wind Energy Conversion System – Type 2.**

32P2010 **(1.1)** The following *uses* are **discretionary uses** in the Special Purpose – Transportation and Utility Corridor District when they occur on a **parcel** used for a **Park** or **Outdoor Recreation Area**:

- (a) **Food Kiosk; and**
- (b) **Retail and Consumer Service.**

39P2010

32P2010 **(2)** The following *uses* are additional **discretionary uses** if they are located on the lands described in subsection (3):

- 44P2022 (a) *deleted*
- (b) **Freight Yard; and**
- (c) **Storage Yard.**

- (3) Those areas cross-hatched and illustrated as Area A and Area B on Map 8, and more particularly described as:
- (a) Area A: the full width of the Transportation and Utility Corridor lands from the north intersection of the Transportation and Utility Corridor and Deerfoot Trail N.E. to the intersection with the Transportation and Utility Corridor and 44 Street N.E.; and
  - (b) Area B: the full width of the Transportation and Utility Corridor lands from the intersection with the Transportation and Utility Corridor and Peigan Trail S.E. to the intersection between the Transportation and Utility Corridor and 130 Avenue S.E.
- (4) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
  - (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (5) A **use** which meets the conditions of subsection (4) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (6) The applicant for a **development permit** for a **use** pursuant to this section must show that the **use** complies with the conditions of subsection (4).

## Rules

**1095** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Retail and Consumer Service Restrictions

39P2010

**1095.1 Retail and Consumer Service** must only operate in conjunction with, and sell products related to, an **Outdoor Recreation Area**.

**Development Permit Restrictions**

- 1096 (1)** A *development permit* for a *discretionary use* must have a time limitation of no more than five years.
- (2)** Applications for *uses* which require permanent structures, *buildings*, or activities, which do not allow the easy removal, or allow access for utility maintenance, or which impair the intended purpose of the *parcel* as a utility corridor, must not be approved.
- (3)** When a *development permit* expires, all activities associated with that *development permit* must cease, and all *buildings* and improvements associated with that *use* must be removed from the *parcel* without further order from the *Development Authority*.

**Projections into Setback Areas**

- 1097** The rules referenced in subsections 1013(1) through (4) inclusive, do not apply to this District.

**Setback Areas**

- 1098** Where the *parcel* shares a *property line* with a *street* or *parcel* designated as a *residential district* or Special Purpose – Future Urban Development District, the *setback area* from that *property line* must have a minimum depth of 6.0 metres.

32P2010

**Specific Rules for Landscaped Areas**

- 1098.1 (1)** *Landscaped areas* must be provided in accordance with a landscape plan approved by the *Development Authority* when the *development* is within 50.0 metres of:
- (a) a *major street* or *expressway*;
- (b) a *parcel* designated as a *residential district*; or
- (c) a parcel designated S-FUD.
- (2)** The *landscaped areas* shown on the landscape plan approved by the *Development Authority* must be maintained as long as the *development* exists.
- (3)** *Screening* must be provided for the following *uses*:

44P2022

- (a) *deleted*

- (b) **Freight Yard**;

44P2022

- (c) **Storage Yard**; and

44P2022

- (c.1) **Vehicle Storage**.

44P2022

- (d) *deleted*

44P2022

- (e) *deleted*

44P2022

- (f) *deleted*

32P2010

**Parcel Access**

- 1098.2** A use must not have motor vehicle access from a residential street.

**Garbage**

- 1115** Garbage containers and waste material must be stored, prior to collection, inside the *main residential building*. 44P2022

**Recycling Facilities**

- 1116** Recycling facilities must be provided for every **Multi-Residential Development**.

**Mechanical Screening**

- 1117** Mechanical systems or equipment located outside of a *building* shall be positioned, camouflaged or screened from view of a *public space*, or from view of a *parcel* designated as a *residential district*, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above *grade*. 27P2021

**Visibility Setback**

- 1118** Within a *corner visibility triangle*, *buildings*, *fences*, finished *grade* of a *parcel* and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the *street*.

