

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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

NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

PUBLISHING INFORMATION

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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) The portion of the Land Use District Maps that are:
- (a) shaded, including any area denoted with a Direct Control District Bylaw number, will be governed only by sections 1 through 4 inclusive of Part 1, sections 21(1), (2), 22 and 44(8), (9) of Part 2, Part 10 and the rules and **uses** contained in the applicable Direct Control District Bylaw; and 31P2009
 - (b) unshaded, including any area denoted with a Direct Control District Bylaw number, will be governed only by Parts 1 through 9 inclusive, Part 11, Part 12 and the rules and **uses** contained in the applicable Direct Control District Bylaw. 51P2008,
26P2010
- (3) For ease of reference, the shaded and unshaded portions of the Land Use District Maps are generally illustrated on Map 1 titled “Application of Land Use Bylaw 1P2007”.
- (4) Where there is a conflict between Map 1 and the Land Use District Maps, the Land Use District Maps must prevail.
- (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.

- (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

- 6 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.

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.
- (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.
 - (6.1) "*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.
 - (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.

26P2010

4P2012

- (c) **Special Function – Class 1;** and 4P2012
- (d) **Utilities.**
- (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) **Home Based Child Care – Class 2** where the listed **uses** include **Single Detached Dwelling;** 41P2009
- (b) **Home Occupation – Class 2,** where the listed **uses** include a **Dwelling Unit;**
- (c) **Sign – Class C, Sign – Class D and Sign – Class E;**
- (d) **Special Function – Class 2** where restaurant, drinking establishment or night club **uses** are allowed; and 35P2011, 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;**
- (g) **Hide Processing Plant;**
- (h) **Intensive Agriculture;**
- (i) **Inter-City Bus Terminal;**
- (j) **Jail;**
- (k) **Motorized Recreation;**
- (l) **Natural Resource Extraction;**
- (m) **Pits and Quarries;**
- (n) **Power Generation Facility – Large;**

32P2009

- (o) **Race Track;**
 - (p) **Refinery;**
 - (q) **Salvage Processing – Heat and Chemicals;**
 - (r) **Sawmill;**
 - (s) **Slaughter House;**
 - (t) **Stock Yards;**
 - (u) **Tire Recycling;**
 - (u.1) **Waste Disposal and Treatment Facility** 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

- 22 (1) Where a **parcel** is designated with a Direct Control District:
- (a) pursuant to this Bylaw, a reference to a section 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
 - (b) 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.
- (2) Direct Control Bylaws that were passed pursuant to previous land use bylaws and are denoted on the Land Use District Maps:
- (a) are hereby incorporated into and form part of this Bylaw as if repeated herein at length; and

Division 3: Development Permits

Requirement for a Development Permit

- 23** A **development permit** is required for every **development** unless it is otherwise exempted in this division. 1P2009

Conditions for Development Permit Exemptions

- 24** A **development** listed in section 25 will only be exempt from the requirement to obtain a **development permit** if it: 1P2009
- (a) complies with the rules of this Bylaw;
 - (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
 - (c) is not located in the **floodway, flood fringe** or **overland flow area**; and
 - (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; or 13P2008
 - (e) in the case of **development** described in section 25(bb) of this Bylaw, complies with the rules of The City of Calgary Land Use Bylaw 2P80; or 13P2008
 - (f) in the case of **development** described in section 25(cc) of this Bylaw, complies with the rules of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97; or 13P2008
 - (g) in the case of **development** described in section 25(hh) of this Bylaw, complies with the rules of Part 10. 51P2008, 75P2008

Exempt Developments

- 25** The following **developments** do not require a **development permit** if the conditions of section 24 are met:
- (a) a **Home Occupation – Class 1**;
 - (b) the erection of any **fence** or gate;
 - (c) a driveway;
 - (d) the construction of a **deck, landing** or **patio**;
 - (e) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 75.0 square metres when listed as a **permitted use** in a land use district; 27P2011
 - (f) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** where: 46P2009
 - (i) listed as a **discretionary use**;
 - (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 potential heritage sites.

27P2011

- (g) 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**;
- (h) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling and Duplex Dwelling** when listed as a **permitted use**;

67P2008

- (i) a satellite dish antenna less than 1.0 metre in diameter;
- (j) 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**;
- (k) **retaining walls** that are less than 1.0 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall**;
- (l) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;

10P2009, 21P2011,
4P2012
10P2009, 21P2011,
4P2012

- (m) a **Special Function – Class 1**;
- (n) a **Special Function – Class 2**:
 - (i) where located on a **parcel** for 3 consecutive days or less, excluding the time used to erect and dismantle the temporary structures;
 - (ii) where the cumulative area of covered temporary structures is less than or equal to:
 - (A) 125.0 square metres when located on a **parcel** within 45.0 metres of either a **residential district** or a Direct Control District where the **use** of the **parcel** is residential; and

- (B) 300.0 square metres when located on a **parcel** designated as an East Village District contained in Part 12; and
- (iii) where located on the same **parcel** as:
 - (A) **Conference and Event Facility**;
 - (B) **Drinking Establishment – Large**;
 - (C) **Drinking Establishment – Medium**;
 - (D) **Drinking Establishment – Small**;
 - (E) **Restaurant: Licensed – Large**;
 - (F) **Restaurant: Licensed – Medium**;
 - (G) **Restaurant: Licensed – Small**; and
 - (H) **Night Club**;
- (o) a temporary **building**, the sole purpose of which is incidental to the erection or alteration of a **building** for which a permit has been granted under the Building Permit Bylaw;
- (p) the **use** of all or part of a **building** or **parcel** as a **Motion Picture Filming Location** for a period not exceeding one year;
- (q) facilities required for environmental remediation;
- (r) 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;
- (r.1) stockpiling on the same **parcel** undergoing excavation, grading or stripping;
- (s) **Utilities** installed or constructed within a **street** or a utility right-of-way;
- (t) a **Utility Building** with a **gross floor area** less than 10.0 square metres;
- (u) 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;

14P2010

- (v) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (w) 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**;
- (x) the following projects carried on by, or on behalf of, the **City**:
 - (i) roads, traffic management projects, interchanges;
 - (ii) *deleted*
 - (iii) motor vehicle and pedestrian bridges, unless they are part of the +15 and +30 walkway systems;
 - (iv) water, sewage and storm water lines and facilities; and
 - (v) landscaping projects, parks, public tennis courts and street furniture;
- (y) 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;
- (z) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as Block 4 Plan 9711796 or Block 6 Plan 9711978, either of which may be further subdivided from time to time;
- (aa) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as:
 - (i) Lot 1 Plan 8711504;
 - (ii) Block 3 Plan 7203JK;
 - (iii) Lots 1 through 3 Block 4 Plan 8810907;
 - (iv) Block 5 Plan 7627JK;
 - (v) Lot 1 Block 6 Plan 8811565;
 - (vi) Lots 2 through 5 Block 8 Plan 8910156;
 - (vii) Lot 1 Block 1 Plan 8810212;
 - (viii) Block 1 Plan 6368JK;
 - (ix) Lot 2 Block 1 Plan 8810882;

1P2009

57P2008

- (x) 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.

- (B) Plan Number Hectares (Acres)
More or Less

Plan	Number	Hectares	(Acres)
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

- (xi) 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

(xii) 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

(xiii) 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

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

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

(xvi) Lots 2 through 4 Block 6 Plan 8910893

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

13P2008

(bb) **developments** as defined in section 8(2) of 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;

13P2008

(cc) **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 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;

- (dd) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5; 67P2008
- (ee) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**: 68P2008
- (i) does not use an internal combustion engine; and
- (ii) is located entirely within an existing approved **building**;
- (ff) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and: 68P2008
- (i) the total power generation capacity of all **solar collectors** on the **parcel** is 10 kilowatts or less; or
- (ii) the **solar collectors** are used for thermal energy;
- (gg) a **Temporary Residential Sales Centre** located: 71P2008
- (i) in the **Developing Area**; or
- (ii) on a **parcel** identified in subsection 25(z) or 25(aa);
- (hh) **developments** as defined in Section 8(2) of Part 10, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to 2008 January 4; and 75P2008
- (ii) a **Home Based Child Care – Class 1**. 17P2009
- 25.1** The following **developments** do not require a **development permit**: 1P2009
- (a) **Public Transit System**;
- (a.1) temporary structures affiliated with a **City** approved street festival; 4P2012
- (a.2) any activity and associated structures granted a permit through the Parks and Pathways Bylaw; and 4P2012
- (b) **Utilities – Linear**.

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

Notice Posting Requirement

30P2011

- 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 post in a conspicuous place a notice 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 objects to the proposed **development** on the **parcel** may deliver to a **Development Authority** a written statement of their objection to the **development**;
 - (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
 - (e) that the objection must include:
 - (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
 - (ii) the reason for their objection to the proposed **development**.

- (2)** The following **uses** must always be notice posted:

26P2010

- (a) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts

51P2008

- (a.1) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;

51P2008

- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;

17P2009

- (c.1) **Home Based Child Care – Class 2**;

- (d) **Home Occupation – Class 2**;

51P2008

- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (f) **Multi-Residential Development** in the **Developed Area**;

26P2010

- (f.1) **Night Club** in the CC-EIR district

51P2008

- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts;

14P2010

- (h) **Place of Worship – Large**;

14P2010

- (h.1) **Recyclable Construction Material Collection Depot (temporary)**;

- (i) **Secondary Suite – Detached Garage;** 14P2010,
12P2010
- (i.1) **Secondary Suite – Detached Garden;** and 12P2010
- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1,
C-COR2, S-CI or CC-COR districts; and 51P2008,
14P2010
- (k) **Waste Disposal and Treatment Facility.** 14P2010
- (2.1) The following **uses** must be notice posted when **adjacent** to a **parcel**
containing a **Dwelling Unit**: 30P2011
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Electronic 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**; and
- (e) Any **discretionary use** in the C-N1, C-N2, CC-1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, or CC-ET.

51P2008, 26P2010

30P2011

- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).

PART 4: USES AND USE RULES

Division 1: General Provisions

Interpretation

32P2009

- 130 (1) Unless otherwise referenced in subsection (7), every definition relating to a **use** is the exclusive definition of that **use**.
- (2) Every **use** is classified as belonging to a group of **uses** as set out in Schedule A to this Bylaw, which is referenced only to compare and contrast related **uses**.
- (3) All subsections and clauses that precede the subsection indicating within which group of **uses** a **use** belongs in Schedule A are part of the definition of that **use** and must not be relaxed in accordance with section 40. All subsections and clauses that follow the **use** classification are rules and may be relaxed at the discretion of the **Development Authority**, in accordance with section 31 or 36, unless this Bylaw specifically provides that it is a rule that must not be relaxed.
- (4) Unless otherwise referenced in subsection (7), the **use** definitions must not be interpreted to include a **development** that clearly falls within another defined **use**.
- (5) Where a **development** is capable of being more than one **use**, the **use** under which the **development** more clearly fits must govern.
- (6) Every definition of a **use** must be read to allow for all things necessary or customary for the **use** and includes ancillary functions, such as, but not limited to, reception and administration areas, storage areas, toilet facilities, staff rooms, loading and unloading facilities and the storage of fleet vehicles. 14P2010
- (7) Where this Part contains a definition or rules for a **use** that expressly includes another **use** or allows for another **use** to be combined with it, the other **use** must be read to be part of the defined **use**.
- (8) Where a **use** definition references examples to aid in the interpretation of the **use** they are not intended to be exclusive or restrictive unless otherwise stated in the **use** definition.

Identification of Proposed Uses within a Development Permit Application

- 131 (1) When a proposed **development** is not a listed **use** within the applicable land use district the **development permit** application must be refused. 67P2008
- (2) When a proposed **development** includes multiple **uses**, subject to any restrictions on **use** combinations contained within this Bylaw, the **Development Authority** must issue a single **development permit** listing each approved **use**.

- 13P2008 (3) The **Development Authority** must consider a proposed **development** as a **discretionary use** in accordance with the requirements of Part 2, Division 5 if the **development permit** application is for:
- 71P2008 (a) multiple **uses** including at least one **discretionary use** that is not a **sign**; or
- (b) a **permitted use** which shares a **use area** with a **discretionary use**.

Commencement of Development for a Development Permit Authorizing Multiple Uses

132 Where a **development permit** application for multiple **uses** is approved, the provisions respecting commencement of **development** referenced in section 44 apply to all **uses** approved by the **development permit**.

Rules for All Uses

- 133** (1) In addition to all of the **setback area** rules required by this Bylaw, the **Development Authority** must ensure that all the setback requirements contained within the *Subdivision and Development Regulation* are satisfied.
- (2) Unless otherwise specified in a District, the minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the requirement specified in each **use** definition in this Part.
- (3) A change of **use** must satisfy the minimum **motor vehicle parking stall** requirement in effect for that **use** as of the date of the change of **use**.
- (4) A change of **use**:
- (a) must provide the minimum **bicycle parking stall** requirement in effect for that **use** as of the date of the change of **use**; or
- (b) is not required to provide any **bicycle parking stalls** where it occurs in a **building** that was legally constructed or approved prior to the effective date of this Bylaw.
- (5) A **building** may be constructed using **modular construction** methods but a **Manufactured Home** does not qualify as **modular construction**.

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**;
- (b.1) **Special Function – Class 1**; and
- (c) **Utilities – Linear**.

1P2009

4P2012

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; and
- (b) **Recyclable Construction Material Collection Depot (temporary).**

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; and**
- (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.**

(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 I-B or S-URP Districts:

- (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;**
 - (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;** and
 - (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.**
- (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:**
- (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.**

39P2010

- (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

308 “Special Function – Class 1”

10P2009,
39P2010,
21P2011,
4P2012

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

309 “Special Function – Class 2”

10P2009,
21P2011,
4P2012

- (a) means a **use** where temporary structures are erected on a **parcel** which operate as a:
 - (i) **Conference and Event Facility**;
 - (ii) **Drinking Establishment – Large**;
 - (iii) **Drinking Establishment – Medium**;

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

32P2009

309.1 “Specialized Industrial”

- (a) means a **use**:
 - (i) where any of the following activities occur:
 - (A) **research and development**;
 - (B) the analysis or testing of materials or substances in a **laboratory**; or
 - (C) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, products or equipment, provided live animals are not involved in any aspect of the operation;
 - (ii) that may include a **Health Services Laboratory – Without Clients**;
 - (iii) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and

- (iv) where no dust or vibration is seen or felt outside of the **building** containing the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

310 “Specialty Food Store”

32P2009

- (a) means a **use**:
 - (i) where food and non-alcoholic beverages for human consumption are made;
 - (ii) where live animals are not involved in the processing of the food;
 - (iii) where the food products associated with the **use** may be sold within the premises;
 - (iv) with a maximum **gross floor area** of 465.0 square metres;
 - (v) that has the functions of packaging, bottling or shipping the products made as part of the **use**;
 - (vi) where the only mechanical systems that are not completely contained within the **building** are those systems and equipment required for air conditioning, heating or ventilation; and
 - (vii) that may include a limited seating area no greater than 25.0 square metres within the total **gross floor area** of the **use**;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and

- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

311 “Spectator Sports Facility”

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

312 “Stock Yard”

- (a) means a **use**:
 - (i) where animals are temporarily penned or housed before being sold or transported elsewhere; and
 - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Stock Yard** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw; and

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

313 “Storage Yard”

- (a) means a **use**:
 - (i) where goods, materials and supplies are stored outside;
 - (ii) where goods, materials and supplies being stored are capable of being stacked or piled;
 - (iii) where the goods, materials and supplies stored are not motor vehicles, equipment or waste;
 - (iv) where the goods, materials and supplies are not stored in a **building**, shipping container, trailer, tent or any enclosed structure with a roof;
 - (v) where the piles or stacks of goods, materials and supplies may be packaged into smaller quantities for transportation off the **parcel**;
 - (vi) that does not involve the production or sale of goods, materials and supplies as part of the **use**; and
 - (vii) that may have a **building** for the administrative functions associated with the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the **use**, with tarps or a structure with a roof but it must be open on the sides;
- (d) requires the following minimum number of **motor vehicle parking stalls**:
 - (i) for a **building**, the greater of:
 - (A) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres: or
 - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time; and
 - (ii) for outdoor storage areas:

