

# 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
13P2008	June 1, 2008	46P2009	December 14, 2009
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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
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17P2009	June 1, 2009		
28P2009	July 13, 2009		
31P2009	September 14, 2009		
41P2009	October 13, 2009		

#### 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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## Division 2: Definitions and Methods

### General Definitions

- 13 (1) In this Bylaw, the following terms have the following meanings.
- (2) “**accent lighting**” means outdoor lighting that is entirely used to illuminate architectural features, art, landscaping features, monuments, or trees and is only directed at such features.
- (3) “**actual front setback area**” means the area of a *parcel* defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the farthest **building setback** from the **front property line**.
- (4) “**actual side setback area**” means the area of a *parcel* defined by a **side property line** and a line parallel to that **side property line** measured at the farthest **building setback** from the **side property line** and terminating where that area meets the **actual front setback area**, the **rear setback area** or another **actual side setback area**.
- (5) “**adjacent**” means contiguous or contiguous if not for a **street, lane**, river or stream.
- (6) “**amenity space**” means a space designed for active or passive recreational use.
- (7) “**ancillary structure**” means, with reference to **building height**, an essential component, other than a **sign** or flag pole, that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to:
- (a) an elevator housing;
- (b) a mechanical penthouse;
- (c) a chimney;
- (d) **solar collectors**;
- (e) portions of a **building** or a structure used to provide **screening** of mechanical systems or equipment located outside of a **building**; or
- (f) an architectural feature commonly associated with a **Place of Worship**.
- (8) “**assembly area**” means an area within a **building** where people assemble for ceremonies, religious services, educational, recreation, social or sporting events.
- (9) *deleted*

68P2008,  
39P2010

67P2008,  
41P2009

3P2010

- (10) “**average building reference points**” means the points:
- (a) determined by calculating the average of the corresponding **building reference points**; and
  - (b) expressed as geodetic elevations.
- (11) “**average contextual high point**” means:
- (a) where there are at least two other **buildings** on the same block face, the average of the greatest geodetic elevation of the **contextual adjacent buildings**, excluding **ancillary structures**;
  - (b) where there is only one other **building** on the same block face, the greatest geodetic elevation of such **building**, excluding **ancillary structures**; and
  - (c) where there is no other **building** on the same block face, a point 8.6 metres above the greatest geodetic elevation at **grade** on the subject **parcel**.
- (12) “**average grade**” means, when determining the maximum area of a horizontal cross section through a **building** in the M-CG, M-C1 and M-C2 Districts, the average of the four geodetic elevation points of finished **grade** immediately adjacent to the primary four corners of a **building**.
- (13) “**balcony**” means a horizontal platform that is attached to a **building** above the first **storey** floor level and is intended for use as an outdoor **amenity space**.
- (14) “**bare land unit**” means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the *Surveys Act* respecting subdivision.
- (15) “**basement**” means that portion of a **building** which is located below the first floor and is either partially or wholly below **grade**.
- (16) “**bay window**” means a window that projects outward from the façade of a **building** but does not include an opening that is intended to give access to a **building**.
- (17) “**bicycle parking stall**” means an area approved as **bicycle parking stall – class 1** or **bicycle parking stall – class 2** that is equipped to store a bicycle and must include a device:
- (a) specifically designed to park a bicycle;
  - (b) designed to allow a bicycle frame and both wheels to be secured; and
  - (c) designed to support the bicycle frame and both wheels; and

13P2008, 41P2009

- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
  - (b) located at the intersection of the **rear property line** and each **side property line**; and
  - (c) where each pair of points must be considered as corresponding.
- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (29) “**City Manager**” means the Chief Administrative Officer of the City of Calgary.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11. 51P2008
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**: 39P2010
- (a) **Convenience Food Store**;
  - (b) **Drinking Establishment – Small**;
  - (c) **Office**;
  - (d) **Print Centre**;
  - (e) **Restaurant: Food Service Only – Small**;
  - (f) **Restaurant: Licensed – Small**;
  - (g) **Retail and Consumer Service**;
  - (h) **Specialty Food Store**; and
  - (i) **Take Out Food Service**.

- (33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.
- (34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.
- (35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.
- (36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:
- (a) located on the same block face not separated by a **street**; and
  - (b) where the **building** is not an **Accessory Residential Building**.
- (37) “**contextual building depth average**” means:
- (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
  - (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
  - (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.
- (38) *deleted*

3P2010

3P2010

- (15) **Motor vehicle parking stalls** for a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** must be surfaced with gravel, asphalt, concrete or a similar material.

13P2008

### Loading Stalls

- 123 (1) A **loading stall** must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a **street** or a **lane**.
- (2) A **loading stall** must have:
- (a) a minimum width of 3.1 metres;
  - (b) a minimum depth of 9.2 metres; and
  - (c) a minimum height of 4.3 metres.
- (3) Minimum **loading stall** dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.10 metres in height above the **loading stall** surface and shall be placed perpendicular to the **loading stall** depth a minimum of 0.60 metres from the front of the **loading stall**.
- (5) Unless otherwise referenced in subsections (6), (7), (8) and (9), **uses** in all **commercial** and **industrial districts** and the Special Purpose – Community and Regional Infrastructure District must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the **building**.
- (6) The following **uses** are not required to provide **loading stalls** in any District:
- (a) **Auto Service – Minor;**
  - (b) **Billiard Parlour;**
  - (c) **Bulk Fuel Sales Depot;**
  - (d) **Car Wash – Multi-Vehicle;**
  - (e) **Car Wash – Single Vehicle;**
  - (f) **Child Care Service;**
  - (g) **Computer Games Facility;**
  - (h) **Counselling Service;**
  - (i) **Drive Through;**
  - (j) **Financial Institution;**

39P2010

- (k) **Fitness Centre;**
- (l) **Gas Bar;**
- (m) **Home Occupation – Class 1;**
- (n) **Home Occupation – Class 2;**
- (o) **Instructional Facility;**
- (p) **Large Vehicle Wash;**
- (q) **Medical Clinic;**
- (r) **Park;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pet Care Service;**
- (v) **Place of Worship – Large;**
- (w) **Place of Worship – Medium;**
- (x) **Place of Worship – Small;**
- (y) **Power Generation Facility – Medium;**
- (z) **Power Generation Facility – Small;**
- (aa) **Residential Care;**
- (bb) **Self Storage Facility;**
- (cc) **Sign – Class A;**
- (dd) **Sign – Class B;**
- (ee) **Sign – Class C;**
- (ff) **Sign – Class D;**
- (gg) **Sign – Class E;**
- (hh) **Sign – Class F;**
- (ii) **Special Function Tent – Commercial;**
- (jj) **Special Function Tent – Recreational;**
- (kk) **Protective and Emergency Service;**
- (ll) **Utilities;**
- (mm) **Utility Building;**
- (nn) **Vehicle Rental – Major;**
- (oo) **Vehicle Rental – Minor; and**
- (pp) **Veterinary Clinic.**

- (7) In every District, a **Liquor Store** must provide a minimum of 1.0 **loading stall**.
- (8) In all **special purpose districts**, only the following **uses** must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the **building**;
- (a) **Community Recreation Facility**;
  - (b) **Hospital**;
  - (c) **Indoor Recreation Facility**;
  - (d) **Library**;
  - (e) **Museum**;
  - (f) **Performing Arts Centre**;
  - (g) **Place of Worship – Large**;
  - (h) **Place of Worship – Medium**;
  - (i) **School Authority – School**;
  - (j) **School Authority Purpose – Major**; and
  - (k) **Spectator Sports Facility**.
- (9) **Multi-Residential Developments**, where the **building** contains 20 or more **units** with shared entrance facilities, must provide a minimum of 1.0 **loading stall**.
- (10) Where the **gross floor area** of all **commercial multi-residential uses** exceeds 300.0 square metres, the following **uses** must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the commercial portion of the **building**:
- (a) **Convenience Food Store**;
  - (b) **Drinking Establishment – Small**;
  - (c) *deleted* 39P2010
  - (d) **Print Centre**;
  - (e) **Restaurant: Food Service Only – Small**;
  - (f) **Restaurant: Licensed – Small**;
  - (g) **Retail and Consumer Service**; 39P2010
  - (h) **Specialty Food Store**; and
  - (i) **Take Out Food Service**.

**Relaxations of Parking and Loading Stall Requirements**

- 124 (1)** For *uses* in *buildings* listed on the *City* inventory of potential heritage sites, the *Development Authority* may consider a relaxation of the minimum *motor vehicle parking stalls, visitor parking stalls, bicycle parking stall* and *loading stall* requirements. Consideration for relaxations must be based on:
- (a) satisfaction of the test for a relaxation referenced in section 31;
  - (b) the existing ability of the site to accommodate *motor vehicle parking stalls, visitor parking stalls, loading stalls* and *bicycle parking stalls*; and
  - (c) the number of *motor vehicle parking stalls, visitor parking stalls, loading stalls* and *bicycle parking stalls* to be relaxed.
- (2)** The *Development Authority* may consider a relaxation in the *required motor vehicle parking stalls* and *visitor parking stalls* for *uses* when a transportation demand management measure is approved by the *Development Authority* and is required to be implemented as a condition in a *development permit*.
- (3)** Any approved transportation demand management measure must:
- (a) be sustainable throughout the term of the *development permit*; and
  - (b) include requirements that must be incorporated into an approved plan or condition on a *development permit*.
- (4)** The *Development Authority* may consider a relaxation in the minimum required *motor vehicle parking stalls, visitor parking stalls, loading stalls* and *bicycle parking stalls* for a *development* when:
- (a) the test for a relaxation referenced in section 31 is satisfied; and
  - (b) the type of *use*, the size or shape of the *parcel*, or the topographical constraints present practical difficulties in accommodating the requirements of this Bylaw; when a relaxation is given for this reason, it and the reasons must be stated on the *development permit*; or
  - (c) an applicant submits a parking study, as part of a *development permit* application, that demonstrates that the *motor vehicle parking stall* requirement, *visitor parking stall* or *bicycle parking stall* requirement should be less than the requirements of this Bylaw due to unique site, location or *use* characteristics, and the conclusions of the study are considered acceptable by the *Development Authority*.

(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

- (i) shown on plans required at the time the application for the **use** is made;
- (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
- (iii) constructed of materials and to the standards required by the **Development Authority**;
- (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (l) does not require **bicycle parking stalls – class 1**; and
- (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

#### 151 “Auto Service – Minor”

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are serviced and repaired in a **building**; and 67P2008, 71P2008
  - (ii) where no more than three motor vehicles are capable of being serviced or repaired at a time; 67P2008
  - (iii) *deleted* 67P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a **development permit**; 67P2008
- (c) *deleted* 67P2008
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;

- 47P2008
- (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
  - (i) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
    - (i) shown on plans required at the time the application for the **use** is made;
    - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
    - (iii) constructed of materials and to the standards required by the **Development Authority**;
  - (j) must not keep vehicles outside of a **building** or **screened** enclosure for more than 72 consecutive hours;
  - (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
  - (l) does not require **bicycle parking stalls – class 1**; and
  - (m) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009            **152**    *deleted*

39P2010            **153**    *deleted*

**154 “Bed and Breakfast”**

- (a) means a *use*:
  - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and
  - (ii) that must not provide liquor; 13P2008
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling**;
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any *signs* on the *parcel*;
- (h) *deleted* 14P2010
- (i) requires a minimum of 1.0 *motor vehicle parking stalls* per guest bedroom in addition to the required stalls for the **Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the *use*;
- (j) may provide a maximum of 2.0 *motor vehicle parking stalls* in tandem to other *motor vehicle parking stalls* located on the *parcel*; and
- (k) does not require *bicycle parking stalls – class 1 or class 2*.

**155 “Beverage Container Drop-Off Depot”**

- (a) means a *use* where bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
- (b) is a *use* within the Industrial Support Group in Schedule A to this Bylaw;

- (c) must not be a combined **use** with a **Liquor Store**;
- (d) must have a loading area completely contained within the **building**, where located **adjacent** to a **parcel** designated as a **residential district**;
- (e) must **screen** a loading area when it is not completely contained within a **building**;
- (f) requires a minimum of 2.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (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**.

**156 “Billiard Parlour”**

- (a) means a **use**:
  - (i) where the primary function is the rental of billiard tables, pool tables or similar games tables to the public for a fee; and
  - (ii) that may include a maximum of three (3) mechanical or electronic games that are kept for the purpose of furnishing entertainment or amusement;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 11.0 **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**.

32P2009            **157**    *deleted*

32P2009            **158**    *deleted*

32P2009            **158.1 “Building Supply Centre”**

- (a) means a **use**:
  - (i) where materials and supplies required for construction or assembly in a specific trade are sold including, but not limited to, lumber, plumbing, electrical and millwork;

- (ii) that may include the incidental sales and rental of products and equipment related to the materials and supplies being sold;
- (iii) that may include the sale and rental of tools and construction equipment;
- (iv) that may include the outdoor storage of the materials and supplies being sold or rented; and
- (v) that does not include the sale of home furnishings, household appliances, furniture or electronics;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) that has maximum **gross floor area** of 3500.0 square metres;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

#### 159 “Bulk Fuel Sales Depot”

- (a) means a **use**:
  - (i) where fuel for motor vehicles and trucks is sold either with or without an attendant; and
  - (ii) where the vehicles receiving fuel have a **gross vehicle weight** greater than 4500 kilograms;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (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**.

#### 160 “Campground”

- (a) means a **use**:
  - (i) where spaces are provided for temporary accommodation in **recreational vehicles** or tents;
  - (ii) that may include a **building** for the administration of the **use**;

- (iii) that may include laundry facilities for the occupants of the **use**; and
  - (iv) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Campground** as a **use**;
- (b) is a **use** within the Direct Control Uses Group in Schedule A to this Bylaw;
  - (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application; and
  - (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 161 “Car Wash – Multi Vehicle”

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- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are washed; and
  - (ii) that contains two or more wash bays, and each wash bay is only capable of washing one motor vehicle at a time;

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- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must provide at least five (5) vehicle stacking spaces for each wash bay entrance door;
- (e) must provide a drying area in the form of a **motor vehicle parking stall** for every wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
  - (i) within the **building**; or
  - (ii) within a **screened** enclosure that must be:
    - (A) shown on plans required at the time the application for the **use** is made;
    - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and

- (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1** or **class 2**.

## 162 “Car Wash – Single Vehicle”

- (a) means a **use**:
  - (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are washed; and 71P2008
  - (ii) that contains one wash bay, and this wash bay is only capable of washing one motor vehicle at a time;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a motor vehicle **parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
  - (i) within the **building**; or
  - (ii) within a **screened** enclosure that must be:
    - (A) shown on plans required at the time the application for the **use** is made;
    - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
    - (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1** or **class 2**.

