

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

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

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

**NOTE:**

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

## **PUBLISHING INFORMATION**

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### Land Use Districts and Land Use District Maps

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

### Interpreting the Land Use District Maps

- 5 (1) Despite the land use district shown on the Land Use District Maps, for the purpose of this Bylaw roads must only be used for:
- (a) the passage of motorized and non-motorized vehicles;
- (b) the passage of pedestrians;
- (c) the placement of public and private utilities authorized by the **City**; and
- (d) activities pursuant to the Calgary Traffic Bylaw and Street Bylaw. 22P2016

- (2) Concurrent with the closure of a road, **Council** must consider a corresponding land use redesignation.
- (3) Despite the land use district shown on the Land Use District Maps, water bodies under the jurisdiction of the Crown in right of the Province of Alberta or Canada are not regulated by this Bylaw.

### Requirements of Other Legislation

- 6 Compliance with this Bylaw does not exempt any person from the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.

### Referenced Legislation

- 7 (1) Where the following enactments and Bylaws are referred to in this Bylaw, the reference is to the enactment or Bylaw as may be amended from time to time, or to any enactment or Bylaw passed in substitution therefore.
  - 33P2013 (1.1) “+15 Policy” means the +15 Policy, October 1984.
  - (2) “Building Permit Bylaw” means the *Calgary Building Permit Bylaw*, 64M94.
  - (3) “Calgary International Airport Vicinity Protection Area Regulation” means the *Calgary International Airport Vicinity Protection Area Regulation*, A/R 318/79.
  - (4) “Calgary International Airport Zoning Regulations” means the *Regulations Respecting Calgary International Airport*, pursuant to the RSC, *Aeronautics Act*, 1985, c.A-2.
  - (5) “Calgary Traffic Bylaw” means *The Calgary Traffic Bylaw*, 26M96.
  - (6) “Controlled Streets Bylaw” means *The Controlled Streets Bylaw*, 12M80.
  - 26P2010 (6.1) “*Historical Resources Act*”, means the *Historical Resources Act*, R.S.A. 2000
  - (7) “Licence Bylaw” means *The Business Licence Bylaw*, 32M98.
  - (8) “*Municipal Government Act*” means the *Municipal Government Act*, R.S.A. 2000, c.M-26.
  - (9) “Municipal Planning Commission Bylaw” means *The Calgary Planning Commission Bylaw*, 28P95.
  - 4P2012 (9.1) “Parks and Pathways Bylaw”, means the *Parks and Pathways Bylaw*, 20M2003.
  - (10) “*Post-secondary Learning Act*” means the *Post-secondary Learning Act*, S.A. 2003, c.P-19.5.
  - (11) “*Provincial Offences Procedure Act*” means the *Provincial Offences Procedure Act*, R.S.A. 2000, c.P-34.
  - (12) “*Safety Codes Act*” means the *Safety Codes Act*, R.S.A. 2000, c.S-1.



- (13) “*School Act*” means the *School Act*, R.S.A. 2000, c.S-3.
- (13.1) “Street Bylaw” means the *Street Bylaw*, 20M88. 22P2016
- (14) “Subdivision and Development Appeal Board Bylaw” means *The Subdivision and Development Appeal Board Bylaw*, 25P95.
- (15) “Subdivision and Development Regulation” means the *Subdivision and Development Regulation*, A/R 43/2002.
- (16) “*Surveys Act*” means the *Surveys Act*, R.S.A. 2000, c.S-26.
- (17) “Transportation Bylaw” means *The City of Calgary Transportation System Bylaw*, 40M2009. 9P2012
- (18) “Waste Bylaw” means the *Waste Bylaw*, 20M2001.

### Forms of Words

#### 8 In this Bylaw:

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

### Purpose Statements

- 9 (1) The purpose statements in each land use district are included to illustrate the intent of the land use district.
- (2) The purpose statement relating to **signs** referenced in Part 3, Division 5 are included to illustrate the hierarchy of **signs** and the opportunity for signage on **buildings** and **parcels**.
- (3) The purpose statements of a District are general and all characteristics need not be met to satisfy the intent of the District.

- (4) Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district.