**Retaining Walls**

- 1119** (1) A *retaining wall* must be less than 1.2 metres in height when measured from the lowest *grade* at any point *adjacent* to the *retaining wall* to the highest *grade* retained by the *retaining wall*. 16P2018
- (2) A minimum horizontal separation of 1.0 metres must be maintained between *retaining walls* on a *parcel*.

**Fences**

- 1120** The height of a *fence* above *grade* at any point along a *fence* line must not exceed:
- (a) 1.2 metres for that portion of the *fence* extending beyond the foremost portion of all *buildings* on the *parcel*;
  - (b) 2.0 metres for that portion of the *fence* that does not extend beyond the foremost portion of all *buildings* on the *parcel*; and
  - (c) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length.

**Single detached, Semi-Detached, Duplex Dwellings and Secondary Suites**

34P2010, 24P2014

- 1120.1** Any of the following uses must comply with the rules of the R-CG District that apply to such *development*:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;

- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Secondary Suite;**
- (e) **Semi-detached Dwelling; or**
- (f) **Single Detached Dwelling.**

**Parcel Access**

**1121** All *developments* must comply with the Controlled Streets Bylaw.

- (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
  - (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (3); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (6) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (7) Every sidewalk provided must:
  - (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and
  - (d) be raised above the surface of the parking area when located in a parking area.

### Residential Amenity Space

- 1151 (1) A **patio** may be located in a **setback area** between a **multi-residential building** and a **property line** shared with a **street**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (4) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (5) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (6) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (7) **Private amenity space** must:
  - (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.

- (8) **Common amenity space:**
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres;
  - (d) must not be located in a required **setback area**; and
  - (e) may be located at or above **grade**.
- (9) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (10) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area** when located below 25 metres above **grade**.

### Visibility Setback

**1152** **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

### Mechanical Screening

27P2021

**1153** Mechanical systems or equipment located outside of a **building** shall be positioned, camouflaged or screened from view of a **public space**, or from view of a **parcel** designated as a **residential district**, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

### Garbage

44P2022

**1154** Garbage containers and waste material must be stored, prior to collection, inside a **building** that contains another approved **use**.

### Recycling Facilities

**1155** Recycling facilities must be provided for every building containing **Dwelling Units** or **Office uses**.

### Screening

**1156** When a **parcel** shares a **property line** with a **lane**, or a **parcel** designated as a **residential district**, a **fence** with a maximum height of 2.0 metres must be provided for **screening** along the **property line**.

### Required Bicycle Parking Stalls

- 1236 (1)** The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of *units* is less than 20.0; and
    - (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
  - (b) all other *uses* is the minimum requirement referenced in Part 4.
- (2)** There is no requirement for *bicycle parking stalls – class 2* for any *use*.

### Sunlight Preservation

- 1237 (1)** The following sunlight protection areas must not be placed in greater shadow by a *development* as measured on September 21, at the times and locations indicated for each area, than were already existing or approved on the date the *development permit* was applied for:
- (a) The Riverbank as measured 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time; and
  - (b) Fort Calgary as measured from the road right of way abutting 6 Street SE to 40.0 metres into the park from 10:00 a.m. to 3:00 p.m. Mountain Daylight Time and as measured from the road right of way abutting 9 Avenue SE to 20.0 metres into the park from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.

### Visibility Setback

- 1238** *Buildings*, finished *grade* of a *parcel* and vegetation within a *corner visibility triangle* must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the *street*.

### Mechanical Screening

- 1239** Mechanical systems or equipment located outside of a *building* shall be positioned, camouflaged or screened from view of a *public space*, or from view of a *parcel* designated as a *residential district*, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above *grade*.

27P2021

### Garbage

- 1240** Garbage containers and waste material must be stored, prior to collection, inside a *building* that contains another approved *use*.

44P2022

**Recycling Facilities**

**1241** Recycling facilities must be provided for every *building* containing **Dwelling Units** or **Office uses**.

**Storage of Goods, Materials and Supplies**

**1242** All goods, materials and supplies associated with a *use* must be contained within a *building*.

- (3) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (2); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (4) Where a sidewalk provided in satisfaction of this section, is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (5) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and
  - (d) be raised above the surface of the parking area when located in a parking area.

### Residential Amenity Space

- 1298 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per unit may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) where the **private amenity space** is a **deck** or **patio** have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (d) may be located at or above **grade**.

- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors** must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
  - (a) a barbeque; or
  - (b) seating.

### Garbage

44P2022

**1299** Garbage containers and waste material must be stored, prior to collection, either:

- (a) inside a **building** that contains another approved **use**; or
- (b) in a **screened** garbage container enclosure approved by the **Development Authority**.

### Recycling Facilities

**1300** Recycling facilities must be provided for every **building**.

### Mechanical Screening

27P2021

**1301** Mechanical systems or equipment located outside of a **building** shall be positioned, camouflaged or screened from view of a **public space**, or from view of a **parcel** designated as a **residential district**, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

### Visibility Setback

**1302** **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

### Sunlight Protection Areas

**1303** The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:

- (a) Stephen (8) Avenue Mall between 2 Street SW and MacLeod Trail SE as measured on the northerly 7.0 metres of the required right-of-way as stated in Part 3 Division 1 from 12:00 p.m. to 2:00 p.m. Mountain Daylight Time;
- (b) Barclay (3 Street SW) Mall as measured on the:
  - (i) westerly 8.0 metres of the required right-of-way as stated in Part 3 Division 1 from 12:30 p.m. to 1:30 p.m. Mountain Daylight Time; and

### Reduction for Bicycle Supportive Development

**1354** The total number of *motor vehicle parking stalls* required by section 1350 for all of the *units* within the *development* is reduced by 0.25 *motor vehicle parking stalls* for each additional *bicycle parking stall – class 1* provided in excess of the number of *bicycle parking stalls – class 1* required in section 1353 to a maximum of 25 per cent of the total number of *motor vehicle parking stalls* required by section 1350 for all of the *units* within the *development*.

### Vehicle Access

- 1355** (1) Unless otherwise referenced in subsections (2) and (3), where the *parcel* shares a *rear property line* or *side property line* with a public *lane*, all vehicle access to the *parcel* must be from the public *lane*.
- (2) Where a *parcel* shares a *rear* or *side property line* with a public *lane*, but access from the public *lane* is not physically feasible due to elevation differences between the *parcel* and the public *lane*, vehicle access may be from a *street*.
- (3) *Motor vehicle parking stalls* and *loading stalls* must not be located between a *building* and a *street*.

### Accessory Residential Building

- 1356** (1) An **Accessory Residential Building**:
- (a) may have an *amenity space* in the form of a *deck* or a *patio*; and
- (b) must not be located between any *building* and a public *street*.
- (2) The maximum *gross floor area* of an **Accessory Residential Building** is:
- (a) 75.0 square metres, when approved for storage, garbage containers and recycling facilities; and
- (b) 100.0 square metres, when approved and used as a *private garage*.
- (3) The maximum height for an **Accessory Residential Building** is 5.0 metres measured from *grade*.

**Objects Prohibited or Restricted**

- 1357** (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste, must not remain in an **actual front setback area**, except while engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or a **motor vehicle parking stall** that is hard surfaced.

**Garbage**

44P2022

- 1358** (1) Garbage containers and waste material must be stored, prior to collection, either:
- (a) inside a **building**; or
- (b) in a garbage container enclosure approved by the **Development Authority**.
- (2) A garbage container enclosure must not be located between a **building** and a public **street**.

**Recycling Facilities**

- 1359** Recycling facilities must be provided for every **development** containing **Dwelling Units**.

**Mechanical Screening**

27P2021

- 1360** Mechanical systems or equipment located outside of a **building** shall be positioned, camouflaged or screened from view of a **public space**, or from view of a **parcel** designated as a **residential district**, located within 30.0 metres of the equipment, using a line of sight of 1.7 metres above **grade**.