- (A) 0.25 stalls per 100.0 square metres of outdoor storage area for areas up to 4000.0 square metres; and
- (B) 0.1 stalls per 100.0 square metres thereafter; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

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; and
 - (v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises;

39P2010

- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) that is located in the C-R1 District may incorporate the following **uses** within a **Supermarket**, provided the requirements referenced in subsection (d) are satisfied:
 - (i) **Amusement Arcade**;
 - (ii) **Computer Games Facility**;
 - (iii) **Counselling Service**;
 - (iv) **Financial Institution**;
 - (v) **Fitness Centre**;
 - (vi) **Health Services Laboratory – With Clients**;
 - (vii) **Medical Clinic**;
 - (ix) **Office**;
 - (x) **Pet Care Service**;
 - (xi) **Print Centre**;
 - (xii) **Power Generation Facility – Small**;
 - (xiii) **Radio and Television Studio**;
 - (xiv) **Restaurant: Food Service Only – Medium**;
 - (xv) **Restaurant: Food Service Only – Small**;
 - (xvi) **Retail and Consumer Service**;

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

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

Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.
- (2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite, Secondary Suite – Detached Garage or Secondary Suite – Detached Garden** on the same **parcel** as a **Single Detached Dwelling**. 12P2010

Permitted Uses

- 367** The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**

Discretionary Uses

- 368** The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Bed and Breakfast;**
 - (b) **Community Entrance Feature;**
 - (b.1) **Home Based Child Care – Class 2;** 17P2009
 - (c) **Home Occupation – Class 2;**

- (d) **Place of Worship – Small;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

- 369 (1)** *Parcels* designated R-C1Ls have the same *permitted uses* referenced in section 367 with the additional *permitted uses* of:
- (a) **Secondary Suite.**
- (2)** *Parcels* designated R-C1Ls have the same *discretionary uses* referenced in section 368 with the additional *discretionary uses* of:
- (a) **Secondary Suite – Detached Garage; and**
 - (b) **Secondary Suite – Detached Garden.**

Rules

- 370** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3; and
 - (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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

Parcel Depth

- 373 (1)** Unless otherwise referenced in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2)** The minimum *parcel depth* for a *parcel* designated R-C1Ls is 30.0 metres.

12P2010

Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s) District

Purpose

- 384 (1)** The Residential – Contextual One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**.
- (2)** **Parcels** designated R-C1s are intended to accommodate a **Secondary Suite, Secondary Suite – Detached Garage or Secondary Suite – Detached Garden** on the same **parcel** as a **Single Detached Dwelling**. 12P2010

Permitted Uses

- 385 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 53P2008
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 386 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;** 24P2011

17P2009

- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

53P2008

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

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

Purpose

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

Permitted Uses

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

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

Discretionary Uses

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

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

- 34P2010 (h) **Residential Care;**
- 34P2010 (h.1) **Secondary Suite;**
- 34P2010 (h.2) **Secondary Suite – Detached Garage;**
- 34P2010 (h.3) **Secondary Suite – Detached Garden;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

Rules

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

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

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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

Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

Purpose

424 The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings** in the **Developed Area**.

Permitted Uses

- 425 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One / Two Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Contextual Semi-detached Dwelling;** 27P2011
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (f.1) **Secondary Suite;** 33P2011
 - (g) **Sign – Class A; and** 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.** 53P2008
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School; and**
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

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

- 17P2009
- (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) **Home Based Child Care – Class 2;**
 - (e) **Duplex Dwelling;**
 - (f) **Home Occupation – Class 2;**
 - (g) **Place of Worship – Small;**
 - (h) **Power Generation Facility – Small;**
 - (i) **Residential Care;**
 - 33P2011 (j) *deleted*
 - 12P2010 (j.1) **Secondary Suite – Detached Garage;**
 - 12P2010 (j.2) **Secondary Suite – Detached Garden;**
 - (k) **Semi-detached Dwelling;**
 - (l) **Sign – Class B;**
 - (m) **Sign – Class C;**
 - (n) **Sign – Class E;**
 - (o) **Single Detached Dwelling;**
 - (p) **Temporary Residential Sales Centre; and**
 - (q) **Utility Building.**
- 53P2008
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School Authority Purpose – Major;**
 - (e) **School – Private; and**
 - (f) **Service Organization.**
 - (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One / Two Dwelling District that has a **building** used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Purpose

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

Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) **Park;**
 - (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Single Detached Dwelling; and** 4P2012
 - (g) *deleted* 4P2012
 - (h) **Utilities.**

Discretionary Uses

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

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

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-1s

447 (1) *Parcels* designated R-1s have the same **permitted uses** referenced in section 445 with the additional **permitted uses** of:

(a) **Secondary Suite.**

(2) *Parcels* designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:

(a) **Secondary Suite – Detached Garage;** and

(b) **Secondary Suite – Detached Garden.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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

12P2010

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

12P2010

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

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

Purpose

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

Permitted Uses

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

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

Discretionary Uses

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

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

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

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

3P2010, 34P2010

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

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

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

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

34P2010

Parcel Depth

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

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

34P2010

Parcel Area

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

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

Purpose

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Duplex Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 12P2010
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and** 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities.**

Discretionary Uses

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

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

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

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

479 The minimum *parcel width* is:

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

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

Purpose

489 The Residential – Low Density Multiple Dwelling District (R-2M) is intended to primarily accommodate comprehensively designed low density residential *development* in the form of **Duplex Dwellings, Rowhouses, Semi-detached Dwellings, and Townhouses** in the *Developing Area*.

Permitted Uses

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

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

490.1 The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District where there is only one *main residential building* located on a *parcel*: 13P2008, 12P2010

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

Discretionary Uses 13P2008

- 491** (1) *Uses* listed in Section 490.1 are *discretionary uses* in the Residential – Low Density Multiple Dwelling District where there is more than one *main residential building* on a *parcel*.
- (2) The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living** 24P2011
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**

- 17P2009 (d.1) **Home Based Child Care – Class 2;**
 (e) **Home Occupation – Class 2;**
 (f) **Place of Worship – Small;**
 (g) **Power Generation Facility – Small;**
 (h) **Residential Care;**
- 12P2010 (i) *deleted*
- 12P2010 (i.1) **Secondary Suite – Detached Garage;**
- 12P2010 (i.2) **Secondary Suite – Detached Garden;**
 (j) **Sign – Class B;**
 (k) **Sign – Class C;**
- 71P2008 (k.1) **Sign – Class D;**
 (l) **Sign – Class E;**
 (m) **Single Detached Dwelling;**
 (n) **Temporary Residential Sales Centre;**
 (o) **Townhouse; and**
 (p) **Utility Building.**

Rules

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

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

13P2008, 7P2011

Density

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

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

Division 10: Residential – Manufactured Home (R-MH) District

Purpose

- 506** (1) The Residential – Manufactured Home District is intended to accommodate existing and new residential **development** in the form of **Manufactured Home Parks** and **Manufactured Homes** in the **Developed Area** and the **Developing Area**.
- (2) Areas of land greater than 16.0 hectares and less than 8.0 hectares should not be designated Residential - Manufactured Home District for a **Manufactured Home Park**.

Permitted Uses

507 The following **uses** are **permitted uses** in the Residential – Manufactured Home District:

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

Discretionary Uses

508 The following **uses** are **discretionary uses** in the Residential – Manufactured Home District:

- (a) **Community Entrance Feature;**
- (b) **Home Occupation – Class 2;**
- (c) **Manufactured Home Park;**
- (d) **Power Generation Facility – Small;**
- (e) **Sign – Class B;**
- (f) **Sign – Class C;**
- (g) **Sign – Class E;**

- (h) **Temporary Residential Sales Centre**; and
- (i) **Utility Building**.

Rules

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

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

Density

510 The maximum **density** for a **Manufactured Home** located on a individual **parcel** is one **unit** per **parcel**.

Parcel Width

511 The minimum **parcel width** is 9.8 metres.

Parcel Frontage

512 The minimum frontage on an internal roadway is 9.0 metres.

Parcel Area

513 The minimum area of a **parcel** is 270.0 square metres.

Parcel Coverage

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

Building Setback Areas

515 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 516.

Building Setbacks from a Property Line

516 The minimum **building setback** for a **Manufactured Home** located on an individual **parcel** is:

- (a) 3.0 metres from a **front property line**;
- (b) 1.2 metres from any **side property line**; and
- (c) 3.0 metres from a **rear property line**.

Division 11: Residential – Cottage Housing (R-CH) District

Purpose

- 525** The Residential – Cottage Housing District is intended to accommodate new **development**, in the **Developed Area** and the **Developing Area**, in the form of a comprehensively designed **cottage housing cluster**, which is characterized by:
- (a) the provision of **Cottage Buildings** which are smaller in scale than other low density residential building forms;
 - (b) a high quality of aesthetics, **building** design, function, **landscaping**, materials and site design;
 - (c) a centrally located common open space, around which the **Cottage Buildings** are clustered, and at least one façade of each **Dwelling Unit** must have direct exposure to the common open space;
 - (d) comprehensively planned **development** that uses site and **building** design to integrate and interface with the surrounding **low density residential district** context; and
 - (e) being located on a **parcel** that is immediately **adjacent** to a **lane** and **adjacent** to other **parcels** that are designated with **low density residential districts**.

Permitted Uses

- 526** The following **uses** are **permitted uses** in the Residential – Cottage Housing District:

- (a) **Home Based Child Care – Class 1;** 17P2009
- (a.1) **Home Occupation – Class 1;** 17P2009
- (b) **Sign – Class A;** and 4P2012
- (c) *deleted* 4P2012
- (d) **Utilities.**

Discretionary Uses

- 527** The following **uses** are **discretionary uses** in the Residential – Cottage Housing District:

- (a) **Accessory Residential Building;**
- (b) **Community Entrance Feature;**
- (c) **Cottage Building;**
- (d) **Home Occupation – Class 2;**

- (e) **Power Generation Facility – Small;**
- (f) **Temporary Residential Sales Centre;** and
- (g) **Utility Building.**

Rules

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

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

Building Density

529 The maximum **density** for each **cottage housing cluster** is 65.0 **Dwelling Units** per hectare.

Block Face Requirement

530 In the **Developed Area**, each block face must not contain more than one **cottage housing cluster**.

Parcel Width

531 The minimum **parcel width** for a **cottage housing cluster** is 22.0 metres.

Parcel Depth

532 The minimum **parcel depth** for a **cottage housing cluster** is 30.0 metres.

Parcel Area

533 The minimum area of a **parcel** for a **cottage housing cluster** is 760.0 square metres.

Parcel Coverage

534 The maximum **parcel coverage** is 50.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Setback Areas

535 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 536.

Division 2: Multi-Residential – Contextual Grade-Oriented (M-CG) (M-CGd#) District

Purpose

576 The Multi-Residential – Contextual Grade-Oriented District:

- (a) is intended to apply to the ***Developed Area***;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings;
- (c) has **Multi-Residential Development** designed to provide some or all **Units** with direct access to ***grade***;
- (d) provides for **Multi-Residential Development** in a variety of forms;
- (e) has **Multi-Residential Development** of low height and low ***density***;
- (f) allows for varied ***building height*** and ***front setback areas*** in a manner that reflects the immediate context;
- (g) is intended to be in close proximity or ***adjacent*** to low density residential development;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the ***development*** and to help screen and buffer elements of the ***development*** that may have impacts on residents or nearby ***parcels***.

Permitted Uses

577 (1) The following ***uses*** are ***permitted uses*** in the Multi-Residential – Contextual Grade-Oriented District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) ***deleted*** 46P2009
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 33P2011
- (f) **Sign – Class A;** and 4P2012

4P2012

- (g) *deleted*
- (h) **Utilities.**
- (2) The following **uses** are **permitted uses** on a parcel in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as a **School Authority – School**:
 - (a) **School Authority – School**; and
 - (b) **School Authority Purpose – Minor.**

Discretionary Uses

578 (1) The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Grade-Oriented District:

17P2009

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Duplex Dwelling;**
- (f.1) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Multi-Residential Development;**
- (j) **Place of Worship – Medium;**
- (k) **Place of Worship – Small;**
- (l) **Power Generation Facility – Small;**

33P2011

- (m) **Residential Care;**

12P2010

- (n) *deleted*
- (n.1) **Secondary Suite – Detached Garage;**

12P2010

- (n.2) **Secondary Suite – Detached Garden;**

- (o) **Semi-detached Dwelling;**
- (p) **Sign – Class B;**
- (q) **Sign – Class C;**
- (r) **Sign – Class D;**

Division 3: Multi-Residential – Contextual Low Profile (M-C1) (M-C1d#) District

Purpose

586 The Multi-Residential – Contextual Low Profile District:

- (a) is intended to apply to the ***Developed Area***;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and M-CG District;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of low height and medium ***density***;
- (e) allows for varied ***building height*** and ***front setback areas*** in a manner that reflects the immediate context;
- (f) is intended to be in close proximity or ***adjacent*** to low density residential development;
- (g) provides space for social interaction; and
- (h) provides landscaping to complement the design of the ***development*** and to help screen and buffer elements of the ***development*** that may have impacts on residents or nearby ***parcels***.

Permitted Uses

587 (1) The following ***uses*** are ***permitted uses*** in the Multi-Residential – Contextual Low Profile District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (d.1) **Secondary Suite;** 33P2011
- (e) **Sign – Class A;** and 4P2012
- (f) ***deleted*** 4P2012
- (g) **Utilities.**

- (2) The following **uses** are **permitted uses** on a **parcel** in the Multi-Residential – Contextual Low Profile District that has a **building** used or previously used as a **School Authority – School**:
- (a) **School Authority – School**; and
 - (b) **School Authority Purpose – Minor**.