### Reference Aids

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

51P2008, 26P2010,  
33P2013

33P2013

### Validity of Provision

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

### Rounding Numbers

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

- (63.1) “**floor plate area**” means the horizontal cross-section of a floor, between the floor and the next floor above, measured to the glass line, or where there is no glass line, to the outside surface of the exterior walls and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor, including atriums, elevator shafts, stairwells and similar areas. 51P2008
- (64) “**frequent bus service**” means bus service which has a frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during the times of service.
- (65) “**frontage**” means the linear length of a **property line** shared with a **street**. 35P2011
- (66) “**front property line**” means:
- (a) the **property line** separating a **parcel** from an adjoining **street**;
  - (b) in the case of a **parcel** that adjoins more than one **street**, the shortest **property line** that is parallel to the direction of travel on the **street**; and 71P2008
  - (c) in the case of a **parcel** that adjoins more than one **street** and where the **property lines** adjoining **streets** are of equal length, the **property line** adjoining the **street** to which the **parcel** has been municipally addressed.
- (67) “**front setback area**” means an area of a **parcel** defined by the **front property line**, the **side property lines** that intersect with the **front property line**, and a line parallel to the **front property line** measured at the minimum depth of the **setback area** required by the District.
- (68) “**General Manager**” means the **City Manager** or the **City Manager’s** designate. 22P2016
- (69) “**grade**” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (70) “**gross floor area**” means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.

(71) “**gross usable floor area**” means, for the purpose of calculating **motor vehicle parking stalls, bicycle parking stalls** and **loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use area** in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:

- (a) elevator shafts;
- (b) stairwells;
- (c) crawl spaces;
- (d) mechanical or electrical rooms;
- (e) indoor garbage or recycling storage;
- (f) areas used for parking and loading;
- (g) areas below **grade** used for storage and not accessible to the public; and
- (h) common corridors and halls available to more than one **use**.

41P2009

(72) “**gross vehicle weight**” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle.

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

- (a) are not living or derived from living organisms; or
- (b) were once living but are now formed into a structure;
- (c) may include, but are not limited to, brick, concrete, stone and wood; and
- (d) must not include asphalt.

(74) “**industrial district**” means any one or more of the land use districts described in Part 8.

9P2012

(74.1) “**irregular parcel**” means a **parcel** that is inconsistent in shape with other **parcels** in the neighbourhood, where the **property line** opposite to and farthest from the **front property line**:

- (a) cannot be identified; or
- (b) results in a **parcel** that has less than two **side property lines**.

(75) “**kitchen**” means facilities used or designed to be used for the cooking or preparation of food.

32P2009

(75.1) “**laboratory**” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of **research and development**.

- 
- (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; 22P2016
- (d.1) **Rowhouse Building** when listed as a **discretionary use** in the **Developed Area**; and 22P2016
- (e) any **discretionary use** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET Districts or CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 26P2010, 9P2012, 33P2013
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5). 30P2011



- (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**.

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

37P2014

- (a) means a **use** where:
  - (i) bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
  - (ii) bottles and other beverage containers are removed from the site for storage or sorting;
  - (iii) reimbursement is done through direct deposit into a pre-registered account and no reimbursement of the recycling deposit occurs on-site; and
  - (iv) there is no sorting or long-term storage of bottles on-site;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) when located within 300.0 metres to a **parcel** designated as a **residential district**, must:
  - (i) not have any outside storage of carts, bottles, other beverage containers, palettes, or cardboard boxes;
  - (ii) not allow for loading or the movement of recyclable material from the premise between the hours of 9:00pm-7:00am;
  - (iii) not have compaction of materials occurring outside of a **building**;
- (d) unless otherwise referenced in subsection (c):
  - (i) must provide total concealment, through a solid **screen** or **fence**, for any materials located outside of a **building**;
  - (ii) may be required to demonstrate how impacts such as debris, grocery carts, litter or recyclable material will be managed;
- (e) requires a minimum of 2.5 **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**.

#### 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**.

22P2016

#### 156.1 “Brewery, Winery and Distillery”

- (a) means a **use**:
  - (i) where beer, wine, spirits and other alcoholic beverages are manufactured;
  - (ii) that may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;
  - (iii) that may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event;
  - (iv) that may include the retail sale of products made on the premises for consumption off the premises;
  - (v) that may include a **public area** of 75.0 square metres or less where beer, wine, spirits and other alcoholic beverages manufactured on the premises are sold to the general public for consumption on the premises;
  - (vi) where the private hospitality area and the **public area** may be separate floor areas or may occur in the same floor area, but whether these activities are combined or separate the **public area** may not exceed the maximum in subsection (a)(v) unless combined with another **use** as contemplated in subsection (c);