**163 “Catering Service – Major”**

- (a) means a **use**:
- (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and
  - (ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a **building**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

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**164 “Catering Service – Minor”**

- (a) means a **use**:
- (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises;
  - (ii) that is entirely within a **building**; and
  - (iii) that may only have delivery vehicles that are necessary for the operation of the **use**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

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**165 “Child Care Service”**

- (a) means a **use**:
- (i) where temporary care and supervision is provided to seven or more children:
    - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
    - (B) for periods of less than 24 consecutive hours;
  - (ii) that may provide programming for the social, creative, educational and physical development of children; and

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- (iii) that includes day cares, pre-schools, out of school care and other programs where the primary purpose is the care of children;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) must have **screening** for any outdoor play areas;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) employees at the **use** at any given time, or 1.0 stalls per 10 children, whichever is greater;
- (e) requires a minimum of 1.0 **pick-up and drop-off stalls** per 10 children;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**166 “Cinema”**

- (a) means a **use** where motion pictures are viewed by the public, but does not include an **Adult Mini-Theatre**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must provide a sufficient area **adjacent** to outdoor entry doors for patrons to queue;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) fixed seats;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**167 “Columbarium”**

- (a) means a **use**:
- (i) where urns containing the ashes of cremated human remains are kept; and
  - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small** where they are a listed **use** in a District and where those **uses** have been approved;
- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of non-**assembly areas**, and 1.0 stalls per four (4) persons capacity of the largest **assembly area**, 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**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**168 “Community Entrance Feature”**

- (a) means a **use** where a landscape attraction, monument or **sign** is displayed on a **parcel** that states the name of, or in some way identifies, a residential community;
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw;
- (c) requires the owner of the parcel, on which it is located, to enter into an agreement for the maintenance of the **parcel** and the removal of the **use** at the discretion of the **Development Authority**;
- (d) may have conditions placed on the **development permit** by the **Development Authority** relating to the location, size, design, **copy**, character, and number of **Community Entrance Features** allowed for a community;

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**199 “Freight Yard”**

- (a) means a **use**:
  - (i) where goods are transported to a **parcel** for pick-up or distribution;
  - (ii) where goods are stored in a trailer, shipping container, pole barn, quonset hut or other moveable, non-permanent structure with a roof;
  - (iii) where goods may be moved from one container to another for transport off the **parcel**;
  - (iv) where goods are not stored in a permanent **building**;
  - (v) where goods may be stacked or piled outside;
  - (vi) where goods being stored are not motor vehicles, equipment or waste;
  - (vii) where no production or sale of any goods as part of the **use** is allowed; and
  - (viii) that may have a **building** for administrative purposes;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 **motor vehicle parking 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 **motor vehicle parking stalls** per three (3) employees based on the maximum number of employees at the **use** at any given time; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**200 “Funeral Home”**

- (a) means a **use**:
  - (i) where funerals are arranged and held;
  - (ii) where the deceased are prepared for burial or cremation;
  - (iii) that may accommodate one cremation chamber; and
  - (iv) that may include a **Columbarium**;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;

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- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity for 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**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 201 “Gaming Establishment – Bingo”

- (a) means a **use**:
  - (i) where bingo games are held on three or more days in any one calendar week; and
  - (ii) that occurs entirely within a **building** that has the capacity to accommodate more than 250 persons at any one time;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires 1.0 **motor vehicle parking stalls** per 3.5 seats, based on the maximum capacity stated in the **development permit**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

- (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**.

### 203.2 “General Industrial – Light”

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

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- (B) **Health Services Laboratory – Without Clients;** and
- (C) **Printing, Publishing and Distributing;**
- (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) that may have a limited area for the accessory outdoor storage of goods, materials or supplies when located in the I-G, I-R, I-C or I-H Districts;
- (d) 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;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

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### 203.3 “General Industrial – Medium”

- (a) means a **use**:
  - (i) where any of the following activities occur:
    - (A) the manufacturing, fabricating, processing, assembly or disassembly of materials, semi-finished goods, finished goods, food, beverages, products or equipment, provided live animals are not involved in any aspect of the operation;
    - (B) the cleaning, servicing, testing, repairing or maintenance of industrial or commercial goods and equipment;

**208.1 “Hospital”**

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

**209 “Hotel”**

- (a) means a **use**:
  - (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration; and
  - (ii) that may be combined with a **use** from the Eating and Drinking Group in Schedule A when such a **use** is contained within a **Hotel**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) does not have a maximum **use area** in any District;
- (d) must not have more than 20 guest rooms in the C-C2, C-COR1 and C-COR2 Districts when located within 45.0 metres of a **low density residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **low density residential district**;
- (e) located in the I-B District must not have a **building height** greater than 11.0 metres where the **parcel** containing the **Hotel** shares a **property line** with a **low density residential district**; and

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- (e.1) when it is combined with a **use** from the Eating and Drinking Group in Schedule A as allowed in subsection (a)(ii), must also comply with the rules for that **use**;
- (f) requires a minimum number of **motor vehicle parking stalls** for the sleeping accommodation that is the greater of:
  - (i) 1.0 stalls per 2.5 guest rooms: or
  - (ii) 1.0 stalls per guest room when the **parcel** on which the **building** containing the **use** is located **adjacent** to or separated by a **lane** or **street** from a **low density residential district**.
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

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**210** *deleted*

**211 “Indoor Recreation Facility”**

- (a) means a *use*:
- (i) contained within a **building** that has been specifically built or adapted to provide athletic, recreation or leisure activities; 32P2009
  - (ii) where the specifically built facilities are things such as swimming pools, skating rinks, or gymnasia;
  - (iii) that may have outdoor sports fields on the same **parcel** as the **building**; and
  - (iv) that may provide a seating area for the occasional 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 of 5.0 **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 number of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

**212** *deleted* 32P2009

**213** *deleted* 32P2009

**214** *deleted* 32P2009

**215** *deleted* 32P2009

**216 “Information and Service Provider”**

- (a) means a *use*:
- (i) where services, expertise or access to information, other than professional services, are provided to a broad spectrum of the public without appointment;
  - (ii) that may have a counter where the clients may take a number or wait in a line to be served; and
  - (iii) that does not have facilities for the storage, production or sale of goods directly to the public;
- (b) is a use within the Sales Group in Schedule A to this Bylaw; 39P2010

- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area**.

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**217 “Instructional Facility”**

- (a) means a **use**:
  - (i) where instruction, training or certification in a specific trade, service or skill are provided;
  - (ii) that includes, but is not limited to, instruction and training in building trades, dance, music, martial arts, cooking, computers, driving, climbing, gymnastics and other similar instruction;
  - (iii) where the instruction, training or certification is provided to individuals engaged in a scheduled program of instruction and must not be available to a broad spectrum of the public on a drop-in basis; and
  - (iv) that is not a **School – Private, School Authority – School** or a **Post-secondary Learning Institution**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
- (c) when located in the C-N1, C-N2, and C-COR1 Districts, must not exceed 30 people, including both students and teachers, at any given time;
- (d) may provide all, or part, of the instruction or training outside of a **building** when located in the I-G or S-CRI Districts;
- (e) may be located within a **building** containing a **Post-secondary Learning Institution**:
  - (i) when the **building** is on a **parcel** designated as S-CI District; and
  - (ii) when there are no **signs** of any type, related to the **Instructional Facility**, located outside of the **building**;
- (f) requires the following minimum number of **motor vehicle parking stalls**:
  - (i) 1.0 stalls per five (5) students based on the maximum number of students at the **use** at any given time stated in the **development permit** when the **use** has 30 students or less; or

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- (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**.

## 225 “Liquor Store”

- (a) means a **use** where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) in the C-N1 and C-N2 Districts, must only be located on a **parcel** with a front **property line** on a **major street** or a primary collector **street**;
- (d) must not be located within 300.0 metres of any other **Liquor Store**, when measured from the closest point of a **Liquor Store** to the closest point of another **Liquor Store**;
- (e) in all **commercial** and **industrial districts**, not including C-R2 and C-R3 Districts, must not be located within 150.0 metres of a **parcel** that contains a **School – Private** or a **School Authority – School**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains a **School Authority – School** or a **School – Private**;
- (f) requires a minimum of 5.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (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**.

## 226 “Live Work Unit”

- (a) means a **use**:
  - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
  - (ii) that may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit** when located in the **commercial districts**, CC-EMU, CC-ET or CC-EIR Districts:
    - (A) **Artist’s Studio**;
    - (B) **Counselling Service**;
    - (C) **Instructional Facility**;

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- (D) **Office**; and
  - (E) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;
- 13P2008, 39P2010
- (iii) that may incorporate only the following **uses** in a **Dwelling Unit** to create a **Live Work Unit** when located in the **multi-residential districts** or the CC-EPR District:
    - (A) **Artist's Studio**;
    - (B) **Counselling Service**;
    - (C) **Office**; and
    - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;
- 67P2008
- (iv) that, in the **multi-residential districts**, must be contained within a **Multi-Residential Development**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
  - (c) must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**;
- 13P2008
- (d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the **use** is located;
  - (e) requires a minimum number of **motor vehicle parking stalls** and **bicycle parking stalls – class 1** or **class 2** in accordance with the District the **use** is listed in.

**227 “Manufactured Home”**

- (a) means a residential **building**:
  - (i) that is intended for year round occupancy, containing one **Dwelling Unit**;
  - (ii) that is constructed on a permanent undercarriage or chassis;
  - (iii) that is designed with the capability of being transported, from time to time, from one location to another without the necessity of being placed on a permanent foundation; and
  - (iv) that is not a **recreational vehicle**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

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**228 “Manufactured Home Park”**

- (a) means a **use**:
  - (i) that provides sites for two or more **Manufactured Homes** on a **parcel**;
  - (ii) that must provide on-site laundry and recreation facilities for the occupants of the **use**;
  - (iii) that must provide administration facilities for the management of the **use**; and
  - (iv) that may have **buildings** for the recreational activities of the **use**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Manufactured Home** located on the **parcel**;
- (d) requires a minimum of 0.1 **visitor parking stalls** per **Manufactured Home** located on the **parcel**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

32P2009            **229**    *deleted*

32P2009            **230**    *deleted*

32P2009            **231**    *deleted*

**232**    **“Market”**

(a)    means a **use**:

- (i)     where individual vendors provide goods for sale directly to the public;
- (ii)    where the goods may be sold both inside and outside of a **building**;
- (iii)    where the vendors may change on a frequent or seasonal basis;
- (iv)    where the goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods;
- (v)     where the items being sold are not live animals;
- (vi)    that does not have seating area for the public that is greater than 75.0 square metres; and
- (vii)   that does not include a **Retail and Consumer Service** or **Supermarket**;

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- (b)    is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c)    requires 4.5 **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 **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;

**252.1 Parking Lot - Grade (temporary)**51P2008,  
75P2008

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

**253 “Parking Lot – Structure”**

- (a) means a **use**:
  - (i) where parking is provided for vehicles for a short duration, independent of the provision of any other **use**; and
  - (ii) where a parking lot is designed for the parking of vehicles in tiers of floors;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **bicycle parking stalls – class 1** and **class 2** based on 2.5 per cent of the number of **motor vehicle parking stalls** provided.

**254 “Pawn Shop”**

- (a) means a **use**:
  - (i) where money is lent in conjunction with the exchange of merchandise;
  - (ii) where the merchandise may be sold to the public according to the agreement with the owner of the merchandise; and
  - (iii) where merchandise other than motor vehicles is contained entirely within a **building**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) where the pawned merchandise includes motor vehicles:

13P2008

13P2008

- (i) may only be approved in a District where **Vehicle Sales – Major** or **Vehicle Sales – Minor** are listed **uses**; and
- (ii) must provide 1.0 **motor vehicle parking stalls** for every inventory vehicle on the **parcel** which must be shown on the plan submitted for a **development permit**.
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

#### 255 “Performing Arts Centre”

- (a) means a **use** where live performance of theatre, music, dance or other artistic activities are available to the public;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

39P2010

#### 256 *deleted*

#### 257 “Pet Care Service”

- (a) means a **use**:
  - (i) where small animals are washed, groomed, trained or boarded;
  - (ii) where the animals must not be boarded overnight; and
  - (iii) that may have the incidental sale of products relating to the services provided by the **use**;

39P2010

- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) must not have any outside enclosures, pens, runs or exercise areas;

14P2010

- (d) *deleted*

- (e) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

258 *deleted*

39P2010

259 “Pits and Quarries”

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

260 “Place of Worship – Large”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is equal to or greater than 500.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;
  - (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and

41P2009

- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 261 “Place of Worship – Medium”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is greater than 300.0 square metres and less than 500.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;

41P2009

- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 262 “Place of Worship – Small”

- (a) means a **use**:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) where the largest **assembly area** of the **use** is equal to or less than 300.0 square metres;
  - (iii) that may provide occasional refuge for people;
  - (iv) that may have rooms for the administrative functions of the **use**;
  - (v) that may have a **Child Care Service** within the **building**;

41P1009

- (vi) that may have a food preparation area, kitchen and seating area available for the users of the **use**; and
- (vii) that may have a maximum of three **Dwelling Units**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw.
- (c) when it contains a **Child Care Service** must also ensure that the **Child Care Service** complies with the rules for that **use**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) person capacity of the area of the largest **assembly area** for the **use**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum number of **bicycle parking stalls – class 2** equal to 10.0 per cent of the minimum required **motor vehicle parking stalls**.

### 263 “Post-secondary Learning Institution”

- (a) means a **use**:
  - (i) where post-secondary educational programs of study are offered to enrolled students by an authorized agent, pursuant to the *Post-secondary Learning Act*;
  - (ii) where dormitories, food and other services may be offered to enrolled students, faculty members and staff;
  - (iii) that may have facilities for the advancement or support of educational and research needs of the students, faculty and staff; and
  - (iv) that may provide education programs for the general public;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;

- (c) may be provided as a cluster of **buildings** or facilities when located in the Special Purpose – Community Institution District;
- (d) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application;
- (e) requires a minimum of **bicycle parking stalls – class 1** based on 3.0 per cent of the maximum projected enrolment of the **use**; and
- (f) requires a minimum of **bicycle parking stalls – class 2** based on 3.0 per cent of the maximum projected enrolment of the **use**.

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

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

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

- (a) means a **use**:
  - (i) where electrical power is generated; and
  - (ii) where the total power generation capacity is between 1.0 and 12.4 megawatts;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located within 50.0 metres of a **residential district**, measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **residential district**;
- (d) must be located within a **building**, with the exception of **solar collectors**;

68P2008

- 68P2008 (e) must be shielded and insulated so as to limit noise generation as much as possible;
- 68P2008 (f) must not:
- (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
- (ii) be located in a required **setback area**, excluding **solar collectors**;
- 68P2008 (g) must be **screened**, with the exception of **solar collectors**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1** or **class 2**.