Discretionary Uses

588 (1) The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Low Profile District:

17P2009

- (a) **Addiction Treatment**;
- (b) **Assisted Living**;
- (c) **Bed and Breakfast**;
- (d) **Child Care Service**;
- (e) **Community Entrance Feature**;
- (f) **Custodial Care**;
- (g) **Duplex Dwelling**;
- (g.1) **Home Based Child Care – Class 2**;
- (h) **Home Occupation – Class 2**;
- (i) **Live Work Unit**;
- (j) **Multi-Residential Development**;
- (k) **Place of Worship – Medium**;
- (l) **Place of Worship – Small**;
- (m) **Power Generation Facility – Small**;
- (n) **Residential Care**;

34P2010, 33P2011

(n.1) *deleted*

34P2010

(n.2) **Secondary Suite – Detached Garage**;

34P2010

(n.3) **Secondary Suite – Detached Garden**;

- (o) **Semi-detached Dwelling**;
- (p) **Sign – Class B**;
- (q) **Sign – Class C**;
- (r) **Sign – Class D**;
- (s) **Sign – Class E**;

**Division 4: Multi-Residential – Contextual Medium Profile (M-C2)
(M-C2f#d#) District**

7P2011

Purpose

595 The Multi-Residential – Contextual Medium Profile District:

- (a) is intended to apply to the **Developed Area**;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and the M-CG and M-C1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) allows for varied **building height** and **front setback areas** in a manner that reflects the immediate context;
- (g) is in close proximity to, or **adjacent** to, low density residential development;
- (h) is typically located at community nodes or transit and transportation corridors and nodes;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

596 (1) The following **uses** are **permitted uses** in the Multi-Residential – Contextual Medium Profile District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Park**;

17P2009

- 33P2011 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- 53P2008 (f) *deleted*
- (g) **Utilities.**
- (2) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 597 (1) The following **uses** are **discretionary uses** in the Multi-Residential – Contextual Medium Profile District:
 - (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Bed and Breakfast;**
 - (d) **Child Care Service;**
 - (e) **Community Entrance Feature;**
 - (f) **Custodial Care;**
 - (g) **Duplex Dwelling;**
 - 17P2009 (g.1) **Home Based Child Care – Class 2;**
 - (h) **Home Occupation – Class 2;**
 - (i) **Live Work Unit;**
 - (j) **Multi-Residential Development;**
 - (k) **Place of Worship – Medium;**
 - (l) **Place of Worship – Small;**
 - (m) **Power Generation Facility – Small;**
 - (n) **Residential Care;**
 - 34P2010, 33P2011 (n.1) *deleted*
 - 34P2010 (n.2) **Secondary Suite – Detached Garage;**
 - 34P2010 (n.3) **Secondary Suite – Detached Garden;**

Division 5: Multi-Residential – At Grade Housing (M-G) (M-Gd#) District

Purpose

605 The Multi-Residential – At Grade Housing District:

- (a) is intended to apply to the *Developing Area*;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings;
- (c) has **Multi-Residential Development** designed to provide all *units* with pedestrian direct access to *grade*;
- (d) has **Multi-Residential Development** of low height and low *density*;
- (e) is intended to be in close proximity or *adjacent* to low density residential development;
- (f) requires that **Multi-Residential Development** achieves a minimum *density*;
- (g) provides for *permitted use Multi-Residential Development* on small *parcels*;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

606 The following *uses* are *permitted uses* in the Multi-Residential – At Grade Housing District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Multi-Residential Development – Minor;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;** and

17P2009

4P2012

4P2012

- (g) *deleted*
- (h) **Utilities.**

Discretionary Uses

607 The following *uses* are **discretionary uses** in the Multi-Residential – At Grade Housing District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (e) **Home Occupation – Class 2;**
- (f) **Live Work Unit;**
- (g) **Multi-Residential Development;**
- (h) **Place of Worship – Medium;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Temporary Residential Sales Centre; and**
- (q) **Utility Building.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

**Division 6: Multi-Residential – Low Profile
(M-1) (M-1d#) District**

Purpose

616 The Multi-Residential – Low Profile District:

- (a) is intended to apply to the *Developing Area*;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and more traffic generation than both low density residential dwellings and the M-G District;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of low height and medium *density*;
- (e) is intended to be in close proximity or *adjacent* to low density residential development;
- (f) requires that **Multi-Residential Development** achieves a minimum *density*;
- (g) provides for *permitted use* **Multi-Residential Development** on small *parcels*;
- (h) provides private and common outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

617 The following *uses* are *permitted uses* in the Multi-Residential – Low Profile District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Multi-Residential Development – Minor;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;** and 4P2012

4P2012

- (g) *deleted*
- (h) **Utilities.**

Discretionary Uses

618 The following *uses* are **discretionary uses** in the Multi-Residential – Low Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Multi-Residential Development;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Power Generation Facility – Small;**
- (l) **Residential Care;**
- (m) **Sign – Class B;**
- (n) **Sign – Class C;**
- (o) **Sign – Class D;**
- (p) **Sign – Class E;**
- (q) **Temporary Residential Sales Centre; and**
- (r) **Utility Building.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;

Division 7: Multi-Residential – Medium Profile (M-2) (M-2f#d#) District

7P2011

Purpose

625 The Multi-Residential – Medium Profile District:

- (a) is intended to apply to the ***Developing Area***;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than ***low density residential districts*** and the M-G and M-1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium ***density***;
- (e) has **Multi-Residential Development** where intensity is measured by ***floor area ratio*** to provide flexibility in ***building*** form and **Dwelling Unit** size and number;
- (f) is intended to be in close proximity or ***adjacent*** to, low density residential development;
- (g) is intended to be typically located at community nodes or transit and transportation corridors and nodes;
- (h) requires that **Multi-Residential Development** achieves a minimum ***density***;
- (i) provides for ***permitted use*** **Multi-Residential Development** on small ***parcels***;
- (j) provides outdoor space for social interaction; and
- (k) provides landscaping to complement the design of the ***development*** and to help screen and buffer elements of the ***development*** that may have impacts on residents or nearby ***parcels***.

Permitted Uses

626 The following ***uses*** are ***permitted uses*** in the Multi-Residential – Medium Profile District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;
- (c) **Multi-Residential Development – Minor**;

17P2009

- (d) **Park;**
- (e) **Protective and Emergency Service;**
- 4P2012 (f) **Sign – Class A;** and
- 4P2012 (g) *deleted*
- (h) **Utilities.**

Discretionary Uses

627 The following *uses* are **discretionary uses** in the Multi-Residential – Medium Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Multi-Residential Development;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Power Generation Facility – Small;**
- (l) **Residential Care;**
- (m) **Sign – Class B;**
- (n) **Sign – Class C;**
- (o) **Sign – Class D;**
- (p) **Sign – Class E;**
- (q) **Temporary Residential Sales Centre; and**
- (r) **Utility Building.**

**Division 8: Multi-Residential – High Density Low Rise (M-H1)
(M-H1f#h#d#) District**

7P2011

Purpose

635 The Multi-Residential – High Density Low Rise District:

- (a) is intended to provide for **Multi-Residential Development** in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will provide **development** with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has tall **Multi-Residential Development** with high **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- (g) requires that **Multi-Residential Development** achieves a minimum **density**;
- (h) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

636 The following **uses** are **permitted uses** in the Multi-Residential High Density Low Rise District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;

17P2009

- 33P2011 (c) **Park;**
- 4P2012 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**

34P2010

Discretionary Uses

39P2010, 7P2011

637 (1) The following *uses* are **discretionary uses** in the Multi-Residential – High Density Low Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**

**Division 9: Multi-Residential – High Density Medium Rise (M-H2)
(M-H2f#h#d#) District**

7P2011

Purpose

646 The Multi-Residential – High Density Medium Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected *parcels* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will provide intense development, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has taller **Multi-Residential Development** with higher **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum density;
- (h) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby *parcels*.

Permitted Uses

647 The following **uses** are **permitted uses** in the Multi-Residential – High Density Medium Rise District:

- (a) **Accessory Residential Building**;
- (a.1) **Home Based Child Care – Class 1**;
- (b) **Home Occupation – Class 1**;

17P2009

- 33P2011 (c) **Park;**
 (d) **Protective and Emergency Service;**
 (d.1) **Secondary Suite;**
 (e) **Sign – Class A;** and
 4P2012 (f) *deleted*
 (g) **Utilities.**

34P2010

Discretionary Uses

39P2010, 7P2011

648 (1) The following *uses* are **discretionary uses** in the Multi-Residential – High Density Medium Rise District:

- (a) **Addiction Treatment;**
 (b) **Assisted Living;**
 (c) **Child Care Service;**
 (d) **Community Entrance Feature;**
 (e) **Convenience Food Store;**
 (f) **Counselling Service;**
 (g) **Custodial Care;**
 (h) **Drinking Establishment – Small;**
 (i) **Home Occupation – Class 2;**
 (j) **Information and Service Provider;**
 (k) **Live Work Unit;**
 (l) **Multi-Residential Development;**
 (m) **Office;**
 (n) **Outdoor Café;**
 (o) **Place of Worship – Medium;**
 (p) **Place of Worship – Small;**
 (q) **Power Generation Facility – Small;**
 (r) **Print Centre;**
 (s) **Residential Care;**
 (t) **Restaurant: Food Service Only – Small;**
 (u) **Restaurant: Licensed – Small;**
 (v) **Retail and Consumer Service;**
 (w) **Service Organization;**
 (x) **Sign – Class B;**

Division 10: Multi-Residential – High Density High Rise (M-H3) (M-H3f#h#d#) District

Purpose

657 The Multi-Residential – High Density High Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected strategic *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide for the highest intensity *development* of all the *multi-residential districts*, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has the tallest **Multi-Residential Development** with the highest *density*;
- (e) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) provides the opportunity for a range of support *commercial multi-residential uses*, restricted in size with few restrictions on location within the *building*;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

658 The following *uses* are *permitted uses* in the Multi-Residential High Density High Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**

17P2009

- 33P2011 (c) **Park;**
- 4P2012 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**

Discretionary Uses

34P2010
39P2010, 7P2011

659 (1) The following *uses* are **discretionary uses** in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**

Division 11: Multi-Residential – Low Profile Support Commercial (M-X1) (M-X1d#) District

Purpose

668 The Multi-Residential – Low Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial *uses* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Developments** that will typically provide higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings, and the M-G and M-CG Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (e) has **Multi-Residential Development** of low height and medium **density**;
- (f) is in close proximity to **low density residential development**;
- (g) requires that **Multi-Residential Development** achieves a minimum **density**;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

669 The following *uses* are **permitted uses** in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (d.1) **Secondary Suite;** 33P2011

- 4P2012 (e) **Sign – Class A;** and
- 4P2012 (f) *deleted*
- (g) **Utilities.**

34P2010

Discretionary Uses

39P2010, 7P2011

670 (1) The following *uses* are **discretionary uses** in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**

Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2f#d#) District

7P2011

Purpose

678 The Multi-Residential – Medium Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial uses on *parcels* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and low profile **multi-residential districts**;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (e) has **Multi-Residential Development** of medium height and medium **density**;
- (f) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (g) is typically located at community nodes or transit and transportation corridors and nodes;
- (h) is in close proximity or **adjacent** to, low density residential development;
- (i) requires that **Multi-Residential Development** achieves a minimum **density**;
- (j) provides outdoor space for social interaction; and
- (k) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

679 The following *uses* are *permitted uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Accessory Residential Building;**
- 17P2009 (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A; and**
- 4P2012 (f) *deleted*
- (g) **Utilities.**

Discretionary Uses

680 (1) The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi – Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**

Division 2: Commercial – Neighbourhood 1 (C-N1) District

Purpose

- 701 (1)** The Commercial – Neighbourhood 1 District is intended to be characterized by:
- (a) small scale commercial developments;
 - (b) **buildings** that are close to each other, the **street** and the public sidewalk;
 - (c) storefront commercial **buildings** oriented towards the **street**;
 - (d) **lanes** for motor vehicle access to parking areas and **buildings**;
 - (e) **buildings** that are in keeping with the scale of nearby residential areas;
 - (f) **development** that has limited **use** sizes and types; and
 - (g) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 1 District.

Permitted Uses

- 702 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District:
- (a) **Park**;
 - (b) **Sign – Class A**;
 - (c) **Sign – Class B**;
 - (d) **Sign – Class D**; and
 - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
 - (b) **Convenience Food Store**;

39P2010,
17P2009,
32P2009

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

Discretionary Uses

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

24P2011

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

Rules

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

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

Parcel Area

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

Floor Area Ratio

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

Building Height

707 The maximum *building height* is 10.0 metres.

Building Location and Orientation

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

Building Façade

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

Vehicle Access

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

Discretionary Uses

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

24P2011

4P2012

10P2009, 4P2012

- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) **Sign – Class F;**
- (y) **Social Organization;**
- (z) **Special Function – Class 2;**
- (z.1) *deleted*
- (aa) **Utility Building; and**
- (bb) **Vehicle Rental – Minor.**

Rules

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

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

Parcel Area

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

Floor Area Ratio

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

Building Height

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

Use Area

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

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

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

(a) **Addiction Treatment;**

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

24P2011

Discretionary Uses

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

24P2011

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- (dd) **Sign – Class F;**
- (ee) **Social Organization;**
- (ff) **Special Function – Class 2;**
- (ff.1) *deleted*
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

4P2012

10P2009, 4P2012

Rules

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

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

(kk) **Special Function – Class 2;**

4P2012

(kk.1) *deleted*

10P2009,
4P2012

(ll) **Utility Building;** and

(mm) **Vehicle Rental – Major.**

Rules

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

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

Parcel Area

761 The maximum area of a **parcel** is 12.0 hectares.

Floor Area Ratio

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

Building Height

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

Use Area

764 (1) Unless otherwise provided in subsections (2), (3), and (4), the maximum **use area** in the Commercial – Community 2 District is 6000.0 square metres.

- (2) The maximum **use area** for a **Supermarket** or a **Supermarket** combined with any other **use**, is 7500.0 square metres.
- (3) The maximum **use area** for a **Catering Service – Minor** or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.
- (4) **Hotels** do not have a **use area** restriction.

Location of Uses within Buildings

- 765** (1) **Dwelling Units** and **Live Work Units** must not be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwellings Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 758 and 759, other than **Dwelling Unit** and **Live Work Unit**.

Front Setback Area

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

Rear Setback Area

- 767** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
 - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with a **lane**, **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres.

Side Setback Area

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

Discretionary Uses

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Artist’s Studio;**
 - (c.1) **Assisted Living;** 24P2011
 - (d) **Billiard Parlour;**
 - (e) **Child Care Service;**
 - (f) **Cinema;**
 - (g) **Computer Games Facility;** 67P2008
 - (g.1) **Conference and Event Facility;**
 - (h) **Custodial Care;**
 - (i) **Drinking Establishment – Medium;**
 - (j) **Drinking Establishment – Small;**
 - (k) **Dwelling Unit;**
 - (l) **Home Occupation – Class 2;**
 - (m) **Hotel;**
 - (n) **Indoor Recreation Facility;**

- 32P2009
 - (o) **Instructional Facility;**
 - (p) **Liquor Store;**
 - (q) **Live Work Unit;**
 - (r) **Outdoor Café;**
 - (s) **Parking Lot – Grade;**
 - (t) **Parking Lot – Structure;**
 - (u) **Pawn Shop;**
 - (v) **Place of Worship – Small;**
 - (w) **Post-secondary Learning Institution;**
 - (x) **Residential Care;**
 - (y) **Restaurant: Food Service Only – Medium;**
 - (z) **Restaurant: Licensed – Medium;**
 - (aa) **Restaurant: Licensed – Small;**
 - (bb) **Seasonal Sales Area;**
- 14P2010
 - (cc) **Sign – Class C;**
 - (dd) **Sign – Class E;**
 - (ee) **Sign – Class F;**
 - (ff) **Social Organization;**
- 4P2012
 - (gg) **Special Function – Class 2;**
- 10P2009, 4P2012
 - (gg.1) *deleted*
 - (hh) **Supermarket;** and
 - (ii) **Utility Building.**

Rules

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

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

- (b) for each **Live Work Unit** is:
- (i) 1.0 **stalls** per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls**;
- (c) for an **Office**, when located on floors above the ground floor is:
- (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (d) for a **Retail and Consumer Service** is: 39P2010
- (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
 - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
 - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and
- (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, and Seasonal Sales Area** is the minimum requirement referenced in Part 4; 13P2008,
10P2009,
4P2012
- (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
- (g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

38P2009, 23P2010,
39P2010

- (3) For a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small** or **Retail and Consumer Service**, located on the ground floor of a **building**, the minimum number of **motor vehicle parking stalls**:
- (a) In Area A, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where:
- (A) the **building** contains a **Dwelling Unit, Hotel** or **Office** above the ground floor; or
- (B) the **use area** is less than or equal to 465.0 square metres; and
- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** in all other cases; and
- (b) In Area B, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where a **building** contains a **Dwelling Unit** above the ground floor;
- (ii) 0.0 stalls where the **use area** is less than or equal to 465.0 square metres, provided:
- (A) the **building** is only one **storey**; or
- (B) the **building** was legally existing or approved as of November 1, 2009; and
- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the **use area** is greater than 465.0 square metres and where:
- (A) the **building** is only one **storey**; or
- (B) the **building** was legally existing or approved as of November 1, 2009; and
- (iv) in all other cases the minimum requirement referenced in subsections (1) and (2).

Excess Motor Vehicle Parking Stalls

- 792** Where the number of **motor vehicle parking stalls** provided for **uses**, not including **Dwelling Units** or **Live Work Units**, is in excess of 6.0 stalls per 100.0 square metres of **gross usable floor area**, those excess stalls must be located in either underground or structured parking.