- (vii) that may include the preparation and sale of food for consumption on the premises to private groups in the private hospitality area and to the general public in the **public area**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) may be combined with a **Drinking Establishment – Large, Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Licensed – Large, Restaurant: Licensed – Medium** or **Restaurant: Licensed – Small** when one of these **uses** is also a listed **use** in the same **district** as a **Brewery, Winery and Distillery**, but the maximum total **public area** of the combined **uses** is the largest **public area** allowed in one of the combined **uses**;
- (d) when the **use** includes a **public area**, it must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a facade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (e) when the **use** includes a **public area**, it must not have an exterior entrance located on a facade that faces a **residential district**, unless that facade is separated from the **residential district** by an intervening **street**;
- (f) when the **use** is located in an **industrial district**, 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;
- (g) requires a minimum number of **motor vehicle parking stalls** that is the sum of:
  - (i) 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, not including any **public area**; or
    - (B) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time, not including employees working only in the **public area**; and

- (ii) 1.70 **motor vehicle parking stalls** per 10.0 square metres of **public area** where beer, wine, spirits and other alcoholic beverages manufactured on the premises are sold to the general public for consumption on the premises
- (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**.

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 motor vehicles receiving fuel are **large vehicles**; 54P2008, 44P2013
- (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”**

- (a) means a **use**:
  - (i) where motor vehicles are washed, provided they are not **large vehicles** or **recreational vehicles**; and 71P2008, 44P2013
  - (ii) where more than one vehicle may be washed at one time; 9P2012

- 47P2008 (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;
- 9P2012 (e) must provide a drying area in the form of one (1) **motor vehicle parking stall** for each vehicle that can be accommodated by a 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**:
- 44P2013 (i) where motor vehicles are washed, provided they are not **large vehicles** or **recreational vehicles**; 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;
- 47P2008 (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;

- (d) must provide at least two (2) vehicle stacking spaces 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**.

54P2008

#### 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**.

54P2008

17P2009

**165 “Child Care Service”**

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

54P2008

- (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**.

67P2008

#### 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;
- (e) must be constructed of maintenance-free materials, wherever possible; and
- (f) must not encroach upon utility rights-of-way or affect traffic safety.

**169 “Community Recreation Facility”**

- (a) means a **use**:
  - (i) operated by, or on behalf of, an organization whose membership is voluntary and generally serves the residents of a specific neighbourhood with the purpose of:
    - (A) providing programs, public facilities or services;
    - (B) providing non-profit sporting, educational, social, recreational or other activities; or
    - (C) where members of the facility and the public participate in recreation and leisure activities;
  - (ii) that has recreation space within a **building**; and
  - (iii) that may have outdoor sports fields and equipment on the same **parcel** as the **building**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and a minimum of 1.0 stalls per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:
  - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;



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

### 170 “Computer Games Facility”

- (a) means a **use**:
  - (i) where the Internet or computer games are provided for four or more customers; and
  - (ii) that is entirely within a **building**;
- (b) is a **use** within the Culture and Leisure 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**.

### 170.1 “Conference and Event Facility”

67P2008

- (a) means a **use**:
  - (i) that provides permanent facilities for meetings, seminars, conventions, weddings or other special events;
  - (ii) that may include banquet facilities including areas for food preparation; and
  - (iii) that does not include any **use** listed in the Eating and Drinking Group in Schedule A;
- (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, or C-COR1 District;

- (d) 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, or C-COR1 District;
- (e) requires a total of:
  - (i) 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**; and
  - (ii) 1.0 **motor vehicle parking stalls** per four (4) person capacity of the **assembly area** of the **building**, which is calculated by one of the following methods:
    - (A) one (1) person per 0.75 square metres for areas of non-fixed seating;
    - (B) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
    - (C) one (1) person per 0.5 linear metres of bench seating; and
    - (D) the maximum capacity of the **assembly area** as stated in the **development permit**;
- (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**.

27P2011, 24P2014

**170.2 “Contextual Semi-detached Dwelling”**

- (a) means a **use** where a **building** :
  - (i) contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
  - (ii) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district; and
  - (iii) meets all of the rules specified for the **use** in a district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;

- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

**171 “Contextual Single Detached Dwelling”**47P2008, 12P2010,  
24P2014

- (a) means a **use** where a **building** contains one **Dwelling Unit** that:
  - (i) meets all of the rules specified for the **use** in a district; and
  - (ii) may contain a **Secondary Suite** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

9P2012

172 *deleted*

32P2009

173 *deleted*

32P2009

**174 “Convenience Food Store”**

- (a) means a **use**:
  - (i) where fresh and packaged food is sold;
  - (ii) where daily household necessities may be sold;
  - (iii) that is entirely within a **building**;
  - (iv) that has a maximum **gross floor area** of 465.0 square metres;
  - (v) that may display the items for sale within the **use** outside of a **building** a maximum distance of 6.0 metres from the public entrance of the **use**; and
  - (vi) that may include the preparation of food and non-alcoholic beverages for human consumption;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (b.1) may have a maximum floor area of 7.5 square metres to accommodate a seating area;
- (c) must not locate any outdoor display area in a required **setback area**, a parking area or on a sidewalk, if it impedes pedestrian movement;

13P2008

13P2008

9P2012, 5P2013

9P2012

- (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**.