## 266 “Power Generation Facility – Small”

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

## 32P2009 267 “Print Centre”

- (a) means a **use**:
- (i) where graphic and printed materials are printed or duplicated on a custom order basis for individuals or businesses;
- (ii) that may include self-service photocopiers;
- (iii) where film or digital images may be processed and finished;
- (iv) that may include the binding of printed materials; and

- (v) that may have the incidental sale of products relating to the services provided by the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw; 39P2010
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## 268 “Printing, Publishing and Distributing”

- (a) means a **use**:
  - (i) where graphic and printed materials are printed or duplicated on a large scale primarily for distribution from the **parcel**; 13P2008, 32P2009
  - (ii) that may include the binding of printed materials;
  - (iii) *deleted* 32P2009
  - (iv) that may have an area for supplies required to make the product as part of the **use**;
  - (v) that may have the functions of packaging or shipping the products made as part of the **use**; and
  - (vi) that may have the administrative functions associated with the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw; 32P2009
- (c) may have supplies and products located outside of a **building**, provided such items are **screened** from view of a **street**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

269 *deleted* 39P2010

**270 “Protective and Emergency Service”**

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

1P2009

**270.1 “Public Transit System”**

- (a) means a **use** where public facilities are provided for the operation of a municipal public transit system including bus shelters, **LRT platforms**, **LRT stations**, pedestrian bridges, **City-owned at grade** motor vehicle and bicycle parking facilities provided solely for users of the system, and linear rail tracks and associated equipment;
- (b) is a use within the Infrastructure Group in Schedule A to this Bylaw;
- (c) is not required to meet the rules of any land use district;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**271 “Race Track”**

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

**272 “Radio and Television Studio”**

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

**273 “Recreational Vehicle Sales”**

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

**274 “Recreational Vehicle Service”**

- (a) means a **use** where **recreational vehicles** undergo maintenance and repair;
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;

- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

41P2009

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

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

41P2009

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

32P2009

**275** *deleted*

**276 “Refinery”**

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

**277 “Residential Care”**

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

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

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

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

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

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

57P2008, 67P2008,  
51P2008, 75P2008

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

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

15P2008

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

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

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

## 282 “Restaurant: Licensed – Medium”

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

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

### 283 “Restaurant: Licensed – Small”

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

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### 284 “Restored Building Products Sales Yard”

- (a) means a **use**:
  - (i) where products that have been recovered from demolished **buildings** are stored, displayed or sold either entirely within a **building** or outside of a **building**;

- (ii) that does not accommodate the wrecking, dismantling, manufacturing, servicing or repairing of anything on the same **parcel** as the **use**;
  - (iii) that does not accommodate the display, wrecking or sale of any motor vehicles or auto parts;
  - (iv) that does not accommodate waste disposal or landfilling of any product; and
  - (v) that does not accommodate a drop off site for products related to the **use**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
  - (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
  - (d) does not require **bicycle parking stalls – class 1** or **class 2**.

#### 285 “Retail Garden Centre”

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

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286 *deleted*

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#### 286.1 “Retail and Consumer Service”

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

- (iii) services intended for relaxation and rejuvenation through massage, aromatherapy and similar non-medical therapies;
  - (iv) the care, cleaning, alteration or repair of clothing, jewellery, or shoes;
  - (v) portrait and professional photography services; or
  - (vi) the repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
- (i) is within 6.0 metres of a public entrance of the **use**; and
  - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (d) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
- (i) does not include a **Dry-cleaning and Fabric Care Plant**; and
  - (ii) is not located within a **Live Work Unit**;
- (f) when located in the C-R1 District, may incorporate the following **uses** within a **Retail and Consumer Service**, provided the requirements referenced in subsection (g) are satisfied:
- (i) **Amusement Arcade**;
  - (ii) **Computer Games Facility**;
  - (iii) **Counselling Service**;
  - (iv) **Financial Institution**;
  - (v) **Fitness Centre**;
  - (vi) **Health Services Laboratory – With Clients**;
  - (vii) **Medical Clinic**;
  - (viii) **Office**;
  - (ix) **Pet Care Service**;
  - (x) **Print Centre**;

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

## 287 “Rowhouse”

- (a) means a **building**:
- (i) comprising three or more **Dwelling Units**, located side by side and fronting on a **street**;
  - (ii) where each **Dwelling Unit** is located on an individual **parcel**;
  - (iii) where each **Dwelling Unit** has a separate direct entry from **grade adjacent** to a **street**; and
  - (iv) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

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

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

**288.1 “Salvage Yard”**

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- (a) means a **use**:
  - (i) where any of the following are stored, dismantled or crushed:
    - (A) **dilapidated vehicles**; or
    - (B) damaged, inoperable or obsolete goods, machinery or equipment;
  - (ii) where motor vehicles in their complete and operable state are not displayed or sold;
  - (iii) where part or all of the **use** takes place outside of a **building**;
  - (iv) that may have equipment located outdoors to assist in the processes and functions of the **use**;
  - (v) that may have the incidental sale of parts that are recovered from the **dilapidated vehicles**, goods, machinery or equipment;

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

**289 “Sawmill”**

- (a) means a **use**:
  - (i) where timber is cut, sawed, planed or milled to finished lumber or an intermediary step;
  - (ii) that may include facilities for the kiln drying of lumber;
  - (iii) that may include areas for the outdoor storage of raw or finished lumber products;
  - (iv) that may include the distribution or sale of lumber products; and
  - (v) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Sawmill** as a **use**;

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

## 290 “School – Private”

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

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## 291 “School Authority – School”

- (a) means a **use**:
  - (i) where any of the following teaches students the education curriculum from kindergarten to grade 12 pursuant to the *School Act*:
    - (A) a school district;

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

## 292 “School Authority Purpose – Major”

- (a) means a **use**:
  - (i) where a school division or school district may:

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

### 293 “School Authority Purpose – Minor”

- (a) means a **use**:
- (i) where a school division or school district may:
    - (A) provide the administration of the school division or school district;
    - (B) provide training for teachers, school administrators or other employees;
    - (C) provide programs to the public to further parental and community involvement in the schools;
    - (D) provide a **Child Care Service** that is limited to preschool programs or before and after school care; and
    - (E) store surplus equipment and materials used by that school division or school district;

- (ii) where the storage of surplus equipment and materials associated with the **use** occur entirely within a **building**;
  - (iii) where another approved **use** is located within the **building**;
  - (iv) where the **gross floor area** of the **use** is a maximum of 25.0 per cent of the **gross floor area** of the entire **building**;
- (b) is a **use** within the Teaching and Learning Group in Schedule A to this Bylaw;
  - (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
  - (d) requires a minimum of 1.0 **bicycle parking stalls – class 1** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres or greater;
  - (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 1000.0 square metres of **gross usable floor area** where the area for the administrative function of the **use** is greater than 1000.0 square metres.

#### 294 “Seasonal Sales Area”

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

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#### 295 “Secondary Suite”

- (a) means a **use** where a second, self-contained **Dwelling Unit** is located within a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**295.1 “Secondary Suite – Detached Garage”**

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- (a) means a *use*:
  - (i) where a second, self-contained **Dwelling Unit** is located in the same *building* as a detached *private garage*; and
  - (ii) that is located on the same *parcel* as a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 *motor vehicle parking stalls*; and
- (d) does not require *bicycle parking stalls – class 1* or *class 2*.

**295.2 “Secondary Suite – Detached Garden”**

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- (a) means a *use*:
  - (i) where a second, self-contained **Dwelling Unit** is detached and located at *grade* to the rear of a *main residential building*; and
  - (ii) that is located on the same *parcel* as a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 *motor vehicle parking stalls*; and
- (d) does not require *bicycle parking stalls – class 1* or *class 2*.

**296 “Self Storage Facility”**

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

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

**297 “Semi-detached Dwelling”**

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

**298 “Service Organization”**

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

**299 “Sign – Class A”**

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
- (i) **“Address Sign”** which means a *sign* that identifies:
    - (A) the municipal address of a *building*;
    - (B) the name of a *building*; or
    - (C) the name of any individuals occupying a *building*;
  - (ii) **“Art Sign”** which means a *sign* that is primarily an artistic rendering or work applied to any exterior of a *building*;
  - (iii) **“Banner Sign”** which means a *sign* that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
  - (iv) **“Construction Sign”** which means a *sign* that is displayed on a site undergoing construction, which identifies a person who is furnishing labour, services, materials or financing, and may identify the future use of the site, the party responsible for the management of site, and information regarding the sale, leasing or rental of the site;
  - (v) **“Directional Sign”** which means a *sign* that guides, warns or restrains people or motor vehicles and may be freestanding on a non-moveable structure or attached to a *building*;
  - (vi) **“Election Sign”** which means a *sign* that:
    - (A) indicates support for a candidate in a Federal, Provincial or local election;
    - (B) sets out a position or information relating to an issue in an election; or
    - (C) provides information respecting an election;
  - (vii) **“Flag Sign”** which means a *sign* that is made of fabric or flexible material attached to or designed to be flown from a permanently constructed flagpole;
  - (viii) **“Government Sign”** which means a *sign* that is displayed:
    - (A) pursuant to federal, provincial or municipal legislation;

- (B) by, or on behalf of, the federal, provincial or municipal government; or
  - (C) by, or on behalf of, a department, commission, board, committee or an official of the federal, provincial or municipal government;
- (ix) “**Property Management Sign**” which means a **sign** that is permanently displayed on a **parcel** that identifies a party responsible for the management of the **parcel** and may contain information regarding the sale, leasing or rental of the **parcel**;
- (x) “**Real Estate Sign**” which means a **sign** that is not intended to be permanently displayed on a site, that contains information regarding the sale, leasing or rental of the site;
- (xi) “**Show Home Sign**” which means a **sign** that identifies a newly constructed residential **building** as a sample of the type of **building** a builder is providing, and where prospective purchasers may acquire information regarding the community and purchase of homes from that builder;
- (xii) “**Special Event Sign**” which means a **sign** that promotes a special event and may take the structure and form of other types of signs;
- (xiii) “**Temporary Sign**” which means a **sign** that is not permanently affixed to a structure or is displayed on a structure which is designed to be moved from place to place or is easily movable;
- (xiv) “**Window Identification Sign**” which means a **sign** that:
- (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
  - (B) is attached to, painted on, displayed on or displayed behind a window of a **building** so that its content is visible to a viewer outside of the **building**;
- (xiv.1) “**Window Sign**” which means a **sign** that is attached to, painted on, displayed on or displayed behind a window of a **building** so that its content is visible to a viewer outside of the **building**; and

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(xv) any type of **sign** located in a **building** not intended to be viewed from outside; and

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

### 300 “Sign – Class B”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Fascia Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and

(B) is attached to, marked or ascribed on and is parallel to an exterior wall of a **building**; and

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

### 301 “Sign – Class C”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Freestanding Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and

(B) is displayed on a non-moveable structure other than a **building**;

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

### 302 “Sign – Class D”

(a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:

(i) “**Canopy Identification Sign**” which means a **sign** that:

(A) indicates, by name or symbol, the occupant, business or parcel upon which the **sign** is displayed; and

- (B) is displayed on a canopy, awning or marquee that is attached to an exterior wall of a **building**; and
- (ii) **“Projecting Identification Sign”** which means a **sign** that:
  - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
  - (B) is attached to an exterior wall of a **building** and is perpendicular to the **building**; and
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw.

### 303 **“Sign – Class E”**

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (i) **“Electronic Message Sign”** which means a **“Message Sign”**, referenced in subsection (iv), with electronic messaging and electronically changeable **copy**;
  - (ii) **“Flashing or Animated Sign”** which means a **sign** with elements that flash or are animated;
  - (iii) **“Inflatable Sign”** which means a **sign** consisting of, or incorporating, a display that is expanded by air or other gas to create a three-dimensional feature;
  - (iv) **“Message Sign”** which means a **sign** that is either permanently attached to a **building** or that has its own permanent structure and is designed so that **copy** can be changed on a frequent basis;
  - (v) **“Painted Wall Identification Sign”** which means a **sign** that:
    - (A) indicates, by name or symbol, the occupant, business or site upon which the **sign** is displayed; and
    - (B) is painted directly onto an exterior wall of a **building**; and
  - (vi) **“Roof Sign”** which means a **sign** installed on the roof of a **building** or that projects above the **eaveline** of a **building**;

- (vii) **“Rotating Sign”** which means a *sign* that rotates or has features that rotate;
- (viii) **“String of Pennants”** which means a *sign* consisting of pieces of fabric or other non-rigid material strung together on string, wire, cable, or are similarly joined;
- (ix) **“Temporary Sign Marker”** which means an area on a *parcel* that has been approved and demarked as a location for **“Temporary Signs”**, which for the purposes of the rules regulating *signs*, is deemed to be a *sign*; and
- (x) any type of *sign* that:
  - (A) employs stereo optic, video, motion picture, laser or other projection device; or
  - (B) does not fit within any of the *sign* types listed in **Sign – Class A, Sign – Class B, Sign – Class C, Sign – Class D or Sign – Class F**; and
- (b) is a *use* within the Sign Group in Schedule A to this Bylaw.

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**304 “Sign – Class F”**

- (a) means only the following devices intended to convey meaning about, or draw attention to, a site, person, business, event, product or commodity:
  - (i) **“Third Party Advertising Sign”** which means a *sign* that contains *copy* directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located; and
- (b) is a *use* within the Sign Group in Schedule A to this Bylaw.

**305 “Single Detached Dwelling”**

- (a) means a *building* which contains only one **Dwelling Unit** and may include a **Secondary Suite, Secondary Suite - Detached Garage or Secondary Suite - Detached Garden** in Districts which allow those *uses*, but does not include a **Manufactured Home**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 *motor vehicle parking stalls* per **Dwelling Unit**; and

12P2010

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

### 306 “Slaughter House”

- (a) means a **use**:
  - (i) where live animals are processed into food for human consumption;
  - (ii) that may have an area for supplies required to make the food products as part of the **use**;
  - (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
  - (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
  - (v) that may have the administrative functions associated with the **use**; and
  - (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;
- (b) is a **use** within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
  - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
  - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

### 307 “Social Organization”

- (a) means a **use**:
  - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
  - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
  - (iii) where there is a food preparation area and seating area for the consumption of food; and

- (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
  - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
  - (iii) one (1) person per 0.5 linear metres of bench seating; or
  - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

### 308 “Special Function Tent – Commercial”

10P2009

- (a) means a **use**:
  - (i) where a collapsible shelter is erected on a **parcel**;
  - (ii) where there is always another approved **use** on the **parcel**; and
  - (iii) that must only be approved with the following **uses**:
    - (A) **Auction Market - Other Goods**;
    - (B) **Auction Market - Vehicles and Equipment**;

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- (C) **Drinking Establishment – Large;**
  - (D) **Drinking Establishment – Medium;**
  - (E) **Drinking Establishment – Small;**
  - (F) **Night Club;**
  - (G) **Retail and Consumer Service;**
  - (H) **Restaurant: Licensed – Large;**
  - (I) **Restaurant: Licensed – Medium;**
  - (J) **Restaurant: Licensed – Small;**
  - (K) **Restaurant: Food Service Only – Large;**
  - (L) **Restaurant: Food Service Only – Medium;**
  - (M) **Restaurant: Food Service Only – Small; and**
  - (N) **Take Out Food Service.**
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
  - (c) may only be erected on a **parcel** a total of 15 days in any calendar year;
  - (d) has a maximum height of 12.0 metres measured from **grade**;
  - (e) has no requirement for a **landscaped area**;
  - (f) is not subject to the **public area** restrictions for any **use** it is combined with;
  - (g) 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**;
  - (h) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
  - (i) does not require **motor vehicle parking stalls**; and
  - (j) does not require **bicycle parking stalls – class 1 or class 2**.

### 309 “Special Function Tent – Recreational”

- (a) means a **use**:
  - (i) where a temporary collapsible shelter is erected on a **parcel**;
  - (ii) where there is always another approved **use** on the **parcel**; and

- (iii) that must only be approved with assembly, educational, recreational or social events that are related to an approved **use** on the **parcel**; 10P2009
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may only be erected on a **parcel** a total of 10 days in any calendar year; 10P2009
- (d) has a maximum height of 12.0 metres measured from **grade**;
- (e) has no requirement for a **landscaped area**;
- (f) 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**;
- (g) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (h) does not require **motor vehicle parking stalls**; and
- (i) does not require **bicycle parking stalls – class 1 or class 2**.

### 309.1 “Specialized Industrial”

32P2009

- (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**.

32P2009

**310 “Specialty Food Store”**

- (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”

- (a) means a *use*:
- (i) where fresh and packaged food is sold; 13P2008
  - (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;
- (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: 39P2010
- (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**.