- (oo) **Social Organization;**
- (pp) **Special Function – Class 2;** 4P2012
- (pp.1) *deleted* 10P2009,
4P2012
- (qq) **Supermarket;**
- (rr) **Utility Building;**
- (ss) **Vehicle Rental – Major;**
- (tt) **Vehicle Rental – Minor;**
- (uu) **Vehicle Sales – Major; and**
- (vv) **Vehicle Sales – Minor.**

Rules

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

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

Parcel Area

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

Floor Area Ratio

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

Building Height

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

Use Area

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

- (3) The maximum *use area* of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other *use*, is 300.0 square metres;
 - (b) **Cinema**, or a **Cinema** combined with any other *use*, is 550.0 square metres; and
 - (c) **Supermarket**, or a **Supermarket** combined with any other *use*, is 2500.0 square metres.
- (4) The following *uses* do not have a *use area* restriction:
- (a) **Addiction Treatment**;
 - (a.1) **Assisted Living**;
 - (b) **Custodial Care**;
 - (c) **Hotel**; and
 - (d) **Residential Care**.

24P2011

Location of Uses within Buildings

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

Front Setback Area

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

- (nn) **Sign – Class F;**
- (nn.1) **Sign – Class G;** 30P2011
- (oo) **Social Organization;**
- (pp) **Special Function – Class 2;** 4P2012
- (pp.1) *deleted* 10P2009,
4P2012
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Major;** and
- (ss) **Vehicle Sales – Major.**

Rules

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

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

Parcel Area

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

Floor Area Ratio

818 The maximum **floor area ratio** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “f” indicated on the Land Use District Maps.

Building Height

819 The maximum **building height** for **parcels** designated Commercial – Corridor 3 District is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

Use Area

- 39P2010
- 820** (1) Unless otherwise referenced in subsections (2) and (3), there is no **use area** restriction in the Commercial – Corridor 3 District.
- (2) The maximum **use area** of a **Retail and Consumer Service**, or a **Retail and Consumer Service**, combined with any other **use**, is 3600.0 square metres.
- (3) The maximum **use area** of a **Supermarket**, or a **Supermarket**, combined with any other **use**, is 3600.0 square metres.

Front Setback Area

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

Rear Setback Area

- 67P2008
- 822** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
 - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;
 - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
 - (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 823** (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 3.0 metres;

Discretionary Uses

- 830 (1)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** **Uses** listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
 - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 829(2)(a) through (f) inclusive; or
 - (c) they are located above the ground floor of the **building**.
- (4)** The following **uses** are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service**;
 - (a.1) **Conference and Event Facility**; 67P2008
 - (b) **Drinking Establishment – Medium**;
 - (c) **Drinking Establishment – Small**;
 - (d) **Outdoor Café**;
 - (e) **Power Generation Facility – Medium**;
 - (f) **Restaurant: Food Service Only – Medium**;
 - (g) **Restaurant: Licensed – Medium**;
 - (h) **Sign – Class C**;
 - (i) **Sign – Class E**;
 - (j) **Sign – Class F**;
 - (j.1) **Sign – Class G**; 30P2011
 - (k) **Special Function – Class 2**; 4P2012
 - (k.1) *deleted*; 10P2009,
4P2012
 - (l) **Utility Building**; and
 - (m) **Veterinary Clinic**.
 - (n) *deleted*; 39P2010

Rules

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

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

Floor Area Ratio

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

Building Height

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

Use Area

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

39P2010

Front Setback Area

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

Rear Setback Area

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

- (q) **Outdoor Café;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Products Sales Yard;**
- (w) **Retail Garden Centre;**
- (x) **Retail and Consumer Service;** 39P2010
- (y) **Seasonal Sales Area;**
- (z) **Sign – Class C;**
- (aa) **Sign – Class E;**
- (bb) **Sign – Class F;**
- (bb.1) **Sign – Class G;** 30P2011
- (cc) **Special Function – Class 2;** 4P2012
- (cc.1) *deleted* 10P2009,
4P2012
- (dd) **Supermarket;**
- (ee) **Utility Building;**
- (ff) **Vehicle Rental – Major;**
- (gg) **Vehicle Rental – Minor;**
- (hh) **Vehicle Sales – Major; and**
- (ii) **Vehicle Sales – Minor.**

Rules

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

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

Parcel Area

847 The area of a *parcel* must be a minimum of 0.5 hectares and a maximum of 6.0 hectares.

Floor Area Ratio

848 The maximum *floor area ratio* for *parcels* designated Commercial – Regional 1 District is the number following the letter “f” indicated on the Land Use District Maps.

Building Height

849 The maximum *building height* is 15.0 metres.

Buildings

- 850** (1) Every *parcel* in the Commercial – Regional 1 District must have one *building* that is equal to or exceeds 3600.0 square metres of *gross floor area*.
- (2) In addition to the *building* required by subsection (1), a *parcel* may have up to two *buildings*, so long as no additional *building* exceeds 360.0 square metres in *gross floor area*.
- (3) The maximum number of *buildings* on every *parcel* is three.

Use Area

851 Only one *use area* in a *building* in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.

Building Entrance Features

- 852** The *public entrances* must be accentuated by a minimum of one example of three or more of the following features:
- (a) arcades;
 - (b) arches;
 - (c) awnings;
 - (d) pitched or raised cornice roof forms;
 - (e) porticoes;
 - (f) recesses or projections; or
 - (g) windows.

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

Discretionary Uses

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

67P2008

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

4P2012

10P2009, 4P2012

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

Discretionary Uses

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

67P2008

- (h.1) **Conference and Event Facility;**
- (i) **Drinking Establishment – Large;**
- (j) **Drinking Establishment – Medium;**
- (k) **Drinking Establishment – Small;**
- (l) **Drive Through;**
- (m) **Gaming Establishment – Bingo;**
- (n) **Gas Bar;**
- (o) **Hotel;**
- (p) **Liquor Store;**
- (q) **Night Club;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Place of Worship – Medium;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Power Generation Facility – Medium;**
- (y) **Restaurant: Food Service Only – Large;**
- (z) **Restaurant: Licensed – Large;**
- (aa) **Seasonal Sales Area;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- (dd) **Social Organization;**
- (ee) **Special Function – Class 2;**
- (ee.1) *deleted*
- (ff) **Utility Building;**
- (gg) **Vehicle Rental – Major; and**
- (hh) **Vehicle Sales – Major.**

4P2012

10P2009, 4P2012

Discretionary Uses

32P2009

- 908 (1)** *Uses* listed in subsection 907(2) are **discretionary uses** if they are located:
- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
 - (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;**
 - (c) **Building Supply Centre;**
 - (d) **Bulk Fuel Sales Depot;**
 - (e) **Child Care Service;**
 - (f) **Convenience Food Store;**
 - (g) **Custodial Quarters;**
 - (h) **Drive Through;**
 - (i) **Equipment Yard;**
 - (j) **Gas Bar;**
 - (k) **Instructional Facility;**
 - (l) **kennel;**
 - (m) **Large Vehicle Sales;**
 - (n) **Office;**
 - (o) **Outdoor Café;**
 - (p) **Pet Care Service;**
 - (p.1) **Place of Worship – Large;**
 - (q) **Print Centre;**
 - (r) **Restaurant: Food Service Only – Medium;**
 - (s) **Restaurant: Food Service Only – Small;**
 - (t) **Restaurant: Licensed – Medium;**
 - (u) **Restaurant: Licensed – Small;**
 - (v) **Restored Building Product Sales Yard;**
 - (w) **Salvage Yard;**
 - (x) **Self Storage Facility;**

36P2011

30P2011

4P2012

4P2012

- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**
- (aa.1) **Sign – Class G;**
- (bb) **Special Function – Class 2;**
- (cc) *deleted*
- (dd) **Take Out Food Service;**
- (ee) **Vehicle Sales – Minor; and**
- (ff) **Veterinary Clinic.**

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.

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

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

32P2009

- 913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
 - (b) not located between a **building** and a **major street** or **expressway**; and
 - (c) shown on a plan approved as part of a **development permit**.

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

Rules

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

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

Floor Area Ratio

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

Building Height

57P2008

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

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

Use Area

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

32P2009, 39P2010

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

32P2009

Storage of Goods, Materials and Supplies

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

Front Setback Area

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

Rear Setback Area

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

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

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

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

- (k) **Outdoor Café;**
- (k.1) **Place of Worship – Large;** 36P2011
- (l) **Power Generation Facility – Medium;**
- (m) **Restaurant: Licensed – Small;**
- (n) *deleted* 39P2010
- (o) **Self Storage Facility;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Sign – Class F;**
- (r.1) **Sign – Class G;** 30P2011
- (s) **Special Function – Class 2;** 4P2012
- (t) *deleted* 4P2012
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service;** and
- (w) **Utility Building.**

Rules

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

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

Floor Area Ratio

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

Building Height

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

Activities and Objects Prohibited

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

Use Area

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

32P2009

Storage of Goods, Materials and Supplies

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

32P2009

Front Setback Area

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

Rear Setback Area

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

Discretionary Uses

955 (1) *Uses* listed in subsection 954(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Industrial – Commercial District.

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

32P2009

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Auto Body and Paint Shop;**
- (d) **Auto Service – Major;**
- (e) **Auto Service – Minor;**
- (f) **Car Wash – Multi-Vehicle;**
- (g) **Car Wash – Single Vehicle;**
- (h) **Child Care Service;**
- (i) **Convenience Food Store;**
- (j) **Custodial Quarters;**
- (k) **Drinking Establishment – Small;**
- (l) **Drive Through;**
- (m) **Gas Bar;**
- (n) **Large Vehicle Sales;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Liquor Store;**
- (r) **Outdoor Café;**
- (s) **Power Generation Facility – Medium;**
- (t) **Recreational Vehicle Sales;**
- (u) **Restaurant: Licensed – Medium;**
- (v) **Restaurant: Licensed – Small;**
- (w) **Restored Building Product Sales Yard;**
- (x) **Self Storage Facility;**
- (y) **Sign – Class C;**
- (z) **Sign – Class E;**
- (aa) **Sign – Class F;**
- (aa.1) **Sign – Class G;**

30P2011

- 4P2012 (bb) **Special Function – Class 2;**
4P2012 (cc) *deleted*
(dd) **Utility Building;**
(ee) **Vehicle Rental – Major;** and
(ff) **Vehicle Sales – Major.**

Rules

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

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

Parcel Location

32P2009 **957** *deleted*

Floor Area Ratio

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

Building Height

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

Use Area

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

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

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.

32P2009

Screening

- 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**.

32P2009

Building Setback

- 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.

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) **Equipment Yard**;
- (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**;
- (j) **Vehicle Storage – Large**;
- (k) **Vehicle Storage – Passenger**; and
- (l) **Vehicle Storage – Recreational**.

Discretionary Uses

32P2009

984 The following *uses* are **discretionary uses** in the Industrial – Outdoor District:

- (a) **Custodial Quarters;**
- (b) **Power Generation Facility – Medium;**
- (c) **Salvage Yard;**
- (d) **Sign – Class E;**
- (e) **Sign – Class F;**
- (e.1) **Sign – Class G; and**
- (f) *deleted*
- (g) **Utility Building.**

30P2011, 4P2012

4P2012

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.

Storage of Goods, Materials and Supplies

32P2009

- 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.

Division 8: Industrial – Heavy (I-H) District

Purpose

32P2009

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
 - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
 - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
 - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
 - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
 - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
 - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
 - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, a **Place of Worship – Large** or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.

36P2011

Permitted Uses

1000 The following **uses** are **permitted uses** in the Industrial – Heavy District:

- (a) **Power Generation Facility – Small**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class C**;
- (e) **Sign – Class D**; and
- (f) **Utilities**.

32P2009

Discretionary Uses

1001 (1) The following *uses* are **discretionary uses** in the Industrial – Heavy District:

- (a) **Asphalt, Aggregate and Concrete Plant;**
- (b) **Bulk Fuel Sales Depot;**
- (c) **General Industrial – Heavy;**
- (d) **Freight Yard;**
- (e) **Power Generation Facility – Medium;**
- (f) **Sign – Class E;**
- (g) **Sign – Class F;**
- (g.1) **Sign – Class G;** and
- (h) *deleted*
- (i) **Utility Building.**

30P2011, 4P2012

4P2012

(2) The following *uses* are **discretionary uses** in the Industrial – Heavy District if they are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw:

- (a) **General Industrial – Light;** and
- (b) **General Industrial – Medium.**

Rules

1002 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.

Front Setback Area

1003 The **front setback area** must have a minimum depth of 6.0 metres.

Rear Setback Area

1004 (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 6.0 metres;
- (b) an **industrial district**.

Division 3: Special Purpose – School, Park and Community Reserve (S-SPR) District

Purpose

- 1025 (1)** The Special Purpose – School, Park and Community Reserve District is intended to:
- (a) provide for schools, parks, open space, and recreation facilities; and
 - (b) have *parcels* of various sizes and use intensities.
- (2)** The Special Purpose - School, Park and Community Reserve District should only be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

1026 The following *uses* are *permitted uses* in the Special Purpose – School, Park and Community Reserve District:

- (a) **Natural Area;**
- (b) **Outdoor Recreation Area;**
- (c) **Park;**
- (d) **Park Maintenance Facility – Small;**
- (e) **Power Generation Facility – Small;**
- (f) **School Authority – School;**
- (g) **School Authority Purpose – Minor;**
- (h) **Sign – Class A;** and 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities.**

Discretionary Uses

1027 (1) The following *uses* are *discretionary uses* in the Special Purpose – School, Park and Community Reserve district;

- (a) **Community Entrance Feature;** 10P2009
- (a.1) **Community Recreation Facility;** 10P2009
- (b) **Food Kiosk;**

- (c) **Indoor Recreation Facility;**
- (d) **School Authority Purpose – Major;**
- (e) **Sign – Class B;**
- (f) **Sign – Class C;**
- (g) **Sign – Class D;**
- (h) **Sign – Class E;** and
- (i) **Utility Building.**

17P2009

- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility, Indoor Recreation Facility or School Authority – School** in the Special Purpose – School, Park and Community Reserve District:
 - (a) **Child Care Service.**

Rules

1028 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.

Front, Rear and Side Setback Area

1029 The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 1030 (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)** All **setback areas** must provide a minimum of:
 - (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School**;

Division 4: Special Purpose – Community Service (S-CS) District

Purpose

1033 The Special Purpose – Community Service District is intended to:

- (a) accommodate education and community **uses** located in **buildings**;
- (b) accommodate a limited range of small scale, public indoor and outdoor recreation facilities; and
- (c) have limited application to **parcels** that are not designated reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

1034 The following **uses** are **permitted uses** in the Special Purpose – Community Service District:

- (a) **Natural Area**;
- (b) **Outdoor Recreation Area**;
- (c) **Park**;
- (d) **Park Maintenance Facility – Small**;
- (e) **Power Generation Facility – Small**;
- (f) **School Authority – School**;
- (g) **School Authority Purpose – Minor**;
- (h) **Sign – Class A**; and 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities**.

Discretionary Uses

1035 The following **uses** are **discretionary uses** in the Special Purpose – Community Service District:

- (a) **Child Care Service**;
- (a.1) **Community Entrance Feature**; 10P2009
- (b) **Community Recreation Facility**;
- (c) **Food Kiosk**;
- (d) **Indoor Recreation Facility**;

- (e) **Library;**
- (f) **Museum;**
- (g) **Park Maintenance Facility – Large;**
- (h) **Protective and Emergency Service;**
- (i) **School – Private;**
- (j) **School Authority Purpose – Major;**
- (k) **Service Organization;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E; and**
- (p) **Utility Building.**

Rules

1036 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.

