

# 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      | 2P2012  | February 6, 2012  |
| 48P2008 | June 1, 2008       | 11P2010 | April 19, 2010     | 9P2012  | April 23, 2012    |
| 49P2008 | June 1, 2008       | 14P2010 | May 17, 2010       | 12P2012 | May 7, 2012       |
| 50P2008 | June 1, 2008       | 26P2010 | May 17, 2010       | 30P2012 | November 5, 2012  |
| 53P2008 | June 1, 2008       | 12P2010 | June 7, 2010       | 32P2012 | December 3, 2012  |
| 54P2008 | May 12, 2008       | 19P2010 | June 7, 2010       | 4P2013  | March 1, 2013     |
| 57P2008 | June 9, 2008       | 23P2010 | June 7, 2010       | 5P2013  | March 25, 2013    |
| 67P2008 | October 1, 2008    | 32P2010 | July 26, 2010      | 38P2013 | September 2, 2013 |
| 68P2008 | October 6, 2008    | 34P2010 | August 19, 2010    | 44P2013 | December 2, 2013  |
| 71P2008 | December 22, 2008  | 39P2010 | November 22, 2010  | 7P2014  | April 14, 2014    |
| 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.*

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- (81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**: 5P2013
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 4536 kilograms;
  - (b) with one or more of the following characteristics:
    - (i) tandem axles;
    - (ii) a passenger capacity in excess of 15 persons; or
    - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or
  - (c) that can be generally described as a:
    - (i) bus;
    - (ii) cube van;
    - (iii) dump truck;
    - (iv) flatbed truck; or
    - (v) tractor, trailer, or tractor trailer combination.
- (82) “**light fixture**” means a lighting module that has one or more luminaires and luminaire holders.
- (83) “**loading stall**” means an area to accommodate a vehicle while being loaded or unloaded.
- (84) “**low density residential district**” means any one or more of the land use districts described in Part 5.
- (85) “**low water irrigation system**” means an automated underground irrigation system which includes:
- (a) a rain sensor or a soil moisture sensor;
  - (b) a flow sensor for leak detection; and
  - (c) a master valve to secure the system if a leak is detected.
- (86) “**LRT corridor**” means a **street, parcel** or railroad right-of-way used for a light rail transit system.
- (87) “**LRT platform**” means a platform used for embarking and disembarking light rail transit passengers.
- (88) “**LRT station**” means a light rail transit station.
- (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include an **Accessory Residential Building** that contains a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**. 12P2010
- (90) “**major street**” means a **street** identified as a Street in the Transportation Bylaw. 9P2012



7P2014

(90.1) “**medical marihuana**” means a substance used for medical purposes authorized by a licence issued under the federal government’s Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.

(91) “**modular construction**” means a method of constructing whereby most of the parts of a **building** have been constructed in an off-site manufacturing facility and transported to a **parcel** where the parts are assembled and anchored to a permanent foundation.

(92) “**motor vehicle parking stall**” means an area for the parking of a single motor vehicle.

(93) “**mounting height**” means the vertical distance between the lowest part of the **light fixture** and the **grade** directly below the **light fixture**.

51P2008

(94) “**multi-residential district**” means any one or more of the land use districts described in Part 6 and the CC-MH and CC-MHX districts contained in Part 11.

(95) “**non-conforming building**” means a **building**:

- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the **building** or the land on which the **building** is situated becomes effective; and
- (b) that, on the date the land use bylaw becomes effective, does not, or when constructed will not, comply with the land use bylaw.

(96) “**non-conforming use**” means a lawful specific use:

- (a) being made of land or a **building** or intended to be made of a **building** lawfully under construction, at the date a land use bylaw affecting the land or **building** becomes effective; and
- (b) that on the date the land use bylaw becomes effective does not, or in the case of a **building** under construction will not, comply with the land use bylaw.

9P2012

(96.1) “**Officer**” means a Bylaw Enforcement Officer or a Peace Officer.

(97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.

(98) “**overland flow area**” means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the Floodway/ Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.