- (i) signed as being for the exclusive use of the customers and employees of the **use**; and
- (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

### 329 “Vehicle Storage – Recreational”

- (a) means a **use**:
  - (i) where **recreational vehicles** are stored when they are not in use; 32P2009
  - (ii) where the vehicles stored are not serviced, cleaned or repaired either in a **building** or outdoors;
  - (iii) that does not accommodate the storage of any equipment;
  - (iv) that does not accommodate the storage of any **dilapidated vehicles**; 10P2009
  - (v) that may have a **building** for administrative functions associated with the **use**; and
  - (vi) that does not involve the production, display or sale of vehicles as part of the **use**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) must provide a stall for every vehicle stored on the **parcel**, which must be shown on the plan submitted for a **development permit**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the exclusive use of the customers and employees of the **use**, and these **motor vehicle parking stalls** must be;
  - (i) signed as being for the exclusive use of the customers and employees of the **use**; and
  - (ii) shown on the plan submitted for a **development permit**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

**330 “Veterinary Clinic”**

- (a) means a **use**:
  - (i) where small animals or pets receive medical treatment; and
  - (ii) that may provide for the incidental sale of products related to the **use**;
- (b) is a **use** within the Agriculture and Animal Group in Schedule A to this Bylaw;
- (c) must only provide medical treatment to small animals or pets that have been bred and raised to live with, and are dependent on, people for care, food and shelter;
- (d) must not:
  - (i) have outside enclosures, pens, runs or exercise areas; or
  - (ii) store equipment, products or other things associated with the **use** outdoors;
- (e) must not allow animals to stay overnight, except for animals in the care of the **use** where overnight stays are necessary for medical observation or recovery of the animal;
- (f) requires a minimum of 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

39P2010      **331**    *deleted*

32P2010      **332**    *deleted*

**333 “Waste Disposal and Treatment Facility”**

- (a) means a **use**:
  - (i) where waste is collected or disposed and treated;
  - (ii) where waste may be stored permanently in piles open to the air or in pits covered with earth;
  - (iii) where waste may be stored temporarily in piles or inside structures before being transported to another location for treatment;
  - (iv) where waste may be treated in **buildings** and structures or areas open to the air; and

- (v) where there may be a **building** for the administrative functions of the **use**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.



## Division 8: Multi-Residential – High Density Low Rise (M-H1) (M-H1d#) District

### 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

- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010, 39P2010

**Discretionary Uses**

**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) **Custodial Care;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Multi-Residential Development;**
- (j) **Office;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small;**
- (m) **Power Generation Facility – Small;**
- (n) **Print Centre;**
- (o) **Residential Care;**
- (p) **Retail and Consumer Service;**
- (q) **Sign – Class B;**
- (r) **Sign – Class C;**
- (s) **Sign – Class D;**
- (t) **Sign – Class E;**
- (u) **Specialty Food Store;**
- (v) **Temporary Residential Sales Centre; and**
- (w) **Utility Building.**

## Division 9: Multi-Residential – High Density Medium Rise (M-H2) (M-H2d#) District

### 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

- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

34P2010, 39P2010

### **Discretionary Uses**

**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) **Custodial Care;**
- (g) **Drinking Establishment – Small;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Office;**
- (l) **Place of Worship – Medium;**
- (m) **Place of Worship – Small;**
- (n) **Power Generation Facility – Small;**
- (o) **Print Centre;**
- (p) **Residential Care;**
- (q) **Restaurant: Food Service Only – Small;**
- (r) **Restaurant: Licensed – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Sign – Class B;**
- (u) **Sign – Class C;**
- (v) **Sign – Class D;**
- (w) **Sign – Class E;**

- (x) **Specialty Food Store;**
  - (y) **Take Out Food Service;**
  - (z) **Temporary Residential Sales Centre;** and
  - (aa) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – High Density Medium Rise District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

## Rules

**649** 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
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Maximum Floor Area Ratio

**650** The maximum *floor area ratio* is 5.0.

## Density

13P2008

- 651** (1) The minimum *density* for *parcels* designated M-H2 District is 150 *units* per hectare.
- (2) There is no maximum *density* for *parcels* designated M-H2 District, unless established as referenced in subsection (3).
- (3) The maximum *density* for *parcels* designated M-H2 District followed by the letter “d” and a number indicated on the Land Use District Maps:

- (a) is the number expressed in **units** per hectare; and
- (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Area

**652** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 653.

### Building Setbacks

- 653** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres when that **parcel** is designated as a:
- (a) **low density residential district**; or
  - (b) M-CG, M-C1, M-G, M-1 or M-X1 District.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
  - (b) **industrial district**;
  - (c) **special purpose district**; or
  - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

### Landscaping

**654** At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

**655** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 50.0 metres.

## 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;**

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- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

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### **Discretionary Uses**

**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) **Custodial Care;**
- (g) **Drinking Establishment – Small;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Office;**
- (l) **Place of Worship – Medium;**
- (m) **Place of Worship – Small;**
- (n) **Power Generation Facility – Small;**
- (o) **Print Centre;**
- (p) **Residential Care;**
- (q) **Restaurant: Food Service Only – Small;**
- (r) **Restaurant: Licensed – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Sign – Class B;**
- (u) **Sign – Class C;**
- (v) **Sign – Class D;**
- (w) **Sign – Class E;**

- (x) **Specialty Food Store;**
  - (y) **Take Out Food Service;**
  - (z) **Temporary Residential Sales Centre;** and
  - (aa) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – High Density High Rise District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

## Rules

**660** 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
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Floor Area Ratio

- 661** (1) The maximum *floor area ratio* is 11.0.
- (2) The maximum *floor area ratio* for all *buildings on parcels* designated M-H3 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be greater than 5.0 and less than 11.0.

## Density

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- 662** (1) The minimum *density* for *parcels* designated M-H3 District is 300 *units* per hectare.
- (2) There is no maximum *density* for *parcels* designated M-H3 District, unless established as referenced in subsection (3).

- (3) The maximum **density** for **parcels** designated M-H3 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Area

- 663 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 664.

### Building Setbacks

- 664 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
  - (b) **industrial district**;
  - (c) **special district**; or
  - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

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### Landscaping

- 665 At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

- 666 (1) Unless otherwise referenced in subsection (2), the maximum **building height** for **parcels** designated M-H3 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

## 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**;
- (b) **Home Occupation – Class 1**;
- (c) **Park**;
- (d) **Protective and Emergency Service**;

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- (e) **Sign – Class A;**
- (f) **Special Function Tent - Recreational;** and
- (g) **Utilities.**

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**Discretionary Uses**

**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) **Custodial Care;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Multi-Residential Development;**
- (j) **Office;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small;**
- (m) **Power Generation Facility – Small;**
- (n) **Print Centre;**
- (o) **Residential Care;**
- (p) **Retail and Consumer Service;**
- (q) **Sign – Class B;**
- (r) **Sign – Class C;**
- (s) **Sign – Class D;**
- (t) **Sign – Class E;**
- (u) **Specialty Food Store;**
- (v) **Temporary Residential Sales Centre;** and
- (w) **Utility Building.**

- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Low Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling**;
  - (b) **Secondary Suite**;
  - (c) **Secondary Suite – Detached Garage**;
  - (d) **Secondary Suite – Detached Garden**;
  - (e) **Semi-detached Dwelling**; and
  - (f) **Single Detached Dwelling**.

### Rules

- 671** 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
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Density

- 672** (1) The minimum **density** for **parcels** designated M-X1 District is 50 **units** per hectare. 13P2008
- (2) The maximum **density** for **parcels** designated M-X1 District is 148 **units** per hectare. 13P2008
- (3) The maximum **density** for **parcels** designated M-X1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in **units** per hectare; and
  - (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

### Setback Area

- 673** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 674.

### Building Setbacks

- 674** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.

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- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or a **multi-residential district**.

### Landscaping

- 675** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

- 676** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
  - (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
  - (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

## Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2d#) District

### 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:

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

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### 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) **Custodial Care;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Multi-Residential Development;**
- (j) **Office;**
- (k) **Place of Worship – Medium;**
- (l) **Place of Worship – Small;**
- (m) **Power Generation Facility – Small;**
- (n) **Print Centre;**
- (o) **Residential Care;**
- (p) **Retail and Consumer Service;**
- (q) **Sign – Class B;**
- (r) **Sign – Class C;**

- (s) **Sign – Class D;**
  - (t) **Sign – Class E;**
  - (u) **Specialty Food Store;**
  - (v) **Take Out Food Service;**
  - (w) **Temporary Residential Sales Centre;** and
  - (x) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Medium Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
  - (b) **Secondary Suite;**
  - (c) **Secondary Suite – Detached Garage;**
  - (d) **Secondary Suite – Detached Garden;**
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**

### Rules

- 681** 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
  - (c) the applicable Uses And Use Rules referenced in Part 4.

### Floor Area Ratio

- 682** The maximum **floor area ratio** is 3.0.

### Density

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- 683** (1) The minimum **density** for **parcels** designated M-X2 District is 60 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-X2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-X2 District followed by the letter “d” and a number indicated on the Land Use District Maps:

- (a) is the number expressed in **units** per hectare; and
- (b) the number after the letter “d” must not be less than the minimum **density** referenced in subsection (1).

### Setback Areas

**684** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 685.

### Building Setbacks

- 685** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or any **multi-residential district**.

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### Landscaping

**686** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

### Building Height

- 687** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
  - (b) increases proportionately to a maximum of 16.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.

## 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**;

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- (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;**
- (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;**
  - (c) **Child Care Service;**

- (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;**
- (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 Tent – Commercial;**
- (t.1) **Special Function Tent – Recreational; and**
- (u) **Utility Building.**

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## 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*.

**Use Area**

- 711** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** 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**;
  - (b) **Custodial Care**; and
  - (c) **Residential Care**.

**Location of Uses within Buildings**

- 712** (1) **Addiction Treatment, Custodial Care, Dwelling Units** and **Residential Care** 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 **Addiction Treatment, Custodial Care, Dwelling Units, and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, or Residential Care**.
- (3) Where this section refers to “Commercial Uses,” it refers to the listed **uses** in sections 702 and 703, other than **Addiction Treatment, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care**.

**Front Setback Area**

- 713** There is no minimum requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 3.0 metres.

**Rear Setback Area**

- 714** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres.

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

### Side Setback Area

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

### Landscaping In Setback Areas

- 716 (1) Where a *setback area* shares a *property line* with a *street*, the *setback area* must be a *hard surfaced landscaped area*.
- (2) Where a *setback area* shares a *property line* with a *lane* and approved access to the *parcel* is from the *lane*, there is no requirement for a *soft* or *hard surfaced landscaped area* for that *setback area*.

- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with an **LRT corridor** or **parcel** designated with a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres where irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

- 717 (1) For **development** on **parcels** 0.1 hectares or less, the minimum number of **motor vehicle parking stalls**:
- (a) *deleted*
  - (b) for each **Dwelling Unit** is:
    - (i) 0.5 stalls per **unit** for resident parking; and
    - (ii) zero **visitor parking stalls**;
  - (c) for each **Live Work Unit** is:
    - (i) 0.5 stalls per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (d) for an **Office** is:
    - (i) 2.0 stalls per 100.0 square metres of **gross usable floor area**; and

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- (ii) where **Office** uses are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area**, to a maximum reduction of 2.0 stalls;
  - (e) for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
    - (i) 2.0 stalls per 100.0 square metres of total **gross usable floor area**; and
    - (ii) where **Retail and Consumer Service uses** are located on the ground floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area**, to a maximum reduction of 3.0 stalls; and
  - (f) for all other **uses** is the minimum requirement referenced in Part 4.
- (2) For development on **parcels** greater than 0.1 hectares, but less than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 stalls per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls** per **unit**;
  - (b) for each **Live Work Unit** is:
    - (i) 1.0 stalls per **unit** for resident parking; and
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (c) for a **Medical Clinic** or **Health Services Laboratory – with Clients** is the minimum requirement referenced in Part 4;
  - (d) for **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
  - (e) for all other **uses** is 3.0 stalls per 100.0 square metres of **gross usable floor area**.
- (3) For **development** on **parcels** 0.4 hectares or greater, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 stalls per **unit** for resident parking; and

- (ii) 0.1 *visitor parking stalls* per *unit*;
- (b) for each **Live Work Unit** is:
  - (i) 1.0 stalls per *unit* for resident parking; and
  - (ii) 0.5 *visitor parking stalls* per *unit*;
- (c) for a **Medical Clinic** or **Health Services Laboratory – with Clients** is the minimum requirement referenced in Part 4;
- (d) for **Restaurant Food Service Only – Small and Restaurant Licensed – Small** is 1.70 stalls per 10.0 square metres of *public area*; and
- (e) for all other *uses* is 3.5 stalls per 100.0 square metres of *gross usable floor area*.

#### Exclusive Use of Motor Vehicle Parking Stalls

**718** *Motor vehicle parking stalls* required for *uses* in accordance with the District requirement referenced in subsections 717(2)(e) and 717(3)(e) must not be signed or in any way identified as being other than for the use of all users on the *parcel*.

#### Required Bicycle Parking Stalls

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

#### Exclusive Use of Bicycle Parking Stalls

**720** *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive *use* of residents.



### Division 3: Commercial – Neighbourhood 2 (C-N2) District

#### Purpose

- 721 (1)** The Commercial – Neighbourhood 2 District is intended to be characterized by:
- (a) small scale commercial developments;
  - (b) motor vehicle access to commercial uses;
  - (c) pedestrian connection from the public sidewalk to **buildings**;
  - (d) development that has limited **use** sizes and types;
  - (e) limited automotive uses;
  - (f) setbacks and landscaping that buffer **residential districts** from commercial developments;
  - (g) **buildings** that are in keeping with the scale of nearby residential areas; and
  - (h) 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 2 District.

#### Permitted Uses

- 722 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 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 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;

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- (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) **Instructional Facility;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Print Centre;**
- (q) **Protective and Emergency Service;**
- (r) **Restaurant: Food Service Only – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Specialty Food Store;**
- (u) **Take Out Food Service; and**
- (v) **Veterinary Clinic.**

- (3) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

**734** The minimum number of **motor vehicle parking stalls**:

- (a) for an **Information and Service Provider, Pet Care Service, Print Centre and Retail and Consumer Service** on a **parcel** 0.4 hectares or less is:
  - (i) 2.0 per 100.0 square metres of **gross usable floor area** when those **uses** are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw; or
  - (ii) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a building approved after the effective date of this Bylaw;
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**;
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**;
- (d) is the minimum requirement referenced in Part 4 for the following uses:
  - (i) **Drinking Establishment – Small**;
  - (ii) **Fitness Centre**;
  - (iii) **Health Services Laboratory – With Clients**;

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- (iv) **Library;**
- (v) **Medical Clinic;**
- (vi) **Restaurant: Food Service Only – Small;** and
- (vii) **Restaurant: Licensed – Small;** and
- (e) for all other uses is 3.5 stalls per 100.0 square metres of **gross usable floor area.**

#### **Exclusive Use of Motor Vehicle Parking Stalls**

- 735 (1)** **Visitor parking stalls** required for the visitors of **Dwelling Units** or **Live Work Units** must be identified through permanent signage as being for the exclusive use of visitors.
- (2)** **Motor vehicle parking stalls** required for the residents of **Dwelling Units** and **Live Work Units** may be identified through permanent signage as being for the exclusive use of the residents.
- (3)** **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 734(e) must not be signed or in any way identified as being other than for the use of all users on the **parcel.**

#### **Required Bicycle Parking Stalls**

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

#### **Exclusive Use of Bicycle Parking Stalls**

- 737** **Bicycle parking stalls - class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

## Division 4: Commercial – Community 1 (C-C1) District

### Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
  - (b) developments located within a community or along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) motor vehicle access to sites;
  - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
  - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

### Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 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 – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Catering Service – Minor**;

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- (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) **Instructional Facility;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Retail and Consumer Service;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;**
- (y) **Take Out Food Service;**
- (z) **Vehicle Rental – Minor; and**
- (aa) **Veterinary Clinic.**

**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;**
  - (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;**

- (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 Tent – Commercial;**
- (ff.1) **Special Function Tent – Recreational;**
- (gg) **Utility Building; and**
- (hh) **Vehicle Sales – Minor.**

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### **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.