Front, Rear and Side Setback Area

1037 The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

1038 (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) All **setback areas** must provide a minimum of:

- (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School;**

Division 5: Special Purpose – Recreation (S-R) District

Purpose

- 1041 (1)** The Special Purpose – Recreation District is intended to:
- (a) accommodate a range of indoor and outdoor recreation uses;
 - (b) provide for complementary **uses** located within **buildings** occupied by indoor and outdoor recreation **uses**; and
 - (c) be applied to **parcels** of various sizes with a greater range of **use** intensities.
- (2)** The Special Purpose – Recreation District should not be applied to land dedicated as reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

- 1042** The following **uses** are **permitted uses** in the Special Purpose – Recreation District:
- (a) **Natural Area**;
 - (b) **Park**;
 - (c) **Park Maintenance Facility – Small**;
 - (d) **Power Generation Facility – Small**;
 - (e) **Sign – Class A**; and 4P2012
 - (f) *deleted* 4P2012
 - (g) **Utilities**.

Discretionary Uses

- 1043 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Recreation District:
- (a) **Community Entrance Feature**;
 - (b) **Community Recreation Facility**;
 - (c) **Food Kiosk**;
 - (d) **Indoor Recreation Facility**;
 - (e) **Library**;
 - (f) **Museum**;

- (g) **Outdoor Café;**
- (h) **Outdoor Recreation Area;**
- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- (q.1) **Sign – Class F;**
- (q.2) **Special Function – Class 2;**
- (r) **Spectator Sports Facility;** and
- (s) **Utility Building.**

71P2008

4P2012

14P2010

67P2008, 39P2010

- (2) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre or Spectator Sports Facility:**

- (a) **Accessory Liquor Service;**
- (b) **Child Care Service;**
- (c) **Conference and Event Facility;**
- (d) **Medical Clinic;**
- (e) **Restaurant: Food Service Only – Medium;**
- (f) **Restaurant: Food Service Only – Small;**
- (g) **Restaurant: Licensed – Medium;**
- (h) **Restaurant: Licensed – Small;** and
- (i) **Retail and Consumer Service.**

67P2008, 39P2010

- (3) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park:**

- (a) **Restaurant: Food Service Only – Small;**
- (b) **Restaurant: Licensed – Small;** and
- (c) **Retail and Consumer Service.**

Division 6: Special Purpose – Community Institution (S-CI) District

Purpose

1053 The Special Purpose – Community Institution District is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of **building** forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

Permitted Uses

1054 The following **uses** are **permitted uses** in the Special Purpose – Community Institution District:

- (a) **Home Occupation - Class 1;** 41P2009
- (a.1) **Natural Area;** 41P2009
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;** and 4P2012
- (g) *deleted* 4P2012
- (h) **Utilities.**

Discretionary Uses

1055 (1) The following **uses** are **discretionary uses** in the Special Purpose – Community Institution District:

- (a) **Addiction Treatment;**
- (b) **Cemetery;**
- (c) **Child Care Service;**
- (d) **Columbarium;**
- (d.1) **Conference and Event Facility;** 67P2008
- (e) **Crematorium;**
- (f) **Custodial Care;**

- 41P2009 (g) **Food Kiosk;**
- (g.1) **Home Occupation – Class 2;**
- (h) **Hospital;**
- 32P2009 (i) **Instructional Facility;**
- (j) **Library;**
- (k) **Museum;**
- (l) **Performing Arts Centre;**
- (m) **Place of Worship – Large;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Post-secondary Learning Institution;**
- (q) **Power Generation Facility – Medium;**
- (r) **Residential Care;**
- (s) **School – Private;**
- (t) **Service Organization;**
- (u) **Sign – Class C;**
- (v) **Sign – Class D;**
- (w) **Sign – Class E;**
- 71P2008 (x) *deleted*
- (y) **Social Organization;**
- 71P2008 (z) *deleted*
- (aa) **Spectator Sports Facility;** and
- (bb) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in existing **buildings** containing **Dwelling Units** at the time of the effective date of this Bylaw:
- (a) **Multi-Residential Development.**
- 24P2011 (3) The following **uses** are additional **discretionary uses** if they are located in an existing **building** that is used or was previously used as **Assisted Living** at the time of the effective date of this Bylaw:
- (a) **Assisted Living.**

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;**
- (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;**

1P2009

- (p) *deleted*
- (q) **Tree Farm;**
- (r) **Utilities;**
- (s) **Utility Building;**
- (t) **Vehicle Storage – Large;**
- (u) **Vehicle Storage – Passenger;**
- (v) **Waste Disposal and Treatment Facility;** 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:

- (a) **Custodial Care;**
- (b) **Distribution Centre;**
- (c) **Equipment Yard;**
- (d) **Freight Yard;**
- (e) **Information and Service Provider;**
- (f) **Instructional Facility;**
- (g) *deleted*
- (h) **Office;**
- (i) **Parking Lot – Grade;**
- (j) **Parking Lot – Structure;**
- (k) **Power Generation Facility – Medium;**
- (l) **Sign – Class C;** and
- (m) **Sign – Class E.**

32P2009

32P2009

41P2009

(2) An existing **Sign – Class F** is a **discretionary use** where:

- (a) it existed on the effective date of this Bylaw, and
- (b) was previously approved by a **development permit** issued by the **City**.

(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
- (b) its location on the *parcel* is the same as the **Sign – Class F**.

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** (1) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced:
- (a) by 10.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 400.0 metres of an existing or approved Capital funded **LRT platform**; or
 - (b) by 5.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 150.0 metres of a **street** where a **frequent bus service** operates.
- (2) The minimum number of **motor vehicle parking stalls** required for an **Office** or **Information and Service Provider** is reduced:
- (a) by 1.0 **motor vehicle parking stalls** per six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4; and
 - (b) by 1.0 **motor vehicle parking stalls** per two (2) lockers provided in a shower and change room facility.

13P2008

Division 8: Special Purpose – University Research Park (S-URP) District

Purpose

1074 The Special Purpose – University Research Park District is intended to:

- (a) accommodate a limited range of **uses** engaged in scientific research, research and development, and technology commercialization in association with the University of Calgary, the Province of Alberta or the Government of Canada; and
- (b) accommodate a limited range of complementary support **uses**.

Permitted Uses

1075 (1) The following **uses** are **permitted uses** in the Special Purpose – University Research Park District:

- (a) **Natural Area;**
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Sign – Class A;** and
- (e) *deleted*
- (f) **Utilities.**

4P2012

4P2012

(2) The following **uses** are **permitted uses** in the Special Purpose – University Research Park District if they are located within existing **buildings**:

- (a) **Counselling Service;** and
- (b) **Office.**

Discretionary Uses

1076 (1) **Uses** listed in section 1075(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Special Purpose – University Research Park District.

(2) The following **uses** are always **discretionary uses** in the Special Purpose – University Research Park District:

- (a) **Beverage Container Drop-Off Depot;**
- (b) **Child Care Service;**

- 32P2009 (c) **Convenience Food Store;**
- (d) **Fitness Centre;**
- 32P2009 (e) *deleted*
- (f) **Indoor Recreation Facility;**
- 32P2009 (g) *deleted*
- (h) **Information and Service Provider;**
- 32P2009 (i) **Instructional Facility;**
- (j) **Outdoor Café;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class D;**
- 32P2009 (r) **Sign – Class E;**
- 32P2009 (r.1) **Specialized Industrial; and**
- (s) **Utility Building.**

Rules

1077 In addition to the rules in this District, all **uses** in this District must comply with:

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

Building Height

1078 The maximum **building height** is 25.0 metres.

Front Setback Area

1079 The **front setback area** must have a minimum depth of 15.0 metres.

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) **Home Based Child Care – Class 2;**

41P2009

30P2011

4P2012

- (b) **Home Occupation – Class 2;**
 - (c) **Outdoor Recreation Area;**
 - (d) **Power Generation Facility – Medium;**
 - (e) **Sign – Class C;**
 - (f) **Sign – Class E;**
 - (g) **Sign – Class F;**
 - (g.1) **Sign – Class G;**
 - (h) *deleted*
 - (i) **Utility Building;**
 - (j) **Vehicle Storage – Passenger; and**
 - (k) **Vehicle Storage – Recreational.**
- (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**
 - (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;**
 - (i) **Vehicle Storage – Large;**
 - (j) **Vehicle Storage – Passenger; and**
 - (k) **Vehicle Storage – Recreational.**

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**:

- 39P2010
- (a) **Food Kiosk; and**
 - (b) **Retail and Consumer Service.**

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

- (a) **Equipment Yard;**
- (b) **Freight Yard; and**
- (c) **Storage Yard**

Division 2: Centre City Multi-Residential High Rise District (CC-MH)

Purpose

1122 The Centre City Multi-Residential High Rise District:

- (a) is intended to provide for **Multi-Residential Development** on sites within the Centre City area of the city;
- (b) has **Multi-Residential Development** that will provide intense **development**;
- (c) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (d) provides a **building** form that is street oriented at grade;
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve public benefit and amenities within the same community;
- (f) is primarily residential with a limited range of **uses** in the Care and Health Group and the Culture and Leisure Group of Schedule A of this Bylaw; and
- (g) provides landscaping to complement the design of the **development**, relationship to the public realm and help to screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

1123 (1) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;** and 4P2012
- (e.1) *deleted* 10P2009,
4P2012
- (f) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise District that has a **building** used or previously used as a **School Authority – School**:

- (a) **School Authority – School;** and
- (b) **School Authority Purpose – Minor.**

Discretionary Uses

1124 (1) The following *uses* are **discretionary uses** in the Centre City Multi-Residential High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (b.1) **Child Care Service;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (e) **Home Occupation - Class 2;**
- (f) **Live Work Unit;**
- (g) **Multi-Residential Development;**
- (h) **Place of Worship – Medium;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class D;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

(2) The following *uses* are additional **discretionary uses** if they are located in **buildings** used or previously used as a **School Authority – School** in the Centre City Multi-Residential High Rise District:

- (a) **Library;**
- (b) **Museum;**
- (c) **School – Private;**
- (d) **School Authority Purpose – Major; and**
- (e) **Service Organization.**

(3) The following *uses* are additional **discretionary uses** on a **parcel** in the Centre City Multi-Residential High Rise District that has a **building** used or previously used as a **School Authority - School**:

- (a) **Community Recreation Facility;**
- (b) **Food Kiosk;**
- (c) **Indoor Recreation Facility;**
- (d) **Outdoor Recreation Area;**
- (e) **Park Maintenance Facility – Large; and**

17P2009

Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

Purpose

1132 The Centre City Multi-Residential High Rise Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** on sites within the Centre City area of the city;
- (b) has **Multi-Residential Development** that will provide intense **development**;
- (c) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (d) provides a **building** form that is street oriented at grade;
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve public benefit and amenities within the same community; and
- (f) is primarily residential with a limited range of **uses** in the Care and Health Group, the Culture and Leisure Group and a limited range of support commercial **uses**, restricted in size and location within the **building**.

Permitted Uses

1133 (1) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;** and 4P2012
- (f.1) *deleted* 10P2009,
4P2012
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are within existing approved buildings: 39P2010

- (a) **Artist’s Studio;**
- (b) **Convenience Food Store;**
- (c) **Counselling Service;**

- (d) **Fitness Centre;**
 - (e) **Instructional Facility;**
 - (f) **Library;**
 - (g) **Medical Clinic;**
 - (h) **Office;**
 - (i) **Power Generation Facility – Small;**
 - (j) **Print Centre;**
 - (k) **Retail and Consumer Service;**
 - (l) **Service Organization;**
 - (m) **Specialty Food Store;** and
 - (n) **Take Out Food Service.**
- (3) The following **uses** are **permitted uses** on a **parcel** in the Centre City Multi-Residential High Rise Support Commercial District that has a **building** used or previously used as a **School Authority – School**:
- (a) **School Authority – School;** and
 - (b) **School Authority Purpose – Minor.**

Discretionary Uses

- 1134 (1)** **Uses** listed in subsection 1133(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to **buildings** in the Centre City Multi-Residential High Rise Support Commercial District.
- (2) **Uses** listed in subsection 1133(2) are **discretionary uses** if they are proposed in a **building** which, at the time the application is made, had a **use** not listed in this District.
- (3) The following **uses** are **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Child Care Service;**
 - (d) **Community Entrance Feature;**

Division 5: Centre City Mixed Use District (CC-X)

Purpose

1162 The Centre City Mixed Use District:

- (a) is intended to provide for a mix of commercial, residential and a limited range of light industrial **uses** on sites within the Centre City area;
- (b) is intended for mixed **uses** that are sensitive to adjacent districts that allow residential **uses**;
- (c) provides intense **development** where intensity is measured by **floor area ratio**;
- (d) provides a **building** form that is street oriented at **grade**; and
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

75P2008

Permitted Uses

1163 (1) The following **uses** are **permitted uses** in the Centre City Mixed Use District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (d.1) *deleted*
- (e) **Utilities**.

4P2012

10P2009,
4P2012

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

39P2010

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

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

Discretionary Uses

- 1164 (1)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.
- (2)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.

32P2009

- (3)** The following **uses** are **discretionary uses** in the Centre City Mixed Use District:

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist’s Studio;**
- (c.1) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**

24P2011

- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Restaurant: Licensed – Medium;**
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**

30P2011

(ll) **Sign – Class F;**

(ll.1) **Sign – Class G;**

(mm) **Social Organization;**

4P2012

(nn) **Special Function – Class 2;**

(oo) **Supermarket;**

(pp) **Utility Building;** and

(qq) **Veterinary Clinic.**

Rules

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

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

Floor Area Ratio

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

- (a) 3.0 for **parcels** within the following areas:
 - (i) between 12 and 13 Avenue and west of 1 Street SE; and
 - (ii) between 15 and 17 Avenue and west of 1 Street SE;
- (b) for all other **parcels**:
 - (i) 5.0; or
 - (ii) 5.0, plus the combined **gross floor area** of **Dwelling Units** and **Hotel** suites, up to a maximum **floor area ratio** of 8.0.

(2) For **developments** located east of Macleod Trail SE the maximum **floor area ratio** is 5.0, for all **parcels**.

(3) The maximum **floor area ratio** referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Division 6: Centre City Commercial Corridor District (CC-COR)

Purpose

1179 The Centre City Commercial Corridor District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial **developments** on both sides of a **street**;
- (c) **buildings** that are close to the **street** and the public sidewalk;
- (d) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial uses on adjoining **residential districts**;
- (e) opportunities for commercial **uses** on the ground floor of **buildings** and residential and **Office uses** on upper floors;
- (f) varying maximum base density with bonus density over and above base density to achieve commercial residential mixed use, public benefit and amenities within the same community; and
- (g) varying **front setback** based on street type.

Permitted Uses

1180 (1) The following **uses** are **permitted uses** in the Centre City Commercial Corridor District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (d.1) *deleted*
- (e) **Utilities**.

10P2009,
4P2012
10P2009,
4P2012

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

39P2010

- (a) **Accessory Food Service**;
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;
- (e) **Financial Institution**;
- (f) **Fitness Centre**;

- (g) **Health Services Laboratory – With Clients;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;;**
- (k) **Library;**
- (l) **Medical Clinic;**
- (m) **Museum;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Retail and Consumer Service;**
- (v) **Service Organization;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service;**
- (y) **Temporary Residential Sales Centre; and**
- (z) **Veterinary Clinic.**

Discretionary Uses

- 1181 (1)** **Uses** listed in subsection 1180(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Commercial Corridor District.
- (2)** **Uses** listed in subsection 1180(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Centre City Commercial Corridor District:

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;**
- (o) **Instructional Facility – Inside;** 32P2009
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ee.1) **Sign – Class G;** 30P2011

4P2012

- (ff) **Social Organization;**
- (gg) **Special Function – Class 2;**
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

Rules

1182 In addition to the rules in this District, all **uses** in this District must comply with:

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

Floor Area Ratio

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
 - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Building Height

1184 There is no maximum **building height**.

Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

Division 2: Centre City East Village Recreational District (CC-ER)

Purpose

1241 The Centre City East Village Recreational District is intended to be characterized by:

- (a) a multi-use plaza for informal and formal public activities;
- (b) **building** design consistent with the form, character and aesthetic quality of the open space immediately adjacent to the Bow River;
- (c) a small amount of low intensity commercial **uses**; and
- (d) a range of low intensity, seasonal **uses**.