32P2009

(99) “**parcel**” means

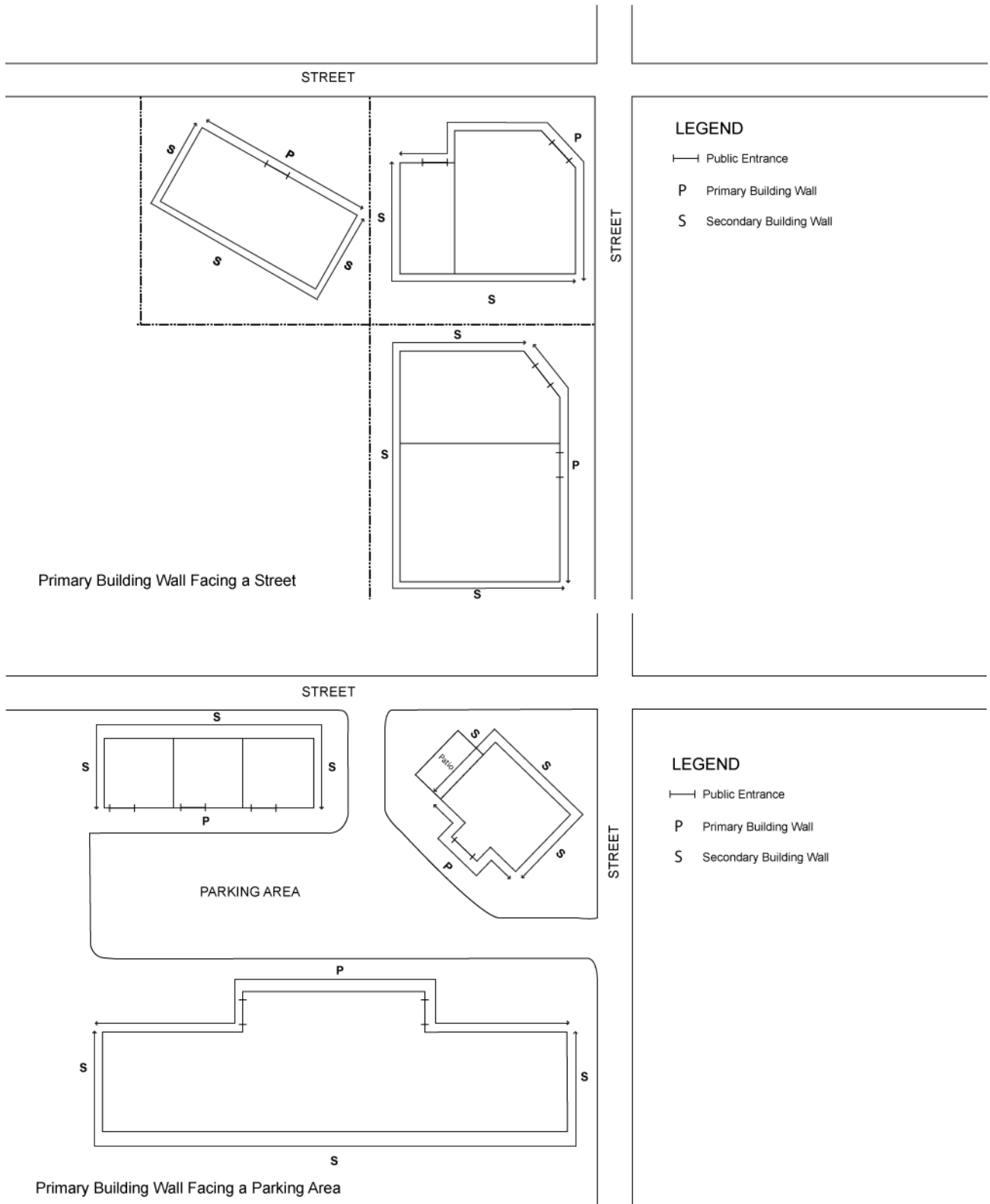
- (a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and



- (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N and R-2 districts, includes a **bare land unit** created under a condominium plan;”
- (100) “**parcel coverage**” means the cumulative **building coverage** of all **buildings** on a **parcel** excluding, **Accessory Residential Buildings** which in aggregate are less than 10.0 square metres. 47P2008, 5P2013
- (101) “**parcel depth**” means the length of a line joining the mid-points of the **front property line** and the **rear property line**.
- (102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.
- (103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.
- (104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.
- (106) “**pick-up and drop-off stall**” means a **motor vehicle parking stall** intended only for a motor vehicle to stop while picking up or dropping off passengers.
- (107) “**plan of subdivision**” means a plan of subdivision registered or approved for registration at the land titles office.
- (108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**.
- (108.1) “**primary building wall**” means any exterior **building** wall that forms part of a façade that contains a **public entrance** and faces, or is oriented to, a **street** or a parking area on the same **parcel** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two **primary building walls** not withstanding one façade may not contain a **public entrance**. 35P2011

35P2011

Sign Illustration 2:  
 Primary and Secondary Building Wall  
 Subsection 13(108.1) and 13(122.1)



- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- |       |   |                           |
|-------|---|---------------------------|
| (a)   | <b>Drinking Establishment – Large</b> in the CC-EIR or the CC-ET districts  | 26P2010                   |
| (a.1) | <b>Drinking Establishment – Medium</b> in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;                               | 51P2008                   |
| (b)   | <b>Drinking Establishment – Small</b> in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;   | 51P2008                   |
| (c)   | <b>Drive Through</b> in the C-N2, C-C1 or C-COR2 districts;   |                           |
| (c.1) | <b>Home Based Child Care – Class 2;</b>   | 17P2009                   |
| (d)   | <b>Home Occupation – Class 2;</b>   |                           |
| (e)   | <b>Liquor Store</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;                                 | 51P2008                   |
| (e.1) | <b>Medical Marihuana Production Facility;</b>   | 7P2014                    |
| (f)   | <b>Multi-Residential Development</b> in the <b>Developed Area</b> ;   |                           |
| (f.1) | <b>Night Club</b> in the CC-EIR district  | 26P2010                   |
| (g)   | <b>Outdoor Café</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts;                       | 51P2008                   |
| (h)   | <b>Place of Worship – Large;</b>  | 14P2010                   |
| (h.1) | <b>Recyclable Construction Material Collection Depot (temporary);</b>   | 14P2010                   |
| (i)   | <b>Secondary Suite – Detached Garage;</b>   | 12P2010, 14P2010          |
| (i.1) | <b>Secondary Suite – Detached Garden;</b>   | 12P2010, 9P2012           |
| (j)   | <b>Social Organization</b> in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts; and                           | 51P2008, 14P2010, 38P2013 |
| (k)   | <b>Waste Disposal and Treatment Facility.</b>   | 14P2010, 38P2013          |
| (l)   | <b>Wind Energy Conversion System - Type 1;</b> and  | 38P2013                   |
| (m)   | <b>Wind Energy Conversion System - Type 2.</b>  | 38P2013                   |
| (2.1) | The following <b>uses</b> must be notice posted when <b>adjacent</b> to a <b>parcel</b> containing a <b>Dwelling Unit</b> : | 30P2011                   |
| (a)   | <b>Digital Third Party Advertising Sign;</b> and  |                           |
| (b)   | <b>Digital Message Sign.</b>  | 4P2013                    |

- (3) The following **uses** must always be notice posted in a **residential district**:
- (a) **Addiction Treatment**;
  - (b) **Bed and Breakfast**;
  - (c) **Child Care Service**;
  - (d) **Community Recreation Facility**;
  - (e) **Custodial Care**;
  - (f) **Indoor Recreation Facility**;
  - (g) **Library**;
  - (h) **Museum**;
  - (i) **Place of Worship – Medium**;
  - (j) **Place of Worship – Small**;
  - (k) **Residential Care**; and
  - (l) **Service Organization**.
- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment**;
  - (b) **Child Care Service**;
  - (c) **Custodial Care**;
  - (d) **Place of Worship – Medium**;
  - (e) **Place of Worship – Small**;
  - (f) **Residential Care**; and
  - (g) **Service Organization**.
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area**;
  - (b) **Duplex Dwelling** when listed as a **discretionary use**;
  - (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
  - (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; and
  - (e) Any **discretionary use** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, or CC-ET.
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).

51P2008, 26P2010,  
9P2012

30P2011

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

### 233 “Medical Clinic”

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

#### 233.1 “Medical Marihuana Production Facility”

7P2014

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

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

32P2009            **234**    *deleted*

46P2009            **235**    *deleted*

**236 “Motion Picture Filming Location”**

- (a) means a *use*:
  - (i) where motion pictures are filmed, either within a ***building*** or outdoors; and
  - (ii) that must be approved on a temporary basis for a period of time not greater than one year;
- (b) is a *use* within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not construct any permanent ***buildings***, or make permanent exterior renovations or additions to an existing ***building*** or structure;
- (d) does not have a maximum *use area* in any District;
- (e) does not require ***motor vehicle parking stalls***; and
- (f) does not require ***bicycle parking stalls – class 1 or class 2***.

**237 “Motion Picture Production Facility”**

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

32P2009



**238 “Motorized Recreation”**

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

67P2008

**239 “Multi-Residential Development”**

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

51P2008

51P2008

- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1 or Part 11. 51P2008

#### 240 “Multi-Residential Development – Minor”

67P2008

- (a) means a **use**:
- (i) on a **parcel** 1.0 hectares or less in area;
  - (ii) that consists of one or more **buildings**, each containing one or more **units**;
  - (iii) that has a minimum of three **units**;
  - (iv) where a minimum of 90.0 per cent of the **units** are provided in **buildings** containing three or more **units**; and
  - (v) that complies with all of the rules specified for the **use** in the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) provides for all **building** forms referenced in subsection (a), including **building** forms similar to **Townhouse** and **Rowhouse**, unless otherwise referenced in a District;
- (d) requires a minimum number of **motor vehicle parking stalls** as referenced in Part 6, Division 1;
- (e) requires a minimum number of **visitor parking stalls** as referenced in Part 6, Division 1;
- (f) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** as referenced in Part 6, Division 1.