**Division 5: Commercial – Community 2 f##h#  
(C-C2f##h#) District**

**Purpose**

- 757 (1)** The Commercial – Community 2 District is intended to be characterized by:
- (a) large commercial developments;
  - (b) developments that are on the boundary of several communities;
  - (c) developments that are comprehensively designed with several **buildings**;
  - (d) **development** that has a wide range of **use** sizes and types;
  - (e) **buildings** that are slightly higher than nearby low density residential areas;
  - (f) opportunities for commercial **uses** to be combined with office and residential **uses** in the same development;
  - (g) **building** locations, **setback areas** and landscaping that buffer **residential districts** from commercial developments;
  - (h) motor vehicle access to sites;
  - (i) pedestrian connections from public sidewalks, to and between **buildings**;
  - (j) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
  - (k) varying **building height** established through maximum **building height** for individual **parcels**.
- (2)** Areas of land greater than 12 hectares and less than 3.2 hectares should not be designated Commercial – Community 2 District.

**Permitted Uses**

- 758 (1)** The following **uses** are **permitted uses** in the Commercial – Community 2 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;

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- (d) **Sign – Class D;** and
  - (e) **Utilities.**
- (2) The following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Amusement Arcade;**
  - (c) **Catering Service – Minor;**
  - (d) **Computer Games Facility;**
  - (e) **Convenience Food Store;**
  - (f) **Counselling Service;**
  - (g) **Financial Institution;**
  - (h) **Fitness Centre;**
  - (i) **Health Services Laboratory – With Clients;**
  - (j) **Home Based Child Care – Class 1;**
  - (k) **Home Occupation – Class 1;**
  - (l) **Information and Service Provider;**
  - (m) **Instructional Facility;**
  - (n) **Library;**
  - (o) **Medical Clinic;**
  - (p) **Museum;**
  - (q) **Office;**
  - (r) **Pawn Shop;**
  - (s) **Pet Care Service;**
  - (t) **Power Generation Facility – Small;**
  - (u) **Print Centre;**
  - (v) **Protective and Emergency Service;**

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

### Discretionary Uses

- 759 (1)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.
- (2)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Community 2 District:
- (a) **Artist’s Studio;**
  - (b) **Auto Service – Major;**
  - (c) **Auto Service – Minor;**
  - (d) **Billiard Parlour;**
  - (e) **Car Wash – Multi Vehicle;**
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Cinema;**
  - (h.1) **Conference and Event Facility;**
  - (i) **Dinner Theatre;**

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

- (kk) **Special Function Tent – Commercial;**
- (kk.1) **Special Function Tent – Recreational;**
- (ll) **Utility Building;** and
- (mm) **Vehicle Rental – Major.**

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### 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:

**Division 6: Commercial – Corridor 1 f#h#  
(C-COR1f#h#) District**

**Purpose**

**776** The Commercial – Corridor 1 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 each other, the **street** and the public sidewalk;
- (d) **lanes** for motor vehicle access to parking and **buildings**;
- (e) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial **uses** on adjoining **residential districts**;
- (f) opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (g) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (h) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

**777 (1)** The following **uses** are **permitted uses** in the Commercial – Corridor 1 District:

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

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- (2) The following **uses** are **permitted uses** in the Commercial – Corridor 1 District if they are located within existing approved **buildings**:
- (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; and**
  - (y) **Veterinary Clinic.**

## 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;**
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;**
  - (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;**

67P2008

- 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;**
  - (gg) **Special Function Tent – Commercial;**
- 10P2009
  - (gg.1) **Special Function Tent – Recreational;**
  - (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) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

**791 (1)** Unless otherwise referenced in subsection (3), for **development** on **parcels** 0.4 hectares or less, the minimum number of **motor vehicle parking stalls**:

38P2009,  
23P2010

- (a) *deleted*
- (b) for each **Dwelling Unit** is:
  - (i) 0.75 **stalls** per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls**;
- (c) for each **Live Work Unit** is:

39P2010

- (i) 0.5 **stalls** per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls**;
- (d) 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) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (e) 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**;
- (f) for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
- (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
- (g) for all other **uses** is the minimum requirement referenced in Part 4.

39P2010

38P2009

- (2) Unless otherwise referenced in sub-section (3), for **development** on **parcels** greater than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
    - (i) 0.75 **stalls** per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls**;

- (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, Seasonal Sales Area, Special Function Tent – Commercial and Special Function Tent – Recreational** is the minimum requirement referenced in Part 4; 13P2008,  
10P2009
- (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.

**Division 7: Commercial – Corridor 2 f#h#  
(C-COR2 f#h#) District**

**Purpose**

**796** The Commercial – Corridor 2 District is intended to be characterized by:

- (a) commercial development on both sides of **streets**;
- (b) **buildings** located varying distances from **streets**;
- (c) limited automotive **uses**;
- (d) primary access for motor vehicles to **parcels** from **streets** and **lanes**;
- (e) parking located on any of the front, side or rear of **buildings**;
- (f) pedestrian connections from public sidewalks, to and between **buildings**;
- (g) opportunities for residential and office **uses** to be in the same **building**;
- (h) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (i) varying **building height** established through maximum **building height** for individual **parcels**.

**Permitted Uses**

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

39P2010

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

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

### Discretionary Uses

- 798** (1) **Uses** listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2) **Uses** listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3) The following **uses** are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (d) **Auto Service – Major;**
  - (e) **Auto Service – Minor;**
  - (f) **Billiard Parlour;**
  - (g) **Car Wash – Multi-Vehicle;**
  - (h) **Car Wash – Single Vehicle;**
  - (i) **Child Care Service;**
  - (j) **Cinema;**
  - (k) **Computer Games Facility;**
  - (k.1) **Conference and Event Facility;**
  - (l) **Custodial Care;**
  - (m) **Dinner Theatre;**
  - (n) **Drinking Establishment – Medium;**

67P2008

32P2009

- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Dwelling Unit;**
- (r) **Funeral Home;**
- (s) **Gas Bar;**
- (t) **Health Services Laboratory – without Clients;**
- (u) **Home Occupation – Class 2;**
- (v) **Hotel;**
- (w) **Indoor Recreation Facility;**
- (x) **Instructional Facility;**
- (y) **Liquor Store;**
- (z) **Live Work Unit;**
- (aa) **Outdoor Café;**
- (bb) **Parking Lot – Grade;**
- (cc) **Parking Lot – Structure;**
- (dd) **Pawn Shop;**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Residential Care;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**

- (b) for each **Live Work Unit** is:
    - (i) 1.0 stall per **unit** for resident parking;
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (c) for an **Office** is:
    - (i) the minimum requirement referenced in Part 4;
    - (ii) when **Office uses** are located on the second floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 4.0 stalls; and
    - (iii) when **Office uses** are located on the third floor, the cumulative number of stalls referenced in subsection (i) must be reduced by 1.0 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 4.0 stalls; and
  - (d) for all other **uses** is the minimum requirement referenced in Part 4.
- (2) On **parcels** 0.4 hectares or less, the minimum number of **motor vehicle parking stalls** for an **Information and Service Provider, Pet Care Service, Print Centre and Retail and Consumer Service** is:
- (a) 2.0 per 100.0 square metres of **gross usable floor area** when those **uses** are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw; or
  - (b) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a **building** approved after the effective date of this Bylaw.
- (3) The minimum number of **motor vehicle parking stalls** for **uses** located on the ground floor must be reduced by 40.0 per cent when:
- (a) the number of stalls required was determined by using the requirements referenced in Part 4;
  - (b) the **floor area ratio** of the **building** is a minimum of 90.0 per cent of the maximum **floor area ratio** of the **parcel**; and
  - (c) only **Office** and **Dwelling Units** are located on the upper floors.

392010

### Reductions of Minimum Motor Vehicle Parking Requirement

- 13P2008
- 810 (1)** The minimum number of *motor vehicle parking stalls* is reduced by 10.0 per cent where:
- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
  - (b) the number of stalls required was determined by using the provisions referenced in subsections 809(1)(d) and 809(2)(b); and
  - (c) the reduction for stalls in subsection 809(2a) and 809(3) was not applied.
- (2)** The minimum number of *motor vehicle parking stalls* for an **Office or Information and Service Provider** is reduced by 5.0 per cent where:
- (a) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates,
  - (b) the number of stalls required was determined by using the provisions referenced in subsections 809(1)(d) or 809(2)(b); and
  - (c) the reduction for stalls referenced in subsection (1) was not applied.
- (3)** 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; and
  - (b) by 1.0 *motor vehicle parking stalls* per two (2) lockers provided in a shower and change room facility.

### Required Bicycle Parking Stalls

- 811 (1)** The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** when the total number of **units** equals or exceeds 20; and

**Division 8: Commercial – Corridor 3 f#h#  
(C-COR3 f#h#) District**

**Purpose**

**813** The Commercial – Corridor 3 District is intended to be characterized by:

- (a) sites of various sizes;
- (b) locations along major roads;
- (c) locations in industrial areas to accommodate mid-scale retail, and medium to large eating and drinking uses;
- (d) motor vehicles having direct access from the road to the development;
- (e) perimeter *landscaping* that separates commercial activities from the road and surrounding development;
- (f) *uses* of various sizes;
- (g) limited large retail *uses* and no residential *uses*;
- (h) varying *building* density established through maximum *floor area ratio* for individual *parcels*; and
- (i) varying *building heights* established through maximum *building height* for individual *parcels*.

**Permitted Uses**

**814 (1)** The following *uses* are *permitted uses* in the Commercial – Corridor 3 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 Corridor – 3 District if they are located within existing approved *buildings*:

39P2010

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;

- (c) **Auction Market – Other Goods;**
- (d) **Catering Service – Minor;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Health Services Laboratory – With Clients;**
- (j) **Health Services Laboratory – Without Clients;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Radio and Television Studio;**
- (v) **Restaurant: Food Service Only – Medium;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Retail and Consumer Service;**
- (aa) **Service Organization;**
- (bb) **Specialty Food Store;**

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

### Discretionary Uses

- 815 (1)** *Uses* listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.
- (2)** *Uses* listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:
- (a) **Amusement Arcade;**
  - (b) **Auto Body and Paint Shop;**
  - (c) **Auto Service – Major;**
  - (d) **Auto Service – Minor;**
  - (e) **Beverage Container Drop-Off Depot;**
  - (f) **Billiard Parlour;**
  - (g) **Car Wash – Multi-Vehicle;**
  - (h) **Car Wash – Single Vehicle;**
  - (i) **Child Care Service;**
  - (j) **Cinema;**
  - (k) **Computer Games Facility;**
  - (k.1) **Conference and Event Facility;**
  - (l) **Dinner Theatre;**

67P2008

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

- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**
- (oo) **Social Organization;**
- (pp) **Special Function Tent – Commercial;**
- (pp.1) **Special Function Tent – Recreational;**
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Major; and**
- (ss) **Vehicle Sales – Major.**

10P2009

### 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;

- (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **side property line** with:
- (a) an **LRT corridor** or **street**, the **side 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 **side setback area** must have a minimum depth of 6.0 metres; and
  - (c) a **lane**, in all other cases, the **side setback area** must have a minimum depth of 3.0 metres.

67P2008

### Landscaping In Setback Areas

- 824 (1) Where a **setback area** shares a **property line** with an **LRT corridor** or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**.

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

#### Minimum Required Motor Vehicle Parking Stalls

- 825 (1) Unless otherwise referenced in subsection (2), the minimum number of **motor vehicle parking stalls** for all **uses** is the requirement referenced in Part 4.
- 39P2010 (2) On **parcels** 0.4 hectares or less, the minimum number of **motor vehicle parking stalls** for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
- (a) 2.0 per 100.0 square metres of **gross usable floor area** when those **uses** are located in a **building** that was legally existing or approved prior to the effective date of this Bylaw; or
  - (b) the minimum requirement for the **uses** as referenced in Part 4 when those **uses** are located in a **building** approved after the effective date of this Bylaw.

#### Reductions of Minimum Motor Vehicle Parking Requirement

- 826 (1) The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where:
- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
  - (b) the number of stalls required was determined by using the provisions referenced in subsections 825(1) and 825(2)(b).
- 13P2008

## Division 9: Commercial – Office f#h# (C-O f#h#) District

### Purpose

**828** The Commercial – Office District is intended to be characterized by:

- (a) **buildings** containing select **uses** that contribute to locations of high employment;
- (b) a limited number of other **uses** that support **Offices**;
- (c) locations along or near major roads and transit facilities;
- (d) pedestrian connections;
- (e) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (f) varying **building height** established through maximum **building height** for individual **parcels**.

### Permitted Uses

**829 (1)** The following **uses** are **permitted uses** in the Commercial – Office 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 – Office District if they are located within existing approved **buildings**:

- (a) **Counselling Service**;
- (b) **Information and Service Provider**;
- (c) **Instructional Facility**;
- (d) **Medical Clinic**;
- (e) **Office**; and
- (f) **Post-secondary Learning Institution**.

32P2009

- (3) The following **uses** are **permitted uses** in existing approved **buildings** in the Commercial – Office District if:
- (a) a minimum of 90.0 per cent of the **building's gross floor area** contains those **uses** listed in subsection (2) (a) through (f) inclusive; and
  - (b) they are located on or below the ground floor of the **building**:
    - (i) **Accessory Food Service**;
    - (ii) **Computer Games Facility**;
    - (iii) **Convenience Food Store**;
    - (iv) **Financial Institution**;
    - (v) **Fitness Centre**;
    - (vi) **Health Services Laboratory – With Clients**;
    - (vii) **Indoor Recreation Facility**;
    - (viii) **Library**;
    - (ix) **Pet Care Service**;
    - (x) **Power Generation Facility – Small**;
    - (xi) **Print Centre**;
    - (xii) **Protective and Emergency Service**;
    - (xiii) **Radio and Television Studio**;
    - (xiv) **Restaurant: Food Service Only – Small**;
    - (xv) **Restaurant: Licensed – Small**;
    - (xvi) **Retail and Consumer Service**; and
    - (xvii) **Take Out Food Service**.

39P2010

## 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**;

(k) **Special Function Tent – Commercial**;

(k.1) **Special Function Tent – Recreational**;

10P2009

(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.

## Division 6: General Provisions Relating to Development Permits

### Applications the Development Authority Must Refuse

**40** The **Development Authority** must refuse a **development permit** application when the proposed **development**:

- (a) is for a **use** that is not listed as either a **permitted** or **discretionary use** in the governing land use district;
- (b) is for a **use** containing a restriction in its definition that is not met by the proposed **use**;
- (c) exceeds any of the following requirements where they are specified on a Land Use District Map: 39P2010
  - (i) maximum **floor area ratio**; and
  - (ii) maximum **units** per hectare;
- (c.1) exceeds the maximum **building height** when specified on a Land Use District Map except where portions of the **building** exceed the maximum **building height** due to: 39P2010
  - (i) **grade** variations within the **parcel**;
  - (ii) design elements of the **building** that extend above the **eaveline** where there is no usable floor area associated with the element;
- (d) does not meet the minimum area requirement to accommodate **commercial multi-residential uses** in the M-X1 and M-X2 Districts; and
- (e) is for either a **Contextual Single Detached Dwelling** or a **Multi-Residential Development – Minor**, and does not comply with all of the requirements and rules of this Bylaw.