Permitted Uses

1242 The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park**;
- (b) **Protective and Emergency Service**; and
- (c) *deleted*; 4P2012
- (d) *deleted* 4P2012
- (e) **Utilities**.

Discretionary Uses

1243 The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature**;
- (b) **Food Kiosk**;
- (c) **Market**;
- (d) **Outdoor Café**;
- (e) **Restaurant: Food Service Only – Small**;
- (f) **Restaurant: Licensed – Small**;
- (g) **Sign – Class A**;
- (h) **Sign – Class B**;
- (i) **Sign – Class D**;
- (j) **Sign – Class E**;
- (j.1) **Special Function – Class 2**; 4P2012
- (k) **Take Out Food Service**; and
- (l) **Utility Building**.

Rules

1244 In addition to the rules in this District, all **uses** in this District must comply with:

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

Building Design

1245 (1) The area illustrated as Area A on Map 10 may have up to three **buildings** with:

- (a) a maximum total combined **gross floor area** of 200.0 square metres;
- (b) a maximum of 100.0 square metres for each **building**; and
- (c) a maximum **building height** for each **building** of 10.0 metres, not to exceed one **storey**.

(2) The area illustrated as Area B on Map 10 is allowed a maximum of one **building** with:

- (a) a maximum **gross floor area** of 100.0 square metres; and
- (b) a maximum **building height** of 10.0 metres, not to exceed one **storey**.

Motor Vehicle Parking Stalls

1246 The minimum number of required **motor vehicle parking stalls**, **visitor parking stalls**, and **bicycle parking stalls – class 1** and **class 2** is the amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.

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

Purpose

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

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

Permitted Uses

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

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

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

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

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

Discretionary Uses

1249 (1) The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) *Uses* listed in subsection 1248(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.

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

39P2010

(a) **Artist’s Studio;**

39P2010

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

(b) **Child Care Service;**

(c) **Community Entrance Feature;**

(d) **Drinking Establishment – Medium;**

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

(f) **Dwelling Unit;**

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

(h) **Hotel;**

(i) **Live Work Unit;**

(j) **Medical Clinic;**

(k) **Office;**

(l) **Outdoor Café;**

(m) **Post-secondary Learning Institution;**

(n) **Residential Care;**

(o) **Restaurant: Food Service Only – Medium;**

(p) **Restaurant: Licensed – Medium;**

(q) **Restaurant: Licensed – Small;**

(r) **School – Private;**

(s) **School Authority - School;**

- (t) **Seasonal Sales Area;**
 - (u) **Service Organization;**
 - (v) **Sign – Class B;**
 - (w) **Sign – Class C;**
 - (x) **Sign – Class D;**
 - (y) **Sign – Class E;**
 - (z) **Social Organization;**
 - (z.1) **Special Function – Class 2;** and
 - (aa) **Utility Building.**
- (4) The following **uses** are additional **discretionary uses** when they face a **street** located within Area C as illustrated on Map 10:
- (a) **Market;**
 - (b) **Specialty Food Store;** and
 - (c) **Veterinary Clinic.**
- (5) The following **uses** are additional **discretionary uses** when located within **buildings** designated as a Municipal Historic Resources pursuant to the *Historical Resources Act*:
- (a) **Restaurant: Food Service Only – Large;** and
 - (b) **Restaurant: Licensed – Large.**

4P2012

Rules

1250 In addition to the rules in this District, all **uses** in this District must comply with:

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

Density

- 1251 (1)** The maximum **floor area ratio** for **development** on **parcels** when located within Area C as illustrated on Map 10 is 3.0.
- (2)** For all other **parcels**, the maximum **floor area ratio** is:
- (a) 6.65 for an **East Village – High Rise Building;** and
 - (b) 5.65 for an **East Village – Mid Rise Building.**
- (3)** In this section, for the purpose of calculating **floor area ratio**:
- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum of 1.0 **floor area ratio**:

- (i) **Child Care Service;**
 - (ii) **Community Entrance Feature;**
 - (iii) **Museum;**
 - (iv) **Protective and Emergency Service;**
 - (v) **School – Private;**
 - (vi) **Service Organization;**
 - (vii) **Social Organization;** and
 - (viii) **Utilities;** and
- (b) the total density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, may be excluded to a maximum of 3.0 **floor area ratio**.

39P2010

Location of Uses within Buildings

1252 (1) The following **uses** may only be located on the first or second **storey** of a **building** when they face a **street** located within Area D as illustrated on Map 10:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Drinking Establishment – Medium;**
- (e) **Drinking Establishment – Small;**
- (f) **Information and Service Provider;**
- (g) **Medical Clinic;**
- (h) **Museum;**
- (i) **Outdoor Café;**
- (j) **Pet Care Service;**
- (k) **Restaurant: Food Service Only – Medium;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Retail and Consumer Service;**
- (p) **Seasonal Sales Area;** and
- (q) **Take Out Food Service.**

Division 4: Centre City East Village Transition District (CC-ET)

Purpose

1257 The Centre City East Village Transition District is intended to provide for:

- (a) an important transition between the higher density commercial and office **uses** of the downtown core and the more residential character of East Village;
- (b) a mix of **uses** within the transition zone between Downtown and East Village;
- (c) a greater variety of **Office**, discretionary commercial, institutional and residential **uses**; and
- (d) a **building** form that is street oriented at **grade**.

Permitted Uses

1258 (1) The following **uses** are **permitted uses** in the Centre City East Village Transition District:

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

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

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**

- (i) **Pet Care Service;**
- (j) **Print Centre;**
- (k) **Radio and Television Studio;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Retail and Consumer Service;**
- (n) **Specialty Food Store;** and
- (o) **Take Out Food Service.**

Discretionary Uses

1259 (1) The following *uses* are **discretionary uses** in the Centre City East Village Transition District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) *Uses* listed in subsection 1258(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Transition District.

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

(a) **Artist’s Studio;**

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

(b) **Child Care Service;**

(c) **Community Entrance Feature;**

(d) **Drinking Establishment – Large;**

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

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

(g) **Dwelling Unit;**

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

(i) **Hotel;**

(j) **Library;**

(k) **Live Work Unit;**

(l) *deleted*

(m) **Market;**

39P2010

39P2010

- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Outdoor Café;**
- (q) **Parking Lot – Grade (temporary);**
- (r) **Parking Lot – Structure;**
- (s) **Performing Arts Centre;**
- (t) **Place of Worship - Small;**
- (u) **Post-secondary Learning Institution;**
- (v) **Residential Care;**
- (w) **Restaurant: Food Service Only – Large;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Licensed – Large;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **School – Private;**
- (cc) **School Authority - School;**
- (dd) **Seasonal Sales Area;**
- (ee) **Service Organization;**
- (ff) **Sign – Class B;**
- (gg) **Sign – Class C;**
- (hh) **Sign – Class D;**
- (ii) **Sign – Class E;**
- (jj) **Social Organization;**
- (jj.1) **Special Function – Class 2;**
- (kk) **Supermarket;**
- (ll) **Veterinary Clinic; and**
- (mm) **Utility Building.**

4P2012

- (4) The following *uses* are *discretionary uses* only if they are located on a parcel south of 5th Avenue SE:

- (a) **Liquor Store.**

Rules

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

- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;

- (b) The Rules Governing All Districts referenced in Part 3; and
- (c) The applicable Uses and Use Rules referenced in Part 4.

Density

- 1261 (1)** The maximum **floor area ratio** is 7.0.
- (2)** In this section, for the purpose of calculating **floor area ratio** for an East Village – High Rise Building:
- (a) the following **uses** must be excluded from the calculation to a maximum of 1.0 **floor area ratio**:
 - (i) **Child Care Service**;
 - (ii) **Library**;
 - (iii) **Museum**;
 - (iv) **Performing Arts Centre**;
 - (v) **Place of Worship - Small**;
 - (vi) **Protective and Emergency Service**;
 - (vii) **School – Private**;
 - (viii) **School Authority – School**;
 - (ix) **Service Organization**;
 - (x) **Social Organization**; and
 - (xi) **Utilities**.
 - (b) the following must be excluded from the calculation of **floor area ratio**:
 - (i) the total **gross floor area** of a **unit** that is located on the floor closest to **grade**, and must have an entrance that is visible from the **street** that the **unit** faces;
 - (ii) the total **gross floor area** of any **storey** partially or wholly located below **grade**;
 - (iii) the total **gross floor area** of a **Post-secondary Learning Institution**, to a maximum of 4.0 **floor area ratio**; and
 - (iv) the total **gross floor area** of density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

Location of Uses within Buildings

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

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

Purpose

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

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

Permitted Uses

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

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

4P2012

4P2012

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

39P2010

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

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

Discretionary Uses

- 1269 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2)** *Uses* listed in subsection 1268(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.
- (3)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District:
- (a) **Assisted Living;**
 - (b) **Child Care Service;**
 - (c) **Community Entrance Feature;**
 - (d) **Community Recreation Facility;**
 - (e) **Drinking Establishment – Small;**
 - (f) **Dwelling Unit;**
 - (g) **Home Occupation - Class 2;**
 - (h) **Hotel;**
 - (i) **Indoor Recreation Facility;**
 - (j) **Live Work Unit;**
 - (k) **Medical Clinic;**
 - (l) **Office;**
 - (m) **Outdoor Café;**
 - (n) **Outdoor Recreation Area;**
 - (o) **Place of Worship – Small;**
 - (p) **Residential Care;**
 - (q) **Restaurant: Licensed – Small;**
 - (r) **School – Private;**

- (s) **School Authority – School;**
- (t) **Seasonal Sales Area;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Social Organization;**
- (z.1) **Special Function – Class 2; and**
- (aa) **Utility Building.**

4P2012

Rules

1270 In addition to the rules in this District, all **uses** in this District must comply with:

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

Density

1271 (1) The maximum **floor area ratio** for **development** is:

- (a) 6.65 for an **East Village – High Rise Building**; and
- (b) 5.65 for an **East Village – Mid Rise Building**.

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

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum of 1.0 **floor area ratio**:
 - (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Indoor Recreation Facility;**
 - (iv) **Place of Worship - Small;**
 - (v) **Protective and Emergency Service;**
 - (vi) **School – Private;**
 - (vii) **School Authority – School;**
 - (viii) **Service Organization;**
 - (ix) **Social Organization; and**

(x) **Utilities.**

- (b) the total density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

Location of Uses within Buildings

39P2010

1272 The following **uses** may only be located on the first or second **storey** of a **building**:

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Drinking Establishment – Small;**
- (d) **Financial Institution;**
- (e) **Information and Service Provider;**
- (f) **Outdoor Café;**
- (g) **Print Centre;**
- (h) **Restaurant: Food Service Only – Small;**
- (i) **Restaurant: Licensed – Small;**
- (j) **Retail and Consumer Service;**
- (k) **Seasonal Sales Area;**
- (l) **Specialty Food Store;** and
- (m) **Take Out Food Service.**

Use Area

- 1273 (1)** Unless otherwise specified in subsection (3) the maximum **use area** for uses on the ground floor of a **building** is 465.0 square metres.
- (2)** Unless otherwise specified in subsection (3) there is no maximum **use area** requirement for **uses** located on upper floors.
- (3)** The maximum **use area** of a:
- (a) **Accessory Food Service** is 15.0 square metres; and
 - (b) **Medical Clinic** and **Office** is 200.0 square metres.

Division 6: Centre City East Village Integrated Residential District (CC-EIR)

Purpose

1276 The Centre City East Village Integrated Residential District is intended to provide for:

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

Permitted Uses

1277 (1) The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District:

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

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

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Store;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Liquor Store;**
- (i) **Museum;**

- (j) **Pet Care Service;**
- (k) **Print Centre;**
- (l) **Radio and Television Studio;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Retail and Consumer Service;**
- (o) **Specialty Food Store;** and
- (p) **Take Out Food Service.**

Discretionary Uses

1278 (1) The following *uses* are **discretionary uses** in the Centre City East Village Integrated Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) *Uses* listed in subsection 1277(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Integrated Residential District.

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

- (a) **Amusement Arcade;**
- (a.1) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Billiard Parlour;**
- (d) **Child Care Service;**
- (e) **Cinema;**
- (f) **Community Entrance Feature;**
- (g) **Community Recreation Facility;**
- (h) **Conference and Event Facility;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation - Class 2;**
- (m) **Hotel;**

39P2010

- (n) **Indoor Recreation Facility;**
- (o) **Library;**
- (p) **Live Work Unit;**
- (q) **Medical Clinic;**
- (r) **Office;**
- (s) **Outdoor Café;**
- (t) **Parking Lot- Grade (temporary);**
- (u) **Parking Lot – Structure;**
- (v) **Performing Arts Centre;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Large;**
- (z) **Restaurant: Food Service Only – Medium;**
- (aa) **Restaurant: Licensed – Medium;**
- (bb) **Restaurant: Licensed – Small;**
- (cc) **Seasonal Sales Area;**
- (dd) **Sign – Class B;**
- (ee) **Sign – Class C;**
- (ff) **Sign – Class D;**
- (gg) **Sign – Class E;**
- (gg.1) **Special Function – Class 2;**
- (hh) **Supermarket; and**
- (ii) **Utility Building.**

4P2012

- (4) The following **uses** are additional **discretionary uses** when located on the ground floor, facing a street located within Area F as illustrated on Map 10:

- (a) **Drinking Establishment – Large;**
- (b) **Night Club; and**
- (c) **Restaurant: Licensed – Large.**

Rules

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

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

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

Density

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

Location of Uses within Buildings

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

Division 7: Centre City East Village River Residential District (CC-ERR)

Purpose

1285 The Centre City East Village River Residential District is intended to provide for:

- (a) a signature site with high visibility and direct riverfront views;
- (b) mainly residential **uses** with support commercial **uses**;
- (c) active commercial **uses** located on the ground floor of a **building**; and
- (d) a **building** form that is street oriented at **grade**.

Permitted Uses

1286 The following **uses** are **permitted uses** in the Centre City East Village River Residential District:

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

Discretionary Uses

1287 (1) **Uses** listed in subsection 1288(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village River Residential District.

(2) The following **uses** are **discretionary uses** in the Centre City East Village River Residential District: 4P2012

- (a) **Child Care Service;**
- (b) **Dwelling Unit;**
- (c) **Home Occupation - Class 2;**
- (d) **Hotel;**
- (e) **Outdoor Café;**
- (f) **Restaurant: Food Service Only – Medium;**

- (g) **Restaurant: Food Service Only – Small;**
- (h) **Restaurant: Licensed – Medium;**
- (i) **Restaurant: Licensed – Small;**
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- (l) **Sign – Class D;**
- (m) **Sign – Class E; and**
- (n) **Special Function – Class 2.**

Rules

- 1288 (1)** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
 - (b) The Rules Governing All Districts referenced in Part 3; and
 - (c) The applicable Uses and Use Rules referenced in Part 4.