13P2008, 24P2014

**175 “Cottage Housing Cluster ”**

- (a) means a **use**:
  - (i) that is a grouping of **cottage buildings** around an open space; and
  - (ii) 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) that has a minimum of four **cottage buildings**;
- (d) that has a maximum of twelve **cottage buildings**;
- (e) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit** with a floor area equal to or greater than 45.0 square metres, not including areas covered by stairways;
- (f) requires a minimum of 0.15 **visitor parking stalls** per **Dwelling Unit**; and
- (g) does not require **bicycle parking stalls – class 1** or **class 2**.

**176 “Counselling Service”**

- (a) means a **use** where people receive treatment, advice or guidance for emotional, psychological or life management issues;
- (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**;
- (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**.

**177 “Crematorium”**

5P2013

- (a) means a **use**:
  - (i) where the deceased are incinerated and the ashes of the deceased are collected for interment; and
  - (ii) that may provide services such as the preparation of the deceased for burial, the organization and direction of funeral services, and the facilities for the purpose of viewing a body;
- (b) is a **use** within the Infrastructure 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 – class1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

5P2013

**177.1 “Cultural Support”**

33P2013

- (a) means a **use**:
  - (i) where support functions necessary for a cultural organization’s day-to-day operations are provided and which may include, but is not limited to, administrative support, meeting rooms, storage, set production and rehearsal space;
  - (ii) where the primary cultural objective of the organization, which is intended for public viewing or sale, is not located in the same **use area**; and
  - (iii) that must only be located in a publicly accessible space that has been approved by a **development permit** as a ‘Cultural Support Space’ in accordance with incentive item 8.11 of the Incentive Density Table contained in Part 13 Division 3 of this Bylaw.
- (b) is a **use** within the Culture and Leisure 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**.

24P2011

**178 “Custodial Care”**

- (a) means a **use**:
  - (i) where care, accommodation and on-site professional supervision is provided to one or more persons who have been required to reside full –time in the facility as part of a conditional or early release from a correctional institution or part of an open custody program; 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 two (2) resident staff and additional **motor vehicle parking stalls** may be required based on the projected level of visits by non-resident staff and visitors; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**179 “Custodial Quarters”**

- (a) means a **use**:
  - (i) where living accommodation is provided primarily in an **industrial district**;
  - (ii) which will only be approved on a **parcel** where another **use** has been approved; and
  - (iii) where the occupant of the **use** performs a custodial or security function that is necessary for the operation of the **use** with which the **Custodial Quarters** is combined;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Custodial Quarters**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

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

#### 246 “Office”

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

67P2008

#### 247 “Outdoor Café”

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

14P2010, 51P2008,  
26P2010, 7P2011

22P2016

**a Convenience Food Store, Brewery, Winery and Distillery, Specialty Food Store or Supermarket;**

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

**248 “Outdoor Recreation Area”**

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



- (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large;** and
  - (f) **Park Maintenance Facility – Small.**
- (4) The following *uses* are additional **discretionary uses** on a *parcel* that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 22P2016
- (a) **Place of Worship – Large;** and
  - (b) **Place of Worship – Medium.**

#### Permitted and Discretionary Uses for Parcels Designated R-C1s

- 387 (1) **Parcels** designated R-C1s have the same **permitted uses** referenced in section 385 with the additional **permitted uses** of: 12P2010, 33P2011
- (a) **Secondary Suite.**
- (2) **Parcels** designated R-C1s have the same **discretionary uses** referenced in section 386 with the additional **discretionary uses** of: 24P2014
- (a) **Backyard Suite.**

#### Rules

- 388 In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3;
  - (c) the applicable Uses And Use Rules referenced in Part 4; and
  - (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 385(2) and 386(2) and (3).

#### Number of Main Residential Buildings on a Parcel

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

#### Parcel Width

- 390 (1) Unless otherwise referenced in subsection (2), the minimum **parcel width** is 12.0 metres.
- (2) The minimum **parcel width** for a *parcel* designated R-C1 is 15.0 metres.

12P2010

**Parcel Depth**

- 391 (1)** Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.
- (2)** The minimum **parcel depth** for a **parcel** designated R-C1s is 30.0 metres.