**Visibility Setback**

- 1361** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

**Fences**

- 1362** The height of a **fence** above **grade**, at any point along a **fence** line, must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;

## Building Height

- 1371 (1)** Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is the number following the letter "h" when indicated on the Land Use District Maps.
- (2)** Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**;
  - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to the number following the letter "h" indicated on the Land Use District Maps, whichever results in the lower **building height**; and
  - (c) increases to the number following the letter "h" indicated on the Land Use District Maps measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.
- (3)** Where the **parcel** shares a **rear property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 7.5 metres measured from **grade** at the shared **property line**;
  - (b) increases at a 45 degree angle to a depth of 15.0 metres from the shared **property line** or to the number following the letter "h" indicated on the Land Use District Maps measured from **grade**, whichever results in the lower **building height**; and
  - (c) increases to the number following the letter "h" indicated on the Land Use District Maps measured from **grade** at a distance greater than 15.0 metres from the shared **property line**.
- (4)** Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 7.5 metres measured from **grade** at the **property line** that the **parcel** designated as a **low density residential district**, M-CG or M-G District shares with the **lane**;
  - (b) increases at a 45 degree angle to a depth of 11.0 metres from the **property line** shared with the **lane** or to the number following the letter "h" indicated on the Land Use District Maps, whichever results in the lower **building height** measured from **grade**; and

- (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 11.0 metres from the **property line** shared with the **lane**.

### Use Area

27P2021

- 1372 (1)** The maximum **use area** of a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.
- (2)** The maximum **public area** for a **Restaurant: Food Service Only** and **Restaurant: Licensed** is 300.0 square metres.

### Façade Width for Uses Facing a Street

27P2021

- 1373 (1)** Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2)** For an individual **Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3)** The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution, or Office use** on the floor closest to grade is a maximum of 9.0 metres.

25P2018,  
27P2021,  
44P2022

### Setback Area

- 1374 (1)** Where a **parcel** shares a **property line** with a **parcel** designated as a **low-density residential district**, M-CG or M-G:
- (a) the **rear setback area** must have a minimum depth of 6.0 metres;
- (b) the **side setback area** must have a minimum depth of 3.0 metres;
- (c) in all other cases there is no requirement for a **setback area**.
- (2)** Where a **parcel** shares a **property line** :
- (a) with a **street** or **LRT corridor** there is no requirement for a **setback area**;
- (b) with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** or **mixed use district**, the **setback area** must have a minimum depth of 7.5 metres measured from the **property line** that the **adjacent parcel**

## SCHEDULE A

### GROUPS OF USES

#### AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture  
Kennel  
Tree Farm  
Veterinary Clinic

#### AUTOMOTIVE SERVICE GROUP

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

#### CARE AND HEALTH GROUP

Addiction Treatment  
Child Care Service  
Custodial Care  
Funeral Home  
Health Care Service  
Hospital  
Residential Care

#### CULTURE AND LEISURE GROUP

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

#### DIRECT CONTROL USES

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

#### EATING AND DRINKING GROUP

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

#### GENERAL INDUSTRIAL GROUP

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

#### INDUSTRIAL SUPPORT GROUP

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

#### INFRASTRUCTURE GROUP

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

#### OFFICE GROUP

Office  
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017, 49P2017, 16P2018, 25P2018, 42P2019, 27P2021, 28P2021, 44P2022

**RESIDENTIAL GROUP**

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

**SALES GROUP**

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

**SIGNS GROUP**

Community Entrance Feature

**Sign – Class A**

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

**Sign – Class B**

Fascia Sign

**Sign – Class C**

Freestanding Sign

**Sign – Class D**

Canopy Sign  
 Projecting Sign

**Sign – Class E**

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

**Sign – Class F**

Third Party Advertising Sign

**Sign – Class G**

Digital Third Party Advertising Sign

**STORAGE GROUP**

Distribution Centre  
 Freight Yard  
 Recyclable Construction Material  
 Collection Depot (temporary)  
 Salvage Yard  
 Self Storage Facility  
 Storage Yard  
 Vehicle Storage

**SUBORDINATE USE GROUP**

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

**TEACHING AND LEARNING GROUP**

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

<b>Residential Offences cont'd</b>			
348	Fail to comply with Corner Visibility Rules	\$200	\$400
359	Fail to comply with Personal Sales Rules	\$200	\$400
<b>Commercial Offences</b>			
696	Fail to screen mechanical	\$200	\$1000
697	Fail to enclose garbage	\$200	\$1000
903, 1019	Fail to enclose garbage and materials	\$500	\$1000

Schedule B has been amended by the following bylaws: 30P2011, 35P2011, 16P2018, 46P2019, 44P2022