Density

- 1289 (1)** The maximum **floor area ratio** is 5.0.
- (2)** In this section, for the purpose of calculating **floor area ratio**:
- (a) the following **uses** must be excluded from the calculation to a maximum of 1.0 **floor area ratio**:
 - (i) **Child Care Service;**
 - (ii) **Protective and Emergency Service; and**
 - (iii) **Utilities.**
 - (b) the total **gross floor area** of density transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**; and

Location of Uses within Buildings

- 1290 (1)** The following **uses** must only be located on the first or second **storey** of a **building**:
- (a) **Outdoor Café;**
 - (b) **Restaurant: Food Service Only – Medium;**
 - (c) **Restaurant: Food Service Only – Small;**
 - (d) **Restaurant: Licensed – Medium; and**

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

Asphalt, Aggregate and Concrete Plant
Dry-cleaning and Fabric Care Plant
General Industrial – Heavy
General Industrial – Light
General Industrial – Medium
Printing, Publishing and Distributing
Specialized Industrial

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011

RESIDENTIAL GROUP

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

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and
 Equipment
 Convenience Food Store
 Financial Institution
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Pawn Shop
 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

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

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

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

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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

PAGES FROM PART 10

- (95) *deleted* 20P97
- (96) **setback, bylawed** means the distance set out for designated public thoroughfares as contained in Section 17, Right-of-Way Property Line Setbacks; 11P94
- (97) **shopping centre** means a group of commercial uses being primarily retail and personal service establishments on a minimum of one acre, with a shared on-site parking area and 5P83, 11P94
- (a) **regional shopping centre** means a shopping centre which provides a wide variety of goods and services on a city-wide scale and may include office and other non-commercial uses; 5P83
- (b) **sector (community) shopping centre** means a shopping centre which provides a wide variety of goods and services to an area beyond the immediate neighbourhoods and may include office and other non-commercial uses; 5P83
- (c) **neighbourhood shopping centre** means a shopping centre which provides commercial uses to meet the frequent needs of the immediate neighbourhoods; 5P83
- (98) **single-detached dwelling** means a single residential building containing one dwelling unit only but does not include a mobile home;
- (99) **site** means an area of land on which a building or use exists or for which an application for a development permit is made;
- (100) **site area** has the same meaning as gross site area; 11P84
- (101) **site, corner** means a site at the intersection or junction of two or more streets;
- (101.1) **site, interior** means a site that is not a corner site; 18P82, 11P84
- (101.1a) **skateboard ramp** means a structure, which is used to provide a surface upon which an individual may use or operate a skateboard, bicycle, roller skates or other similar devices; 17P86
- (101.2) **small lot development area** means an area that is comprehensively designed for low density residential development on small lots and is subject to a set of approved development design guidelines that comply with the requirements of the RS-1 and RS-2 Districts; 11P84
- (102) **special care facility** means a building or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house or five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centres and group homes but does not include hostels and child care facilities; 1P81, 14P94, 20P97
- (102.1) **Special function – class 1** means a use where temporary structures are erected on a site
- (a) that allow for a educational, recreational, sporting, social, or worship event that includes, but is not limited to a wedding, circus, birthday, trade show and ceremony, or
- (b) that allow an existing approved use to expand within the site that includes, but is not limited to a grand opening, customer appreciation event, staff appreciation event and sale, and
- (c) that may allow for the provision of entertainment or the sale and consumption of liquor but does not include a special function – class 2; 6P2003, 10P2004, 4P2012
- (102.2) **Special function – class 2** means a use where temporary structures are erected on a site which operate as a
- (a) drinking establishment,
- (b) entertainment establishment, or
- (c) restaurant-licensed; 6P2003, 4P2012

- (103) **stacked townhouse** means a single building comprised of five or more dwelling units and constructed such that one or more dwelling units are located totally or partially above another, and each dwelling unit has a separate, direct entrance from grade or a landscaped area;
- (104) **storage area** means the area of a building or site set aside for the storage of products, goods or equipment;
- (105) **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;
- (106) **storey, first** means the storey with its floor closest to grade and having its ceiling more than 1.8 metres above grade;
- (107) **street** means any registered public roadway, including the boulevards, sidewalks and improvements therein, excluding a lane, bridge or walkway; *11P94*
- (108) **street, collector** means an undivided roadway which serves secondary traffic generators and traffic within a community, with traffic signals at major intersections, direct access permitted to adjacent properties except at major intersections and distinguished from a primary collector street only by its lower design volume;
- (109) **street line** means a lateral boundary of a street right-of-way;
- (110) **street, local** means a discontinuous undivided roadway designed to permit low speed travel within a neighbourhood and direct access to adjacent properties, with intersections at grade and traffic signs or signals provided at intersections with collector streets;
- (111) **street, major** means a roadway, generally divided and with at-grade intersections, designed to collect and distribute traffic to and from freeways and expressways to less important streets or to major traffic generators;
- (112) **street, primary collector** means a divided roadway designed to collect and distribute traffic from major streets to streets of a lesser standard and to serve secondary traffic generators and traffic within a community, with traffic signals at major intersections and direct access permitted to adjacent properties except at major intersections and distinguished from a collector by its higher design volume;
- (113) **structure** means any thing constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground and includes walls, light standards, fences and signs;
- (113.1) **take-out food service** means an establishment for the preparation and sale of food for consumption off the premises and may include a waiting area; *4P98*
- (114) *deleted* *11P94*
- (114.1) **tentative plan** means a subdivision plan approved by the Calgary Planning Commission for registration as a plan of subdivision, in whole or in part; *9P93*
- (115) **townhouse** means a single building comprised of three or more dwelling units separated one from another by party-walls extending from foundation to roof, with each dwelling unit have a separate, direct entrance from grade and includes all row, linked, patio, garden court or other housing which meet such criteria;
- (116) **triplex** means a single building comprised of three dwelling units, each unit having a separate, direct entrance from grade or a landscaped area;
- (116.1) **undeveloped area** means, with reference to the Floodway and Floodplain Special Regulations, land vacant at July 22nd, 1985, or land that is used for any of the following: agricultural purposes, a pit or quarry, an athletic or recreational facility, automotive purposes, a special care facility, a hospital, a cemetery or crematorium, a radio or television transmitting station or industrial uses involving processing, manufacturing or outside storage; *5P85, 20P97*

5. REFERENCED LEGISLATION

In this Bylaw,

- (1) **Building Permit Bylaw** means the City of Calgary Building Permit Bylaw 53M84 as amended or any Bylaw substituted therefor; *8P90*
- (2) **Calgary International Airport Vicinity Protection Area Regulation** means the Calgary International Airport Vicinity Protection Area Regulation, Alberta Regulation 318/79 as amended or any regulation substituted therefor; *8P90*
- (3) **Calgary International Airport Zoning Regulations** means the Zoning Regulations Respecting Calgary International Airport, pursuant to Section 8 of the Aeronautics Act, Chapter A2, Revised Statutes of Canada, 1985, as amended or any regulation substituted therefor; *8P90*
- (4) **Clean Air Act** means The Clean Air Act, Revised Statutes of Alberta, 1980, Chapter C12, and any amendments thereto or any act substituted therefor; *8P90*
- (5) **Controlled Streets Bylaw** means the City of Calgary Bylaw to Designate Certain Streets of the City as Controlled Streets 12M80 as amended or any Bylaw substituted therefor; *8P90*
- (6) **Development Control Bylaw** means the City of Calgary Development Control Bylaw (Bylaw 8600), the Rules Respecting the Use of Land, the Land Use Classification Guide and a Schedule of Permitted Land Uses and the Land Use Classification Maps, and the resolutions thereunder and any amendments thereto;
- (7) **Electrical Protection Act** means The Electrical Protection Act, Revised Statutes of Alberta, 1980, Chapter E-6, and any amendments thereto or any act substituted therefor; *8P90*
- (8) **Fire Prevention Bylaw** means the City of Calgary Fire Prevention Bylaw 7342 as amended or any Bylaw substituted therefor;
- (9) **License Bylaw** means the City of Calgary License Bylaw 32M88 as amended or any Bylaw substituted therefor; *8P90*
- (9.1) **Municipal Government Act** means the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, and any amendments thereto or any act substituted therefor; *11P98*
- (10) **Municipal Planning Commission Bylaw** means the City of Calgary Bylaw to Establish a Municipal Planning Commission 60/78 as amended or any Bylaw substituted therefor;
- (11) *deleted* *12P82, 8P90, 11P98*
- (11.1) **Provincial Offences Procedures Act** means the Provincial Offences Procedures Act, Statutes of Alberta, 1988, Chapter P-21.5, and any amendments thereto or any act substituted therefor; *21P98*
- (12) **School Act** means The School Act, Revised Statutes of Alberta, 1980, Chapter S-3, and any amendments thereto or any act substituted therefor; *8P90*
- (13) *deleted* *8P90, 20P97*
- (14) *deleted* *8P90, 21P98*
- (15) **Waste Bylaw** means the City of Calgary Waste Bylaw 13M82 as amended or any Bylaw substituted therefor. *8P90*

DIVISION 2:
**GENERAL OPERATIVE CLAUSES AND
ADMINISTRATIVE PROCEDURES**

6. GENERAL OPERATIVE CLAUSES

(1) LAND USE MAPS

(a) This Part applies only to the shaded portion of the Land Use Maps referenced in Section 4 of Part 1, including any area denoted with a Direct Control Bylaw number.

(b) (i) In the case of dispute over any portion of the boundary of any land use district as shown on the Land Use Maps, its location shall be determined by the following rules:

Rule 1 - Where a district boundary is shown as following a public thoroughfare, it shall be deemed to follow the centre line. *11P94*

Rule 2 - A land use district boundary shall be deemed to be the same as a site boundary in as much as both boundaries coincide.

Rule 3 - Where neither Rule 1 or Rule 2 apply, the location of the district boundaries shall be determined by measurement.

(ii) Where, despite the application of the rules in Section 6(1)(c)(i), the land use district boundary is still in dispute, its location shall be determined by Planning Commission provided that only a minor boundary adjustment is required.

(iii) Where Planning Commission has determined any part of a land use district boundary, no further adjustment to it shall be made except by amendment to this Bylaw.

(iv) The owners of all property, whose boundaries are affected by a boundary adjustment dispute, shall be notified of the decision in writing.

(2) APPENDIX - SIGN REGULATIONS

The Appendix is part of this Bylaw and is to be interpreted with reference thereto.

(3) SECTIONS FOUND INVALID

If one or more provisions of this Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

(4) NON-CONFORMITY THROUGH METRICATION

No existing building, structure or lot shall be deemed a non-conforming building because of non-compliance with a metric equivalent used in this Bylaw where it conformed to the imperial measurement used in the Development Control Bylaw at the date of its repeal.

(5) MATHEMATICAL ROUNDING OF MEASUREMENTS

For the purposes of confirming compliance with this Bylaw with respect to the placement of buildings on a site and building projection over yards, measurements of existing buildings shall be rounded off to the same number of significant figures as set out in this Bylaw. *16P94, 13P96*

7. LAND USE DESIGNATIONS

For each of the land use districts provided for in this Part, except for districts designated DC Direct Control District, there is a list of

- (1) permitted uses, or
- (2) discretionary uses, or
- (3) both permitted and discretionary uses.

8. DEVELOPMENT PERMITS

(1) DEVELOPMENTS REQUIRING A DEVELOPMENT PERMIT

Except as otherwise provided in Section 8(2), a development permit application must be approved and the development permit must be released and subsisting before development can commence or continue. *21P98*

(2) DEVELOPMENTS NOT REQUIRING A DEVELOPMENT PERMIT

It shall not be necessary to obtain a development permit prior to commencement of any of the following types of development, provided that such a development complies with all applicable provisions of the Bylaw and is not subject to the Airport Vicinity Special Regulations set out in Section 19 or located in the floodway: *13P96, 23P96*

- (a) the use of all or a part of a building as a temporary polling station, returning officers' headquarters, revising officers' headquarters, candidates' campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
- (b) the following projects carried on by or on behalf of the municipality or a corporation owned or controlled by the municipality: *25P2001*
 - roads, traffic management projects, interchanges, Light Rail Transit installations and facilities, vehicular and pedestrian bridges (which are not part of the downtown +15 and +30 walkway systems), water, gas, telephone and power utility installations, substations and pumping stations, water reservoirs, storm and sanitary sewer installations, street furniture, public tennis courts, work depots, major parks and landscaping projects;
 - (b.1) Utilities installed or constructed within a public thoroughfare or a utility right-of-way; *25P2001*
 - (b.2) A Utility Building with a gross floor area less than 10 square metres; *25P2001*
 - (b.3) A Power Generation Facility designed for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts; *25P2001*
 - (b.4) A Power Generation Facility required in order to comply with the emergency power provisions of the Alberta Building Code; *25P2001*
 - (c) 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;
 - (d) the construction of, or external addition to, a single-detached, semi-detached or duplex dwelling except where such dwelling is a discretionary use; *5P85, 23P96*

- (d.1) a minor dwelling addition to a single-detached, semi-detached or duplex dwelling located in the Established Communities (except for the Excluded Communities) provided the addition complies with the rules of Section 20.1; *30P94*
- (d.2) the construction of a patio, balcony, landing or deck except where the deck is located in an Established Community on a lot having a width less than 9.14 metres; *7P94, 23P96*
- (d.3) an external addition to a single-detached, semi-detached or duplex dwelling located in the Established Communities on a site which is designated R-2A, provided the rules of Section 24(5)(e) are complied with; *30P94*
- (d.4) an external addition, to a single-detached, semi-detached or duplex dwelling located in the Excluded Communities provided the rules of Section 22(5)(b), 22.2(5)(b), and 23(5)(d) are complied with. *30P94*
- (e) the construction of an accessory building in a residential land use district; *5P85, 23P96*
- (f) residential buildings: internal alterations, external maintenance, including roof repair, mechanical and electrical work, provided the use of the building and the number of dwelling units within the building or on the site does not increase; *13P96*
- (g) commercial or industrial buildings: internal alterations, external maintenance, including roof repair, mechanical and electrical work, provided the use or intensity of use of the building does not change; *19P82, 13P96*
- (h) the erection of any fence, wall or gate;
- (i) the excavation of land or stripping of soil provided
 - (i) that the area concerned is less than 1000 square metres, or
 - (ii) that the stripping or excavation is part of a development for which a development permit has been issued, or
 - (iii) that the applicant has already signed a development agreement with the City for the area concerned;
- (j) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a permit has been granted under the Building Permit Bylaw;
- (k) a sign that is exempt from the requirement for a development permit by the provisions of the Appendix;
- (l) the relocation of a single-detached dwelling or residential garage provided that the site on which it is to be relocated is in a land use district that allows that use;
- (m) a satellite dish antenna *15P83, 19P95*
 - (i) less than 1 metre in diameter unless located *15P83, 19P95*
 - (A) on a site in a residential district either in a front yard or side yard abutting a street; *15P83, 19P95*
 - (ii) 1 metre or greater in diameter unless located *15P83, 19P95*
 - (A) on a site in a residential district either in a front or side yard abutting a street or where any part of the antenna is more than 3 metres above grade level; *15P83, 19P95*

- (B) on a site in a commercial district either in a front or side yard abutting a street or where any part of the antenna is less than 12 metres above grade;
15P83, 19P95
 - (n) an outdoor in-ground or above-ground private swimming pool *14P86*
 - (i) located in a side or rear yard; *14P86*
 - (ii) having a total area not exceeding 15% of the site area; *14P86*
 - (iii) that does not have any part of the above grade component, including a deck, walkway, supporting member, heater or mechanical equipment, located within 1.2 metres of any side or rear property line; *14P86*
 - (o) a home occupation - Class 1; *21P95*
 - (p) the use of all or part of a building as a temporary motion picture production facility for a period not exceeding one year, where such use is a permitted or discretionary use. *18P96*
 - (q) temporary structures
 - (i) affiliated with a City approved street festival, and
 - (ii) granted a permit through the Parks and Pathways Bylaw; *6P2003, 4P2012*
 - (r) a special function – class 1; *6P2003, 4P2012*
 - (s) a special function – class 2 provided
 - (i) it is located on the site for 3 consecutive days or less, excluding the time used to erect and dismantle the temporary structures;
 - (ii) the cumulative area of covered temporary structures is less than or equal to 300.0 square metres; and
 - (iii) where located on the same site as a:
 - (A) drinking establishment,
 - (B) entertainment establishment, or
 - (C) restaurants-licensed; *6P2003, 4P2012*
- (2.1)** Notwithstanding Section 8(2), it shall not be necessary to obtain a development permit for a change of use within an existing building in any commercial or industrial district where: *18P81, 11P94*
- (a) the requirements of the development permit for the existing building have been fulfilled to the satisfaction of the Approving Authority, and *18P81, 11P94*
 - (b) the change of use is from a permitted or discretionary use to a permitted use in the district designation applicable to the site, and *18P81*
 - (c) the change is to a use where the number of required parking stalls is no greater than that of the use it is replacing, or *18P81, 11P94*
 - (d) the change is to a use where the number of required parking stalls is greater than was required for the use it is replacing and the additional parking stalls are provided on site. *18P81, 11P94*

(3) COMPLIANCE WITH OTHER LEGISLATION

Compliance with the requirements of this Bylaw does not exempt any person from

- (a) the requirements of any federal, provincial or municipal legislation;
- (b) complying with any easement, covenant, agreement or contract affecting the development.