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

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

### Administrative Cancellation of an Application

- 41.1** (1) In the case of an inactive or non-responsive application the **General Manager** may, in his or her sole and unfettered discretion, cancel a **development permit** application subsequent to acceptance, where he determines that the information provided is not adequate for the **Development Authority** to properly evaluate the application. 31P2009
- (2) The **General Manager** must provide written notice of the cancellation of the **development permit** application including reasons for the decision to the applicant.

- (3) The fees associated with a **development permit** application cancelled by the **General Manager** may be refunded.

#### Term of a Development Permit

**42** A **development permit** remains in effect until:

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

#### Suspension or Cancellation of a Development Permit

71P2008

**43** (1) The **Development Authority** may suspend or cancel a **development permit** following its approval or issuance if:

- (a) the application contains a misrepresentation;
  - (b) facts have not been disclosed which should have been at the time of consideration of the application for the **development permit**;
  - (c) the **development permit** was issued in error;
  - (d) the requirements or conditions of the **development permit** have not been complied with; or
  - (e) the applicant requests, by way of written notice to the **Development Authority**, the cancellation of the **development permit**, provided that commencement of the **use, development** or construction has not occurred.
- (2) If the **Development Authority** suspends or cancels a **development permit**, the **Development Authority** must provide written notice of the suspension or cancellation to the applicant.
- (3) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all **development** and activities to which the **development permit** relates.

#### Commencement of Development

31P2009

**44** (1) Where a **development permit** is for a change of **use**, a change of intensity of **use** or both, **development** must commence within one year of the date of approval of the **development permit**.

- (2) For the purpose of subsection (1), **development** commences when the applicant begins occupying the **parcel** and operating the **use** which was approved by the **development permit**.

31P2009

- (3) Where a **development permit** is for construction, or for construction combined with a change of **use**, a change in intensity of **use** or both, **development** must commence within:

- (a) three years of the date of approval of the **development permit** on **parcels** designated M-H1, M-H2, M-H3, C-O, I-B, S-CI, S-CRI, CC-MH, CC-MHX, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, and CC-ET Districts; 51P2008, 26P2010
- (b) three years of the date of approval of the **development permit**, on **parcels** designated DC Direct Control, unless otherwise directed by **Council**; and
- (c) two years of the date of approval of the **development permit** on **parcels** designated as any other District.
- (4) For the purpose of subsection (3), **development** commences when the applicant has altered the **parcel** in furtherance of the construction.
- (5) Without restricting the generality of the foregoing:
- (a) excavation in anticipation of construction is an alteration of a **parcel**; and
- (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the **parcel**.
- (6) *deleted* 31P2009
- (7) For the purpose of this section, the term “date of approval of the **development permit**” means:
- (a) the date upon which the **Development Authority** approves the **development permit** application;
- (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the **development permit** application; or
- (c) In the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal allowing the **development** to proceed pursuant to an approved **development permit**. 41P2009
- (8) The **General Manager** may grant a request to extend the date before which **development** must commence as specified in this Land Use Bylaw or any previous Bylaw governing land use within the **City** provided: 31P2009
- (a) the **development permit** is not for a change of **use**, a change of intensity of **use** or both;
- (b) no more than two extensions are granted for any **development permit**;
- (c) the length of any extension is one year;
- (d) the request is made in writing on a form approved by the **General Manager** and must be submitted with the fee as prescribed by resolution of **Council**; and

31P2009

- (e) the request is granted prior to the **development permit** lapsing.
- (9) When **development** has not commenced in accordance with this section the **development permit** lapses.

#### Commencement of Construction

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

#### Reapplication for a Development Permit

- 46 When an application for a **development permit** has been refused, the **Development Authority** must not accept another application for the same or a similar **development** on the same **parcel** until six months has passed from the date of the refusal.

#### Development Completion Permit

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

- (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;**
- (cc) **Special Function Tent – Commercial;**
- (cc.1) **Special Function Tent – Recreational;** 10P2009
- (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.

## Division 11: Commercial – Regional 2 f# (C-R2 f#) District

### Purpose

- 861 (1)** The Commercial – Regional 2 District is intended to be characterized by:
- (a) enclosed malls;
  - (b) multiple **buildings** comprehensively designed on a **parcel**;
  - (c) **parcels** that are located along major roads and transit facilities;
  - (d) access by motor vehicles and public transit;
  - (e) pedestrian connections from public transit to and between **buildings** and from parking areas to **buildings**;
  - (f) **building** location, **setback areas** and **landscaping** that buffer the effect of commercial **uses** on nearby residential districts; and
  - (g) varying **building density** established through maximum **floor area ratios** for individual **parcels**.
- (2)** Areas of land less than 4.0 hectares should not be designated Commercial – Regional 2 District.

### Permitted Uses

- 862 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 2 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 – Regional 2 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
  - (b) **Accessory Liquor Service**;

39P2010

- (c) **Amusement Arcade;**
- (d) **Billiard Parlour;**
- (e) **Catering Service – Minor;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Convenience Food Store;**
- (i) **Counselling Service;**
- (j) **Dinner Theatre;**
- (k) **Financial Institution;**
- (l) **Fitness Centre;**
- (m) **Funeral Home;**
- (n) **Health Services Laboratory – With Clients;**
- (o) **Home Based Child Care – Class 1;**
- (p) **Home Occupation – Class 1;**
- (q) **Indoor Recreation Facility;**
- (r) **Information and Service Provider;**
- (s) **Instructional Facility;**
- (t) **Library;**
- (u) **Medical Clinic;**
- (v) **Museum;**
- (w) **Office;**
- (x) **Pawn Shop;**
- (y) **Performing Arts Centre;**
- (z) **Pet Care Service;**
- (aa) **Power Generation Facility – Small;**
- (bb) **Print Centre;**
- (cc) **Protective and Emergency Service;**

- (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 Tent – Commercial;**
- (ee.1) **Special Function Tent – Recreational;**
- (ff) **Utility Building;**
- (gg) **Vehicle Rental – Major; and**
- (hh) **Vehicle Sales – Major.**

10P2009

## Rules

**864** 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

**865** The minimum area of a **parcel** is 4.0 hectares.

## Buildings

**866** (1) Every **parcel** must have at least one **building** that contains an “Enclosed Mall” that:

- (a) is not less than 40,000.0 square metres;
- (b) contains a number of separate **uses**; and
- (c) has an internal hallway for customers.

(2) **Parcels** may have **buildings**, in addition to the **building** required by section (1), providing the combined **gross floor area** of all **use areas** in those **buildings** does not exceed 20.0 per cent of the **gross floor area** of the “Enclosed Mall” **building** located on the **parcel**.

(3) In this section, “Enclosed Mall” means a **building** containing two or more retail **uses** accessible by an enclosed common corridor.

## Floor Area Ratio

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

## Building Height

**868** The maximum **building height** is 46.0 metres.

### Location of Uses within Buildings

- 869** (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** at sections 862 and 863, other than **Dwelling Unit** and **Live Work Unit**.

### Front Setback Area

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

### Rear Setback Area

- 871** (1) Where the **parcel** shares a **rear property line** with a **parcel** that is designated as a Commercial – Regional 1 District, there is no requirement for a **rear setback area**.
- (2) In all other cases, the **rear setback area** must have a minimum depth of 6.0 metres.

### Side Setback Area

- 872** (1) Where the **parcel** shares a **side property line** with a **parcel** that is designated as a Commercial – Regional 1 District, there is no requirement for a **side setback area**.
- (2) In all other cases, the **side setback area** must have a minimum depth of 6.0 metres.

### Landscaping In Setback Areas

- 873** (1) Where a **setback area** shares a **property line** with an **LRT corridor** or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) have a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;

- (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by **low water irrigation system**;
  - (c) provide trees planted in a linear arrangement along the length of the **setback area**; and
  - (d) be **screened** by a **fence** that is a maximum height of 2.0 metres.
- (3) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may provide a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

**874** The minimum number of **motor vehicle parking stalls**:

- (a) is the requirement referenced in Part 4 for the following **uses**:
  - (i) **Cinema**;
  - (ii) **Medical Clinic**, when located above the ground floor;
  - (iii) **Office**, when located above the ground floor;
  - (iv) **Performing Arts Centre**; and
  - (v) **Post-secondary Learning Institution**;
- (b) for each **Dwelling Unit** is:
  - (i) 1.0 stalls per **unit** for resident parking; and
  - (ii) 0.1 **visitor parking stalls** per **unit**;
- (c) for each **Live Work Unit** is:
  - (i) 1.0 stall per **unit** for resident parking; and
  - (ii) 0.5 **visitor parking stalls** per **unit**; and
- (d) for all other uses is 4.5 stalls per 100.0 square metres of **gross usable floor area**.

### Reductions of Minimum Motor Vehicle Parking Requirement

- 13P2008
- 875 (1)** The minimum number of *motor vehicle parking stalls* is reduced by 10.0 per cent where:
- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
  - (b) the number of stalls required was determined by using the provisions referenced in subsections 874(a)(iii) and 874(d).
- (2)** The minimum number of *motor vehicle parking stalls* for an **Office or Information and Service Provider** is reduced by 5.0 per cent where:
- (c) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates,
  - (d) the number of stalls required was determined by using the provisions referenced in subsections 874(a)(iii) or 874(d); and
  - (e) the reduction for stalls referenced in subsection (1) was not applied.
- (3)** 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; and
  - (b) by 1.0 *motor vehicle parking stalls* per two (2) lockers provided in a shower and change room facility.

### Excess Motor Vehicle Parking Stalls

- 876** 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.

### Exclusive Use of Motor Vehicle Parking Stalls

- 877** *Motor vehicle parking stalls* required for **uses** in accordance with the District referenced in section 874(d), must not be signed or in any way identified as being other than for the use of all users on the **parcel**.

**Required Bicycle Parking Stalls**

- 878 (1)** The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement when the number of *units* is less than 20; and
    - (ii) 0.5 stalls per *unit* when the total number of *units* equals or exceeds 20; and
  - (b) all other *uses* is 2.0 per cent of the minimum required number of *motor vehicle parking stalls*.
- (2)** The minimum number of *bicycle parking stalls – class 2* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for development of 20 *units* or less; and
    - (ii) 0.1 stalls per *unit* for *developments* of more than 20 *units*; and
  - (b) all other *uses* is 3.0 per cent of the minimum number of *motor vehicle parking stalls*.

**Exclusive Use of Bicycle Parking Stalls**

- 879** *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

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## Division 12: Commercial – Regional 3 f##h# (C-R3 f##h#) District

### Purpose

- 880 (1)** The Commercial – Regional 3 District is intended to be characterized by:
- (a) comprehensively planned and designed subdivision and **development** with multiple **buildings** on multiple **parcels**;
  - (b) orderly phased subdivision and **development** of large tracts of land over time;
  - (c) opportunities for a variety of **building** sizes and **use areas**;
  - (d) **parcels** that are created and designed to support efficient access to the **uses** intended for those and nearby **parcels**;
  - (e) **buildings, uses**, vehicle access and pedestrian features on a site that link with each other and **adjacent parcels**;
  - (f) pedestrian access from public transit, to and between **buildings** and pedestrian amenities;
  - (g) flexibility regarding a **building's** density, established through individual **floor area ratios** for individual **parcels**; and
  - (h) varying **building height** established through maximum **building heights** for individual **parcels**.
- (2)** Areas of land less than 6.0 hectares should not be designated Commercial – Regional 3 District.

### Permitted Uses

- 881 (1)** The following **uses** are **permitted uses** in the Commercial – Regional 3 District:
- (a) **Park**;
  - (b) **Sign – Class A**;
  - (c) **Sign – Class B**;
  - (d) **Sign – Class D**; and
  - (e) **Utilities**.

39P2010

- (2) The following **uses** are **permitted uses** in the Commercial Regional – 3 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service;**
  - (b) **Accessory Liquor Service;**
  - (c) **Amusement Arcade;**
  - (d) **Catering Service – Minor;**
  - (e) **Computer Games Facility;**
  - (f) **Convenience Food Store;**
  - (g) **Counselling Service;**
  - (h) **Dinner Theatre;**
  - (i) **Financial Institution;**
  - (j) **Fitness Centre;**
  - (k) **Funeral Home;**
  - (l) **Health Services Laboratory – With Clients;**
  - (m) **Indoor Recreation Facility;**
  - (n) **Information and Service Provider;**
  - (o) **Instructional Facility;**
  - (p) **Library;**
  - (q) **Medical Clinic;**
  - (r) **Museum;**
  - (s) **Office;**
  - (t) **Pawn Shop;**
  - (u) **Performing Arts Centre;**
  - (v) **Pet Care Service;**
  - (w) **Power Generation Facility – Small;**
  - (x) **Print Centre;**
  - (y) **Protective and Emergency Service;**
  - (z) **Radio and Television Studio;**

- (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 Tent – Commercial;**
- (ee.1) **Special Function Tent – Recreational;**
- (ff) **Utility Building;**
- (gg) **Vehicle Rental – Major; and**
- (hh) **Vehicle Sales – Major.**

10P2009

## Rules

**883** 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

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

## Building Height

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

## Transportation

**886** All **developments** in the Commercial – Regional 3 District must have:

- (a) road networks within **parcels** and motor vehicle access connections to existing or anticipated **streets**;
- (b) direct motor vehicle connections through **parcels** to provide access to **adjacent parcels**; and
- (c) motor vehicle connections between parking areas and the road networks.

## Building Orientation and Design

**887 (1)** The main **public entrance** of **buildings** must be identifiable and accessible.

**(2)** **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; and
  - (g) windows.
- (3) The finishing materials and design of the façade where the main **public entrance** is located must be used on the other façades of the **building**.

#### Front Setback Area

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

#### Rear Setback Area

- 889** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) Commercial – Regional 3 District, there is no requirement for a **rear setback area**;
  - (b) any other **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (c) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (d) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (e) 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 an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (3) Where the **parcel** shares a **rear property line** with a **lane** and the **lane** separates the **parcel** from a **parcel** designated as:
- (a) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (b) a District, other than a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.

### Side Setback Area

- 890 (1)** Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) Commercial – Regional 3 District, there is no requirement for a *side setback area*;
  - (b) any other *commercial district*, the *side setback area* must have a minimum depth of 3.0 metres;
  - (c) an *industrial district*, the *side setback area* must have a minimum depth of 3.0 metres;
  - (d) a *residential district*, the *side setback area* must have a minimum depth of 6.0 metres; and
  - (e) a *special purpose district*, the *side setback area* must have a minimum depth of 6.0 metres.
- (2)** Where the *parcel* shares a *side property line* with an *LRT corridor* or *street*, the *side setback area* must have a minimum depth of 6.0 metres.
- (3)** Where the *parcel* shares a *side property line* with a *lane* and the *lane* separates the *parcel* from a *parcel* designated as:
- (a) a *residential district*, the *side setback area* must have a minimum depth of 6.0 metres;
  - (b) a District, other than a *residential district*, the *side setback area* must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 891 (1)** Where a *setback area* shares a *property line* with an *LRT corridor* or *street*, the *setback area* must:
- (a) be a *soft surfaced landscaped area*; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a *low water irrigation system*.
- (2)** Where a *setback area* shares a *property line* with a *parcel* designated as a *residential district*, the *setback area* must:
- (a) be a *soft surfaced landscaped area*;
  - (b) provide a minimum of 1.0 trees:
    - (i) for every 30.0 square metres; or
    - (ii) for every 45.0 square metres, where irrigation is provided by a *low water irrigation system*; and
  - (c) provide trees planted in a linear arrangement along the length of the *setback area*.