#### 241 “Municipal Works Depot”

- (a) means a **use**:
- (i) where infrastructure maintenance services are provided by a level of government;
  - (ii) where large areas of land are required for **buildings** and storage;
  - (iii) that may store and service equipment, vehicles, LRT trains and other municipal vehicles; 13P2008
  - (iv) that may store sand, gravel and other goods that are capable of being stacked or piled; 13P2008
  - (v) that may have **buildings** to service the equipment, vehicles, and LRT trains;

- (vi) that may have a **building** for training staff in the operation of the vehicles, equipment or LRT trains; and
- (vii) that may have a **building** for administrative functions associated with the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must provide **screening** on the same **parcel** as the **use** where the **parcel** shares a **property line** with a **residential district** or **special purpose district** and where there are piles or stacks of loose materials stored on the **parcel**;
- (d) must provide **screening** equal to the height of the piles or stacks of materials stored on the **parcel**, as referenced in subsection (c).
- (e) must provide a berm with a 3:1 slope if the berm is used to satisfy the **screening** requirements referenced in subsections (3) and (4);
- (f) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

## 242 “Museum”

- (a) means a **use**:
  - (i) where artifacts and information are displayed for public viewing;
  - (ii) where artifacts are investigated, restored and preserved for the public;
  - (iii) that may be contained entirely within or partially outside of a **building**;
  - (iv) that may have rooms for the provision of educational programs related to the **use**;
  - (v) that may provide lecture theatres, meeting rooms, study space and computers for users of the **use**;

- (vi) that may have rooms for the administrative functions of the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

#### 243 “Natural Area”

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

**244 “Natural Resource Extraction”**

- (a) means a *use*:
  - (i) where gases, liquids or minerals are extracted, but does not include gravel, sand or other forms of aggregate;
  - (ii) that is not **Refinery** or **Pits and Quarries**; and
  - (iii) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Natural Resource Extraction** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

**245 “Night Club”**

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

- (f) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by a **street**;
- (g) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (h) does not require **bicycle parking stalls – class 1**; and
- (i) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

## 246 “Office”

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

67P2008

## 247 “Outdoor Café”

- (a) means a **use**:
  - (i) where food or beverages are served or offered for sale for consumption on a portion of the premises which are not contained within a fully enclosed **building**; and
  - (ii) that must be approved with another **use** listed within the Eating and Drinking Group in Schedule A, or with a

14P2010, 51P2008,  
26P2010, 7P2011

**Convenience Food Store, Specialty Food Store or Supermarket;**

- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not have a floor higher than 0.6 metres above the height of the first **storey** floor level when the **use** is located within 100.0 metres of a **residential district**;
- (d) must not have outdoor speakers;
- (e) must not be combined with a **Drinking Establishment – Small** when located in the M-H2 or M-H3 districts;
- (f) has a maximum area of 25.0 square metres in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-O, C-R1, I-B, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET, M-H1, M-H2, M-H3, M-X1 and M-X2 districts;
- (g) must be located more than 25.0 metres from a **parcel** designated M-CG, M-C1, M-C2, M-G, M-1, M-2, or any **low density residential district**; unless the **use** is completely separated from these districts by a **building** or by an intervening **street**;
- (h) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of outdoor area if the area is greater than 25.0 square metres; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

**248 “Outdoor Recreation Area”**

- (a) means a **use**:
  - (i) where people participate in sports and athletic activities outdoors;
  - (ii) where the sport or athletic activity is not **Motorized Recreation** or **Firing Range**;
  - (iii) that may include a **building** containing change rooms, washrooms or showers and rooms for the administrative functions required to operate the **use**; and
  - (iv) that may provide a temporary seating area for the viewing of the sport or athletic activity associated with the **use**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;



- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application when it is listed as a **discretionary use** in a District; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.



**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 and Equipment Sales;**
- (m.1) **Medical Marihuana Production Facility;**
- (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;**

9P2012

7P2014

36P2011

- 30P2011 (y) **Storage Yard;**
- 4P2012 (z) **Sign – Class E;**
- 4P2012 (aa) **Sign – Class F;**
- 30P2011 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- 4P2012 (cc) *deleted*
- (dd) **Take Out Food Service;**
- 38P2013 (ee) **Vehicle Sales – Minor;**
- 38P2013 (ff) **Veterinary Clinic;**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (hh) **Wind Energy Conversion System – Type 2.**

### 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**.

## 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  
Medical Marihuana Production Facility  
Printing, Publishing and Distributing  
Specialized Industrial

#### **INDUSTRIAL SUPPORT GROUP**

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

#### **INFRASTRUCTURE GROUP**

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

#### **OFFICE GROUP**

Counselling Service  
Office  
Service Organization

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

**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  
 Market – Minor  
 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**

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

**Sign – Class F**

Third Party Advertising Sign

**Sign – Class G**

Digital Third Party Advertising Sign

**STORAGE GROUP**

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

**SUBORDINATE USE GROUP**

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

**TEACHING AND LEARNING GROUP**

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