9. APPROVING AUTHORITIES - DUTIES AND RESPONSIBILITIES

(1) DEVELOPMENT OFFICER

A Development Officer

8P90, 27P95

- (a) shall administer this Bylaw and decide upon all development permit applications including those for sites designated DC Direct Control District unless the application is referred to Planning Commission pursuant to Section (9)(1)(e);
- (b) shall keep and maintain for the inspection of the public during office hours a copy of this Bylaw and all amendments thereto and ensure that copies of same are available to the public at a reasonable charge;
- (c) shall make available for inspection by the public during office hours a register of all applications for development permits and the decisions made thereon;
- (d) shall collect fees according to a scale to be established by resolution of Council:
- (e)
 - (i) may refer with his report to Planning Commission for its consideration and decision any development permit application for a discretionary use or for land designated DC Direct Control District, and
 - (ii) shall refer with his report to Planning Commission for its consideration and decision such matters as Planning Commission directs.

(2) PLANNING COMMISSION

Planning Commission is hereby authorized to decide upon all development permit applications referred to it by a Development Officer including development permit applications for lands designated DC Direct Control District.

- (iii) The minimum size for deciduous trees shall be:
 - (A) for smaller deciduous trees, 50 millimetres caliper except 35 millimetres caliper for flowering ornamental trees, and
 - (B) for larger deciduous trees, 85 millimetres caliper. *1P85*
- (iv) The minimum size for smaller coniferous trees shall be a height of 2 metres and for larger coniferous trees, a height of 3 metres.
- (v) Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted.
- (vi) Wherever space permits, trees shall be planted in groups.
- (vii) Shrubs shall be a minimum height or spread of 600 millimetres at the time of planting.

(10) BUILDING DESIGN

The design, character and appearance of a building approved as a discretionary use shall be compatible with and complementary to the surrounding area.

(11) SCREENING

- (a) Visual screening to a minimum height of 1.8 metres shall be provided by a fence or a combination of a fence and soft landscaping where a site abuts a residential district or a lane separating the site from a residential district and
 - (i) the site accommodates a use operating wholly or partially outside a building, or
 - (ii) the side or rear yard of the site is used for a parking area, access, loading space or other servicing activity. *11P94*
- (b) Except for shopping centres greater than 0.5 hectares (1.2 acres) in area, wherever a parking area is provided in the front yard of a site, visual screening to a minimum height of 1 metre shall be provided by a fence, soft landscaping or a combination of both between the parking area and the front property line.
- (c) All mechanical equipment on a roof shall be screened from public view.

(12) GARBAGE STORAGE

- (a) Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be located
 - (i) within the principal building, or
 - (ii) to the side or rear of the principal building other than in a required minimum yard.
- (b) All outside garbage containers and garbage areas shall be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and external materials of the principal building on the site.

(13) LIGHTING

All on-site lighting shall be located, oriented and shielded so as not to adversely affect the adjacent residential properties.

(14) EXCAVATION, STRIPPING AND GRADING

Excavation, stripping and grading shall be deemed to be a discretionary use as if it were so designated in the use lists of this Bylaw and shall comply with the requirements of Section 10(1).

(15) HOME OCCUPATIONS

Home occupations shall comply with the rules contained in Section 20(11). 19P82

(16) AMUSEMENT ARCADES

The use or operation of an amusement arcade shall not cause or create any condition such as noise or lighting which may, in the opinion of the Development Officer, be objectionable beyond the amusement arcade. 7P83

(17) OBJECTS PROHIBITED OR RESTRICTED

(a) A satellite dish antenna shall not be located in a yard abutting a street. 15P83

(b) Where any part of a satellite dish antenna is lower than 12 metres above grade level, it shall be both screened and located to the satisfaction of the Approving Authority. 15P83

(c) Sections 33(17)(a) and (b) shall not apply where the applicant can show, to the satisfaction of the Approving Authority, that compliance with these sections would prevent signal reception. 15P83

(d) No advertising shall be allowed on a satellite dish antenna. 15P83

(e) The illumination of a satellite dish antenna is prohibited. 15P83

(18) *deleted* 4P93, 4P98

(19) For the purposes of this Bylaw, a building may be constructed using modular construction methods but a mobile home does not qualify as modular construction. 28P2001

(20) *deleted* 6P2003, 4P2012

(i) Stephen (8th) Avenue Mall

The northerly 7 metres of the right-of-way and setback area from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.

(ii) Barclay (3rd Street) Mall

- The westerly 8 metres of the right-of-way and setback area from 12:30 p.m. to 1:30 p.m. Mountain Daylight Time on September 21st.

- The easterly 8 metres of the right-of-way and setback area from 1:30 p.m. to 2:30 p.m. Mountain Daylight Time on September 21st.

(iii) Century Gardens

Those lands contained within Plan 8050 EJ, Block 46, Lots B, C, D and E from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.

(iv) McDougall School

The north half of the block bounded by 4 and 5 Avenues S. between 6 and 7 Streets W. from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.

(v) Courthouse Block

The northerly 18 metres of the block bounded by 6 and 7 Avenues S. between 4 and 5 Street W. from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.

(vi) Mewata Stadium Site

The northerly 160 metres of the Mewata Stadium site on Plan 3445 JK, Block 2, from 12:00 noon to 2:00 p.m. Mountain Daylight Time on September 21st.

(vii) Riverbank except Riverbank Promenade and between 3 and 7 Streets W.

An area 20 metres wide throughout abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21st.

(viii) Riverbank Promenade between 3 Street W. and Centre Street

An area 9 metres wide throughout abutting the top of the south bank of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21st.

(9) SPECIAL FUNCTIONS

- (a) A special function— class 1 may only be located on a site, excluding the time used to erect and dismantle the temporary structures, for a maximum of:
 - (i) 15 consecutive days, and
 - (ii) 30 cumulative days in a calendar year.
- (b) A special function— class 2 may only be located on a site, excluding the time used to erect and dismantle the temporary structures, for a maximum of 15 cumulative days in a calendar year.

- (c) The a maximum height for covered temporary structures associated with a special function– class 1 or class 2 is one storey.
- (d) A special function– class and class 2 may be temporarily located on any part of the site, other than a corner visibility triangle.
- (e) A special function– class and class 2 does not require parking stalls. *4P2012*

42.3 CM-2 DOWNTOWN BUSINESS DISTRICT

11P84

(1) PURPOSE

The purpose of this district is to

- (a) provide for predominantly commercial development as well as allowing for a wide range of institutional and residential uses;
- (b) establish a comprehensive system for the provision of at-grade and +15 level amenities available to the public to meet the special needs of Downtown;
- (c) encourage the preservation of heritage buildings and features located within the Downtown; and
- (d) provide for the special character and function of the Downtown retail area.

(2) PERMITTED USES

Home occupations - Class 1	8P93
Power Generation Facility, Small-scale	25P2001
Signs - Class 1	21P98
Special function - class 1	4P2012

Notwithstanding any other requirement of this Bylaw, proposed or existing uses of a site shall be permitted uses on that site if they

- (a) are included in the list of discretionary uses in Section 42.3(4); and
- (b) have been approved on or before October 10, 1984, by a development permit that has not expired.

(3) PERMITTED USE RULES

Notwithstanding any other requirement of this Bylaw, a proposed or existing structure may be developed, redeveloped, or continue to exist provided that

- (a) there is no variation whatsoever, except as may be allowed pursuant to Section 11(1)(a)(iii), in that structure except as may be necessary to comply with other applicable legislation; and
- (b) it has been approved on or before October 10, 1984, by a development permit that has not expired.

(4) DISCRETIONARY USES

Accessory food services	4P98
Amusement arcades	
Apartment buildings (C.U.)	
Apartment-hotels	
Athletic and recreational facilities	
Automotive sales and rental	
Automotive services	
Automotive specialties	
Billiard parlours	
Child care facilities	
Commercial schools (C.U.)	

Community association buildings	
<i>deleted</i>	4P98
Drinking establishments	10P2004
Dwelling units	
Entertainment establishments	
Essential public services (C.U.)	
Excavation, stripping and grading	
Financial institutions (C.U.)	
Gaming establishment - bingo	3P85
Grocery stores (C.U.)	
Home occupations - Class 2 (N.P.)	8P93
Hostels	
Hotels	
Laboratories	
Liquor stores	
Lodging houses	
Mechanical reproduction and printing establishments	
Medical clinics (C.U.)	
Motion picture production facilities	18P96
Offices (C.U.)	
Outdoor cafes (N.P.)	4P93
Parking areas (temporary)	
Parking area - long stay	4P2007
Parking area - short stay	4P2007
Parking structures	
Parks and playgrounds	
Personal service businesses (C.U.)	
Power Generation Facility, Mid-scale	25P2001
Private clubs and organizations	
Private schools (C.U.)	
Public and quasi-public buildings (C.U.)	
Public and separate schools (C.U.)	
Public transportation facilities	
Radio and television studios	
<i>deleted</i>	4P98
<i>deleted</i>	4P98, 10P2004
Restaurants-food service only (C.U.)	4P98
Restaurants-licensed	10P2004
Retail food stores (C.U.)	
Retail stores (C.U.)	
<i>deleted</i>	20P97
Signs – Class 2 (N.P.)	21P98, 30P2011
Special care facilities	
Special function - class 2	6P2003, 4P2012

(14) ACCESSORY BUILDINGS

14P83, 30P83

- (a) Except for Section 20(5)(a), accessory buildings shall comply with the rules of Section 20(5).
- (b) Except for those buildings used for agricultural purposes the total gross floor area of all accessory buildings shall not exceed the gross floor area of the ground floor of the principal building on the site.

(15) USE RESTRICTIONS

- (a) Where an adult mini-theatre is an allowable use in a DC Direct Control District, it shall only be located on a lot having a minimum radial separation distance of 460 metres from the lot line of every lot in a residential district, and from the lot line of any lot accommodating a public, separate or private school, any church, any public park or playground, or any other adult mini-theatre. 21P91
- (b) Where an adult mini-theatre is an allowable use in a DC Direct Control District, it shall comply with the parking requirements contained in Section 18(2). 21P91

- (16)** For the purposes of this Bylaw, a building may be constructed using modular construction methods but a mobile home does not qualify as modular construction. 28P2001

(17) SPECIAL FUNCTION – CLASS 1

- (a) A special function– class 1 may only be located on a site, excluding the time used to erect and dismantle the temporary structures, for a maximum of:
 - (i) 15 consecutive days, and
 - (ii) 30 cumulative days in a calendar year.
- (b) The a maximum height for covered temporary structures associated with a special function – class 1 is one storey.
- (c) A special function– class 1 may be temporarily located on any part of the site, other than a corner visibility triangle.
- (d) A special function– class 1 does not require parking stalls.

4P2012

51. PE PUBLIC PARK, SCHOOL AND RECREATION DISTRICT

7P90

(1) PURPOSE

The purpose of this district is to provide for educational, recreational and conservation uses.

(2) PERMITTED USES

Natural areas

Parks and recreation areas

Power Generation Facility, Small-scale

25P2001

Public and separate schools

Signs - Class 1

21P98

Special function - class 1

6P2003, 4P2012

Utilities

(3) PERMITTED USE RULES

In addition to the General Rules for Special Districts contained in Section 48, the following rules shall apply:

(a) Yards

All yards shall have a minimum depth of 6 metres or a depth equal to the height of the face of the principal building adjacent to the property line, whichever is the greater.

(b) Landscaped Area

(i) For school buildings, the following areas shall be landscaped:

(A) the front yard,

(B) any minimum required side or rear yard where there is no intervening playfield or play area between the school building and the street,

(C) any area between a parking area and the school building and between a parking area and an abutting residential district, and

(D) all adjoining City boulevards.

(ii) for all other uses, the following areas shall be landscaped:

(A) all minimum required yards, and

(B) all adjoining City boulevards.

(c) Outside Storage

Outside storage shall be visually screened from all adjacent sites and public thoroughfares.

(d) Garbage Storage

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be visually screened from all adjacent sites and public thoroughfares.

(e) Right-of-Way Setbacks

See Section 17.

(f) Parking and Loading Regulations

11P94

See Section 18.

(g) Airport Vicinity Special Regulations

See Section 19.

(h) Floodway Floodplain Special Regulations

See Section 19.1.

5P85

(4) DISCRETIONARY USES

- (a) Subject to provisions of Part 17 of the Municipal Government Act that may affect reserve lands, the following uses may be allowed only within buildings used, or previously used, as public or separate schools: 11P98

Child care facilities (N.P.)

Educational establishments (N.P.)

Private schools (N.P.)

School purposes (N.P.)

- (b) In addition to the uses contained in Section 51(4)(a) and subject to provisions of Part 17 of the Municipal Government Act that may affect reserve lands, the following uses may be allowed within this district: 11P98

Athletic and recreational facilities

Cemeteries and crematoriums

Community association buildings

Motion picture production facilities 18P96

Park maintenance and service facilities

Power Generation Facility, Mid-scale 25P2001

Public and quasi-public building (N.P.)

Signs - Class 2 21P98

Utility Building 25P2001

Note: N.P. - Notice Posting is mandatory for these uses in accordance with Section 10(4).

52. PS PUBLIC SERVICE DISTRICT

(1) PURPOSE

The purpose of this district is to provide for major institutional services to the public which require areas of land generally in excess of 0.4 hectares (1 acre) in size.

(2) PERMITTED USES

Accessory buildings 14P83

Essential public services

Parks and playgrounds

Power Generation Facility, Small-scale 25P2001

Signs - Class 1 21P98

Special function - class 1 6P2003, 4P2012

Utilities

(3) PERMITTED USE RULES

In addition to the General Rules for Special Districts contained in Section 48, the following rules shall apply:

(a) Yards

All yards shall have a minimum depth of 6 metres or a depth equal to the height of the principal building, whichever is the greater.

(b) Landscaped Area

For utilities and essential public services, the following areas shall be landscaped:

- (i) all minimum required yards, and
- (ii) all adjoining City boulevards.

(c) Outside Storage

Outside storage shall be visually screened from all adjacent sites and public thoroughfares.

(d) Garbage Storage

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be visually screened from all adjacent sites and public thoroughfares.

(e) Right-of-Way Setbacks

See Section 17.

(f) Parking and Loading Regulations 11P94

See Section 18.

(g) Airport Vicinity Special Regulations

See Section 19.

(h) Floodway Floodplain Special Regulations

See Section 19.1.

5P85

(4) DISCRETIONARY USES

28P83

Airports

Amusement arcades

7P83

Commercial schools (as an accessory use only in an existing approved college building)

1P2002

Hospitals (C.U.)

Jails, detention homes and centres

Military establishments including residential quarters

Motion picture production facilities

18P96

Municipally owned or operated public parking areas

Power Generation Facility, Mid-scale

25P2001

Private schools

18P81

Public administration buildings (C.U.)

Public and quasi-public buildings (C.U.)

Signs - Class 2

21P98

Special care facilities

Universities, colleges, provincial training centres (C.U.)

Utility Building

25P2001

Note: C.U. - Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b).

(5) DISCRETIONARY USE RULES

In addition to the General Rules for Special Districts contained in Section 48 and the Permitted Use Rules contained in Section 52(3), the following rules shall apply:

(a) Signs

See Appendix.