- (3) Where a **setback area** shares a **property line** with a **lane** or a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where the irrigation is provided by a **low water irrigation system**.

### Minimum Required Motor Vehicle Parking Stalls

**892** The minimum number of **motor vehicle parking stalls**:

- (a) is the requirement referenced in Part 4 for the following **uses**:
  - (i) **Cinema**;
  - (ii) **Medical Clinic**, when located above the ground floor;
  - (iii) **Office**, when located above the ground floor;
  - (iv) **Performing Arts Centre**; and
  - (v) **Post-secondary Learning Institution**; and
- (b) for all other **uses** is 4.5 stalls per 100.0 square metres of **gross usable floor area**.

### Reductions of Minimum Motor Vehicle Parking Requirement

**893 (1)** The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where:

- (a) a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**; and
- (b) the number of stalls required was determined by using the provisions referenced in subsections 892(a)(iii) and 892(b).

(2) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced by 5.0 per cent where:

- (a) a **building** is located within 150.0 metres of a **street** where a **frequent bus service** operates;
- (b) the number of stalls required was determined by using the provisions referenced in subsections 892(a)(iii) or 892(b); and
- (c) the reduction for stalls referenced in subsection (1) was not applied.

13P2008

- (3) 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; and
  - (b) by 1.0 **motor vehicle parking stalls** per two (2) lockers provided in a shower and change room facility.

#### **Excess Motor Vehicle Parking Stalls**

**894** Where the number of **motor vehicle parking stalls** required 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.

#### **Exclusive Use of Motor Vehicle Parking Stalls**

**895** **Motor vehicle parking stalls** required for **uses** in accordance with the provision referenced in section 892(b), must not be signed or in any way identified as being other than for the use of all users on the **parcel**.

#### **Required Bicycle Parking Stalls**

- 896** (1) The minimum number of **bicycle parking stalls – class 1** is:
- (a) for an “Enclosed Mall” is 2.0 per cent of the minimum required number of **motor vehicle parking stalls**; and
  - (b) for all other **uses** is the minimum requirement referenced in Part 4.
- (2) The minimum number of **bicycle parking stalls – class 2**:
- (a) for an “Enclosed Mall” is 3.0 per cent of the minimum required number of **motor vehicle parking stalls**; and
  - (b) for all other **uses** is 5.0 per cent of the minimum required number of **motor vehicle parking stalls**.
- (3) In this section, “Enclosed Mall” means a **building** containing two or more retail stores that are accessible by an enclosed common corridor.



**Garbage**

- 903 (1)** Unless otherwise referenced in a District, garbage containers and waste material must be stored either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** Garbage container enclosures must not be located in any **setback area**.

**Fences**

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

**Solar Collectors**

68P2008

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

**Display and Sales Area**

32P2009

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

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

32P2009

### **Outdoor Product Display Area**

**904.3** A **use** may accommodate an outdoor product display area provided:

- (a) the products displayed are associated with the **use**;
- (b) it is not located within a required **setback area**;
- (c) it is separate and distinct from areas of the **parcel** used for the storage of materials, goods or equipment; and
- (d) it is shown on a plan approved as part of a **development permit**.

### **Parcel Access**

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

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

#### Purpose

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

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

32P2009

#### Permitted Uses

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

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

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

32P2009

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

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

#### Discretionary Uses

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

- (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;**
  - (y) **Special Function Tent – Commercial;**
  - (z) **Special Function Tent – Recreational;**
  - (aa) **Specialty Food Store;**
  - (bb) **Take Out Food Service;**
  - (cc) **Utility Building;** and
  - (dd) **Vehicle Rental – Minor.**
- (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.**

32P2009

## 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;

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

### Purpose

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

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

### Permitted Uses

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

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

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

32P2009,  
39P2010

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

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

**Discretionary Uses**

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

32P2009

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

- (a) **Artist’s Studio;**
- (b) **Child Care Service;**
- (c) **Custodial Quarters;**
- (d) **Drinking Establishment – Small;**
- (e) **Fitness Centre;**
- (f) **General Industrial – Light;**
- (g) **Health Services Laboratory – With Clients;**
- (h) **Indoor Recreation Facility;**
- (i) **Liquor Store;**
- (j) **Medical Clinic;**

- (k) **Outdoor Café;**
- (l) **Power Generation Facility – Medium;**
- (m) **Restaurant: Licensed – Small;**
- (n) *deleted*
- (o) **Self Storage Facility;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Sign – Class F;**
- (s) **Special Function Tent – Commercial;**
- (t) **Special Function Tent – Recreational;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service;** and
- (w) **Utility Building.**

39P2010

### 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

## Division 5: Industrial – Commercial (I-C) District

### Purpose

32P2009

- 953** The Industrial – Commercial District is intended to be characterized by:
- (a) locations on the perimeter of industrial areas, along **major streets** and **expressways**;
  - (b) light industrial **uses** that are unlimited in size;
  - (c) small scale commercial **uses** that are compatible with and complement light industrial **uses**;
  - (d) controls to ensure that **developments** provide a transition between other land use districts and the Industrial – General District or between highly visible industrial **parcels** and the Industrial – General District;
  - (e) setbacks, **screening**, landscaping and **building** design that addresses aesthetic concerns associated with highly visible locations; and
  - (f) **parcels** located within 200.0 metres of a **major street** or **expressway**.

### Permitted Uses

- 954 (1)** The following **uses** are **permitted uses** in the Industrial – Commercial District:

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

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

32P2009,  
39P2010

- (a) **Artist’s Studio**;
- (b) **Beverage Container Drop-Off Depot**;
- (c) **Building Supply Centre**;
- (d) **Counselling Service**;
- (e) **Dry-cleaning and Fabric Care Plant**;
- (f) **Financial Institution**;

- (g) **Fitness Centre;**
- (h) **General Industrial – Light;**
- (i) **Health Services Laboratory – With Clients;**
- (j) **Indoor Recreation Facility;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Medical Clinic;**
- (n) **Office;**
- (o) **Pawn Shop;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Radio and Television Studio;**
- (s) **Restaurant: Food Service Only – Medium;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Retail and Consumer Service;**
- (v) **Service Organization;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service;**
- (y) **Vehicle Rental – Minor;**
- (z) **Vehicle Sales – Minor; and**
- (aa) **Veterinary Clinic.**

**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;**

- (bb) **Special Function Tent – Commercial;**
- (cc) **Special Function Tent – Recreational;**
- (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**

**960 (1)** Unless otherwise provided in subsection (2), there is no **use area** requirement in the Industrial – Commercial District.

32P2009, 39P2010

**(2)** The maximum **use area** for a **Retail and Consumer Service** is 930.0 square metres.

**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;**
  - (f) **Special Function Tent – Recreational;** and
  - (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;**
- (r) **Spectator Sports Facility; and**
- (s) **Utility Building.**

71P2008

14P2010

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.**

(4) The following **uses** are **discretionary uses** in the Special Purpose – Recreation District when they occur in a **building** approved as a **Community Recreation Facility**: 67P2008

(a) **Child Care Service.**

(5) The following **uses** are **discretionary uses** in the Special Purpose – Recreation District when they occur in a **building** approved as part of an **Outdoor Recreation Area**: 67P2008, 39P2010

- (a) **Child Care Service;**
- (b) **Conference and Event Facility;**
- (c) **Drinking Establishment – Large;**
- (d) **Drinking Establishment – Medium;**
- (e) **Drinking Establishment – Small;**
- (f) **Restaurant: Food Service Only – Large;**
- (g) **Restaurant: Food Service Only – Medium;**
- (h) **Restaurant: Food Service Only – Small;**
- (i) **Restaurant: Licensed – Large;**
- (j) **Restaurant: Licensed – Medium;**
- (k) **Restaurant: Licensed – Small; and**
- (l) **Retail and Consumer Service.**

**Rules**

**1044** In addition to the rules in this District, all **uses** in this District must comply with:

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

**Retail and Consumer Service Restrictions**

39P2010

**1044.1 Retail and Consumer Service** must only operate in conjunction with, and sell products related to, an **Indoor Recreation Facility, Outdoor Recreation Area, Park, Museum, Library or Spectator Sports Facility.**

**Use Area**

**1045 (1)** Unless otherwise referenced in subsections (2), there is no **use area** requirement in the Special Purpose – Recreation District.

**(2)** The maximum cumulative **use area** for all: 39P2010

- (a) **Medical Clinics** is 1000.0 square metres;
- (b) **Child Care Services** is 1000.0 square metres.

**Front Setback Area**

**1046** The **front setback area** must have a minimum depth of 3.0 metres.

**Rear Setback Area**

- 1047** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (b) any other District, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with a **lane, LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 3.0 metres.

**Side Setback Area**

- 1048** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **residential district**, the **side setback area** must have a minimum depth of 6.0 metres; and
  - (b) any other District, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with a **lane, LRT corridor**, or **street**, the **side setback area** must have a minimum depth of 3.0 metres.

**Landscaping In Setback Areas**

- 1049** (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 an **LRT corridor, street** or **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** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:

## 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;**
  - (k) **Special Function Tent – Recreational;**
  - (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**

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

## Rules

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

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

## Retail and Consumer Service Restrictions

39P2010

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

### Development Permit Restrictions

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

### Projections into Setback Areas

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

### Setback Areas

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

32P2010

### Specific Rules for Landscaped Areas

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

32P2010

### Parcel Access

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

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

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

### Bicycle Parking Stall Requirement

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

### Exclusive Use of Bicycle Parking Stalls

**1109** *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

### Accessory Residential Buildings

- 1110** (1) An **Accessory Residential Building**:
- (a) may have an **amenity space** in the form of a **deck** or a **patio**;
  - (b) must not be located in a required **setback area**; and
  - (c) must not be located between a **building** containing **Dwelling Units** and a **street**.
- (2) The maximum **gross floor area** of an **Accessory Residential Building** is:
- (a) 74.0 square metres when approved as storage, garbage containers and recycling facilities; and
  - (b) 100.0 square metres when approved and used as a **private garage**.
- (3) The maximum height for an **Accessory Residential Building** when approved as a **private garage** is 5.0 metres measured from **grade**.

### Objects Prohibited or Restricted

- 1111** (1) A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except engaged in loading or unloading.
- (3) A **dilapidated vehicle** must not remain outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while engaged in loading or unloading.
- (5) A satellite dish antenna greater than 1.0 metre in diameter must not:
- (a) be located in an **actual front setback area** or in an **actual side setback area** of a **corner parcel**; and
  - (b) be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
- (a) compliance with subsection (5) would prevent signal reception; and
  - (b) the satellite dish will be located and screened to the satisfaction of the **Development Authority**.

**Driveway Length and Parking Areas**

- 1112 (1)** A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
  - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2)** A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
  - (b) be a minimum of 3.0 metres in width.
- (3)** A driveway connecting to a **lane** must:
- (a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and
  - (b) be located between the **property line** shared with a **lane** and the vehicular entrance of the **private garage**.
- (4)** Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or parking stall that is surfaced with asphalt, concrete, or similar hard surface.

**Vehicle Access**

- 1113 (1)** Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2)** Where a **parcel** shares a **rear** or **side property line** with a **lane** but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, all vehicle access must be from a **street**.

**Uses At Grade**

- 1114 (1)** An exterior access facing a **street** must be provided for each individual **use** or **unit** located on the floor closest to **grade** facing a **street**, which must be connected to the public sidewalk by an individual walkway.
- (2)** For **laned parcels**, the area between a **building** and a **street** must:
- (a) be a **landscaped area**;
  - (b) not provide motor vehicle access, parkade access, garbage or loading access; and
  - (c) not contain **motor vehicle parking stalls, loading stalls, garbage facilities** or parkade and building venting.

**Garbage**

**1115** Garbage containers and waste material must be stored inside the **main residential building**.

**Recycling Facilities**

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

**Mechanical Screening**

**1117** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

**Visibility Setback**

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

**Retaining Walls**

- 1119** (1) A **retaining wall** must not exceed 1.0 metres in height measured from lowest **grade** at any point next to the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**.

**Fences**

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

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

34P2010

**1120.1** Any of the following **uses** must comply with the rules of the R-C2 District that apply to such **development**:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Duplex Dwelling**;
- (c) **Secondary Suite**;
- (d) **Secondary Suite – Detached Garage**;

- (e) **Secondary Suite – Detached Garden;**
- (f) **Semi-detached Dwelling; or**
- (g) **Single Detached Dwelling.**

**Parcel Access**

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

### 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;** 10P2009
- (f.1) **Special Function Tent – Recreational; and**
- (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;**

**Motor Vehicle Parking Stall Requirements**

- 1157 (1)** For **developments** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls per unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls per unit**.
- (2)** Unless otherwise referenced in sub-section (4), for **development** on parcels 0.4 hectares or less, the minimum **motor vehicle parking stall** requirement: 38P2009
- (a) *deleted* 39P2010
  - (b) 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) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (c) 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**;
  - (d) for an **Information and Service Provider, Pet Care Service, Print Centre** and **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) must be reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum of 3.0 stalls; and

- 38P2009
- (e) for all other **uses** is the requirement referenced in Part 4.
- (3) Unless otherwise referenced in sub-section (4), for **development** on **parcels** greater than 0.4 hectares, the minimum **motor vehicle parking stall** requirement:
- (a) 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) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (b) 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**;
- 39P2010
- (c) for a **Retail and Consumer Service** is:
- (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
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.
- 38P2009, 23P2010, 39P2010
- (4) For a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Food Kiosk, Liquor Store, Outdoor Café, , Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small** or **Retail and Consumer Service**, located on the ground floor of a **building**, the minimum number of **motor vehicle parking stalls**:
- (a) In Area A, as illustrated on Map 7.1, is:
- (i) 0.0 stalls where:
- (A) the **building** contains a **Dwelling Unit, Hotel, Multi-Residential Development** or **Office** above the ground floor; or

- (B) the **use area** is less than or equal to 465.0 square metres; and
- (ii) 1.0 stalls per 100.0 square metres of **gross usable floor area** in all other cases; and
- (b) in Area B, as illustrated on Map 7.1, is:
  - (i) 0.0 stalls where a **building** contains a **Dwelling Unit** or **Multi-Residential Development** above the ground floor;
  - (ii) 0.0 stalls where the **use area** is less than or equal to 465.0 square metres, provided:
    - (A) the **building** is only one **storey**; or
    - (B) the **building** was legally existing or approved as of November 1, 2009;
  - (iii) 1.0 stalls per 100.0 square metres of **gross usable floor area** where the **use area** is greater than 465.0 square metres and where:
    - (A) the **building** is only one **storey**; or
    - (B) the **building** was legally existing or approved as of November 1, 2009; and
  - (iv) in all other cases, the minimum requirement referenced in subsections (2) and (3).

### Exclusive Use of Motor Vehicle Parking Stalls

75P2008

**1158** **Motor vehicle parking stalls** required for **uses** in accordance with the District requirement referenced in section 1157(2)(d) must not be signed or in any way identified as being other than for the use of all users of the **parcel**.

### Required Bicycle Parking Stalls

- 1159** (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** where the total number of **units** equals or exceeds 20; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:

- (i) 2.0 stalls for **developments** of 20 **units** or less; and
  - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
- (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

**Exclusive Use of Bicycle Parking Stalls**

**1160** **Bicycle parking stalls – class 1** provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

**Parcel Access**

**1161** All **developments** must comply with the access requirements of the **Controlled Streets Bylaw**.

## 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**;
- (d.1) **Special Function Tent – Recreational**; and
- (e) **Utilities**.

10P2009

**(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.
- (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;**
  - (d) **Billiard Parlour;**
  - (e) **Child Care Service;**

32P2009

- (g) **Instructional Facility;**
  - (h) **Medical Clinic;**
  - (i) **Place of Worship – Small;**
  - (j) **Radio and Television Studio;** and
  - (k) **Service Organization;**
- (2) Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share a hallway with residential **uses**.
- (3) All **uses** must be contained completely within a **building**, with the exception of **Outdoor Café uses**.
- (4) Outdoor speaker systems for **Outdoor Café uses** are prohibited.
- (5) Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with residential **uses**.
- (6) All **uses** may share an entrance to areas of a parking structure.
- (7) When not combined with other **uses** in a comprehensive **development** the **General Industrial – Light use** may be allowed only in a **building** that was legally existing or approved prior to the effective date of this Bylaw.

## Use Area

- 1176** (1) Unless otherwise referenced in subsection (3), (4) or (5), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Mixed Use District is 1200.0 square metres.
- (2) Unless otherwise referenced in subsection (3), (4) or (5), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Mixed Use District.
- (3) The maximum **use area** of:
- (a) **Night Club** is 300.0 square metres of **public area**; and
  - (b) **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.
- (4) **General Industrial – Light** does not have a **use area** restriction when located in a **building** that was legally existing or approved prior to the effective date of this Bylaw.
- (5) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**

- (c) **Custodial Care;**
- (d) **Hotel;**
- (e) **Place of Worship – Medium;**
- (f) **Place of Worship – Small;**
- (g) **Protective and Emergency Service;**
- (h) **Residential Care;** and
- (i) **Utility Building.**

### Motor Vehicle Parking Stall Requirements

38P2009

**1177 (1)** Unless otherwise specified in this section, the minimum number of required ***motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls- class 1*** and ***bicycle parking stalls – class 2*** is the requirement specified in the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4.

**(2)** For the area bounded by the CPR tracks, the Elbow River, 12 Avenue and 14 Street SW, the ***motor vehicle parking stall*** requirement is:

(a) no requirement for **Cinema, Dinner Theatre, Drinking Establishment – Small, Drinking Establishment – Medium, Night Club, Performing Arts Centre, Restaurant: Food Service Only – Small, Restaurant: Food Service Only-Medium, Restaurant: Licensed – Small and Restaurant: Licensed – Medium;**

39P2010

(b) unless specified in subsection (b.1), a minimum of 1.0 stall per 100.0 square metres of ***gross usable floor area*** for **Information and Service Provider, Liquor Store, Office, Pet Care Service, Print Centre, Retail and Consumer Service and Take Out Food Service;**

39P2010

(b.1) no requirement for **Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café and Retail and Consumer Service** located on the ground floor of a ***building*** where:

(i) the ***building*** contains a **Dwelling Unit, Hotel, Multi-Residential Development,** or **Office** located above the ground floor; or

(ii) the ***use area*** is less than 465.0 square metres;

(c) a maximum of 1.5 stalls per **Dwelling Unit;** and

(d) for all uses other than **Dwelling Units:**

(i) a minimum of 75 percent and a maximum of 100 percent of the required parking stalls shall be provided on site unless limiting transportation and engineering constraints are demonstrated to the satisfaction of the Approving Authority;

- (ii) a cash-in-lieu payment shall be provided for the difference between the total number of required parking stalls and the number of parking stalls provided within the development. Such payment shall be based on the cost of constructing the required number and type of parking stalls in accordance with Council's policy and calculated at a rate per parking stall established by Council at the time payment is made.

### **Supplies and Products**

**1178** All materials, supplies and products must be contained within a ***building***.



## 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**;
- (d.1) **Special Function Tent – Recreational**; and
- (e) **Utilities**.

10P2009

10P2009

**(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:

### Building Façade

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

### Vehicle Access

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

### Use Area

- 1188 (1)** Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Commercial Corridor District is 465.0 square metres.
- (2)** Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Commercial Corridor District.
- (3)** The maximum **use area** of a:
- (a) Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
  - (c) Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (4)** The following **uses** do not have a **use area** restriction:
- (a) Addiction Treatment;**
  - (b) Assisted Living;**
  - (c) Custodial Care;**
  - (d) Hotel;**
  - (e) Place of Worship – Small;**

- (f) **Protective and Emergency Service;**
- (g) **Residential Care;** and
- (h) **Utility Building.**

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

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

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

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

- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units and Residential Care;** and
- (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units and Residential Care.**

**(3)** Where this section refers to “Commercial Uses”, it refers to the listed permitted and discretionary uses of this District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Place of Worship – Small, and Residential Care.**

#### **Front Setback Area**

**1190 (1)** The **front setback area** has no minimum depth requirement and must have a maximum depth of 3.0 metres for **parcels** located on the following **streets**:

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### Amenity Space

- 1221** (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors**:
- (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

### Visibility Setback

- 1222** **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

### Mechanical Screening

- 1223** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

### Garbage

- 1224** Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

### Recycling Facilities

- 1225** Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

### Motor Vehicle Parking Stall Requirements

- 1226 (1)** For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**; and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (2)** For **development** on parcels 0.4 hectares or less, the minimum **motor vehicle parking stall** requirement:
- (a) *deleted*
  - (b) 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) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (c) *deleted*

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- (d) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, Liquor Store, Outdoor Café, Pet Care Service, Print Centre, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small** or **Retail and Consumer Service** when located on the ground floor of a *building* is: 39P2010
- (i) 1.0 *motor vehicle parking stalls* per 100.0 square metres of *gross usable floor area*; or
  - (ii) 0.0 *motor vehicle parking stalls* where:
    - (A) the *building* contains a **Dwelling Unit, Hotel, Live Work Unit**, or **Office** above the ground floor; or
    - (B) the *use area* of a *use* on the ground floor is 465.0 square metres or less; and
- (e) for all other *uses* is the requirement referenced in Part 4.
- (3) For *development* on *parcels* greater than 0.4 hectares, the minimum *motor vehicle parking stall* requirement:
- (a) 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) must be reduced by 0.75 stalls per 50.0 square metres of total *gross usable floor area* to a maximum reduction of 1.5 stalls;
  - (b) for a **Retail and Consumer Service** is 4.0 stalls per 100.0 square metres of total *gross usable floor area* when located on floors above the ground floor; 39P2010
  - (c) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, 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** when located on the ground floor of a *building* is: 39P2010

- (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
- (ii) 0.0 **motor vehicle parking stalls** where:
  - (A) the **building** contains a **Dwelling Unit, Hotel,** or **Office** above the ground floor; or
  - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; and
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

#### **Additional Motor Vehicle Parking Stall Requirements**

- 1227 (1)** Unless otherwise referenced in subsection (2), all **motor vehicle parking stalls** must be located below grade.
- (2)** Visitor parking stalls may be provided at **grade**.
- (3)** Where the **parcel** shares a **property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (4)** A **Parking Lot – Grade** may only be allowed for short-stay parking of not more than four consecutive hours.

#### **Exclusive Use of Motor Vehicle Parking Stalls**

- 1228** **Motor vehicle parking stalls** required for **uses** must not be signed or in any way identified as being other than for the use of all users of the **parcel**.

#### **Required Bicycle Parking Stalls**

- 1229 (1)** The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20.0; and
    - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4.
- (2)** There is no requirement for **bicycle parking stalls – class 2** for any **use**.

#### **Dwelling Unit Size**

- 1230** In **developments** with 50.0 or more **Dwelling Units**, a minimum of 10.0 per cent of all **Dwelling Units** must each have a minimum **gross floor area** of 55.75 square metres and a maximum **gross floor area** of 65.0 square metres.

### 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**;
- (g) **Special Function Tent – Commercial**;
- (h) **Special Function Tent – Recreational**; and
- (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**:

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- (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:

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(a) **Artist’s Studio;**

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(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;** 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.**

## 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**.

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

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**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;**
- (g) **Special Function Tent – Commercial;**
- (h) **Special Function Tent – Recreational;** and
- (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**:

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- (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;**

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- (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;**
- (kk) **Supermarket;**
- (ll) **Veterinary Clinic; and**
- (mm) **Utility Building.**

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

## Rules

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

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

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

### Density

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

### Location of Uses within Buildings

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

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

### Use Area

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

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

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**(2) Drinking Establishments – Large, Restaurant: Food Service Only – Large, and Restaurant: Licensed – Large,** when located on the ground floor of a **building**, must have a maximum **use area** of 465.0 square metres.

**(3)** The maximum **use area** of a:

- (a) **Accessory Food Service** is 15.0 square metres; and
- (b) **Medical Clinic** is 200.0 square metres:

### Motor Vehicle Parking Stalls

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

- (a) **Cinema;**
- (b) **Drinking Establishment – Large;**
- (c) **Drinking Establishment – Medium;**
- (d) **Drinking Establishment – Small;**
- (e) **Restaurant: Food Service Only – Large;**
- (f) **Restaurant: Food Service Only – Medium;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Restaurant: Licensed – Large;**
- (i) **Restaurant: Licensed – Medium;**
- (j) **Restaurant: Licensed – Small;** and
- (k) **Performing Art Centre.**

- (2) The minimum number of required **motor vehicle parking stalls** for **Office** is 1.0 stall per 150.0 square metres of **gross usable floor area**.
- (3) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**;
  - (b) the maximum **motor vehicle parking stall** that may be provided is 1.0 stalls per **unit**; and
  - (c) the **visitor parking stall** requirement is 0.1 stall per **unit**.
- (4) The minimum number of **motor vehicle parking stalls** provided on a **parcel** may be restricted to 50.0 per cent of the number required for the **uses** on that **parcel** except where:
- (a) the area of the **parcel** is less than 1800.0 square metres and the **development** has a density of 3.0 **floor area ratio** or less;
  - (b) the **use** is located on the ground floor of a **building** where the remainder of the **gross floor area** of the **building** is occupied by **units**; and
  - (c) a **Liquor Store, Retail and Consumer Service**, or a **use** listed in the Sales Group in Schedule A to this Bylaw, comprises 9300.0 square metres or greater of **gross floor area** when those **uses** are located on or above the second **storey**.
- (5) A cash-in-lieu payment must be provided for the difference between the total number of required **motor vehicle parking stalls** and the number of **motor vehicle parking stalls** provided within the **development**. Such payment must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stalls** established by **Council** at the time the payment is made.

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### Short Stay Parking Stalls

- 1265 (1) For the purposes of this Division:
- (a) "parking area - short stay" means an area designed for the parking of motor vehicles within a **building** where:
    - (i) the vehicle remains parked for no more than 4 hours at one time; and
    - (ii) there is convenient pedestrian access to the street level and publicly accessible **uses** within the **development**.

## 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;**
- (g) **Special Function Tent – Commercial;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

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

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- (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; and**
- (aa) **Utility Building.**

### 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**

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**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;**
- (g) **Special Function Tent – Commercial;**
- (h) **Special Function Tent – Recreational; and**
- (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**:

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- (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;**

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- (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;**
  - (hh) **Supermarket; and**
  - (ii) **Utility Building.**
- (4) The following **uses** are additional **discretionary uses** when located on the ground floor, facing a street located within Area F as illustrated on Map 10:
- (a) **Drinking Establishment – Large;**
  - (b) **Night Club; and**
  - (c) **Restaurant: Licensed – Large.**

## Rules

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

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

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

### Density

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

### Location of Uses within Buildings

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

- (e) **Office;**
- (f) **Parking Lot – Structure;** and
- (g) **Residential Care.**

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

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- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Store;**
- (c) **Amusement Arcade;**
- (d) **Billiard Parlour;**
- (e) **Cinema;**
- (f) **Convenience Food Store;**
- (g) **Drinking Establishment – Medium;**
- (h) **Drinking Establishment – Small;**
- (i) **Financial Institution;**
- (j) **Information and Service Provider;**
- (k) **Liquor Store;**
- (l) **Outdoor Café;**
- (m) **Pet Care Service;**
- (n) **Print Centre;**
- (o) **Radio and Television Studio;**
- (p) **Restaurant: Food Service Only – Large;**
- (q) **Restaurant: Food Service Only – Medium;**
- (r) **Restaurant: Food Service Only – Small;**
- (s) **Restaurant: Licensed – Medium;**
- (t) **Restaurant: Licensed – Small;**
- (u) **Retail and Consumer Service;**
- (v) **Seasonal Sales Area;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;** and
- (y) **Take Out Food Service.**

### Use Area

- 1282** (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** is 200.0 square metres:

### Use Area Width

- 1283** The maximum width of a **use area** on the ground floor that faces a **street** is a maximum of 7.5 metres with the exception of **use areas** on the ground floor fronting 9 Avenue SE and 4 Street SE which may have a maximum width of 15.0 metres.

### Motor Vehicle Parking Stalls

- 1284** The minimum number of required **motor vehicle parking stalls**, **visitor parking stalls**, and **bicycle parking stalls – class 1** and **class 2** is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.

## 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**;
- (g) **Special Function Tent – Commercial**;
- (h) **Special Function Tent – Recreational**; and
- (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:

- (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;** and
- (m) **Sign – Class E.**

### **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

- (e) **Restaurant: Licensed – Small.**
- (2) The following **uses** may not be located on the first **storey** of a **building**:
  - (a) **Dwelling Unit.**

#### **Use Area**

- 1291 (1) The maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2) There is no maximum **use area** requirement for **uses** located on upper floors.

#### **Use Area Width**

- 1292 The maximum width of a **use area** on the ground floor that faces a **street** is a maximum of 7.5 metres.

#### **Motor Vehicle Parking Stalls**

- 1293 The minimum number of required **motor vehicle parking stalls**, **visitor parking stalls**, and **bicycle parking stalls – class 1** and **class 2** is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.



## 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

**RESIDENTIAL GROUP**

Assisted Living  
 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  
 Government Sign  
 Property Management Sign  
 Real Estate Sign  
 Show Home Sign  
 Special Event Sign  
 Temporary Sign  
 Window Identification Sign  
 Any type of sign located in a building and  
 not intended to be viewed from  
 outside

**Sign – Class B**

Fascia Identification Sign

**Sign – Class C**

Freestanding Identification Sign

**Sign – Class D**

Canopy Identification Sign  
 Projecting Identification Sign

**Sign – Class E**

Electronic Message Sign  
 Flashing and Animated Sign  
 Inflatable Sign  
 Message Sign  
 Painted Wall Identification Sign  
 Roof Sign  
 Rotating Sign  
 Strings of Pennants  
 Temporary Sign Marker  
 Any type of sign that employs stereo  
 optic, video, motion picture, laser  
 or other projection device  
 Any type of sign that does not fit within any  
 of the sign types listed in Classes  
 A, B, C, D or F

**Sign – Class F**

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 Tent – Commercial  
 Special Function Tent – Recreational

**TEACHING AND LEARNING GROUP**

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