**Parcel Area**

- 392 (1)** Unless otherwise referenced in subsection (2), the minimum area of a **parcel** is 330.0 metres.

12P2010

- (2)** The minimum area of a **parcel** designated R-C1s is 400.0 square metres.

**Parcel Coverage**

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

12P2010

- 394** *deleted*

**Building Setback Areas**

- 395** The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 396, 397 and 398.

**Building Setback from Front Property Line**

3P2010

- 396 (1)** For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.

46P2009

- (2)** *deleted*

3P2010

- (3)** *deleted*

46P2009

- (4)** For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:

- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
- (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.

- (5)** For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

- (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large;** and
  - (f) **Park Maintenance Facility – Small.**
- (4) The following *uses* are additional discretionary *uses* on a *parcel* that has an existing *building* used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new *development* proposed does not result in the increase of any *assembly area*: 22P2016
- (a) **Place of Worship – Large;** and
  - (b) **Place of Worship – Medium.**

## Rules

- 427** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
  - (b) the Rules Governing All Districts referenced in Part 3;
  - (c) the applicable Uses And Use Rules referenced in Part 4; and
  - (d) the applicable rules for the Special Purpose – Community Service District for those *uses* referenced in sections 425(2) and 426(2) and (3).

## Number of Main Residential Buildings on a Parcel

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

## Parcel Width

- 429** The minimum *parcel width* is:
- (a) 7.5 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
  - (a.1) 9.0 metres for a *parcel* containing a **Secondary Suite**; 34P2010
  - (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
  - (c) 13.0 metres for a *parcel* containing a **Backyard Suite**; and 12P2010, 34P2010,  
24P2014
  - (d) 13.0 metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**. 27P2011

**Parcel Depth**

- 430** (1) Unless referenced in subsection (2), the minimum *parcel depth* is 22.0 square metres.
- 12P2010, 24P2014 (2) The minimum *parcel depth for a parcel* containing a **Backyard Suite** is 30.0 metres.

**Parcel**

- 431** The minimum area of a *parcel* is:
- (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- 12P2010, 34P2010, 24P2014 (c) 400.0 square metres for a *parcel* containing a **Backyard Suite**; and
- 27P2011 (d) 400.0 square metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel area* of 180.0 square metres must be provided for each **Dwelling Unit**.

**Parcel Coverage**

- 432** The maximum *parcel coverage* is 45.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.
- 3P2010 **433** *deleted*

**Building Setback Areas**

- 434** The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 435, 436 and 437.

3P2010, 27P2011

**Building Setback from Front Property Line**

- 435** (1) For a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling**, **Duplex Dwelling**, **Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.
- 3P2010 (2) *deleted*

- (s) **Sign – Class E;**
  - (t) **Single Detached Dwelling;**
  - (u) **Temporary Residential Sales Centre;** and
  - (v) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **School Authority – School** in the Multi-Residential – Contextual Grade-Oriented District:
- (a) **Child Care Service;** 17P2009
  - (a.1) **Library;** 17P2009
  - (b) **Museum;**
  - (c) **School – Private;**
  - (d) **School Authority Purpose – Major;** and
  - (e) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large;** and
  - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 22P2016
- (a) **Place of Worship – Large;** and
  - (b) **Place of Worship – Medium.**

## Rules

- 579** 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;
  - (c) the applicable Uses And Use Rules referenced in Part 4; and
  - (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 577(2) and 578(2) and (3).

**Density**

- 580** (1) The maximum **density** for **parcels** designated M-CG District is 111 **units** per hectare.
- (2) The maximum **density** for **parcels** designated M-CG 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 exceed the maximum **density** referenced in subsection (1).

**At Grade Orientation of Units**

- 581** (1) **Units** in a **Multi-Residential Development**, not including attached **private garages**, must occupy a minimum of 50.0 per cent of the area of the floor closest to **grade**.
- (2) A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:
- (a) an individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the **street** that the **unit** faces.

13P2008

**Setback Area**

- 582** The depth of all **setback areas** must be equal to the minimum **contextual multi-residential building setback** and **building setback** required by section 583.

**Building Setbacks**

- 583** (1) Where the **contextual multi-residential building setback** is less than 3.0 metres and greater than zero metres, the minimum **building setback** from a **property line** shared with a **street** is equal to the **contextual multi-residential building setback**.
- (2) Where the **contextual multi-residential building setback** is 3.0 metres or greater, the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback** less 1.5 metres; or
- (b) 3.0 metres.
- (3) Where the **contextual multi-residential building setback** is zero metres, the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

- (t) **Single Detached Dwelling;**
  - (u) **Temporary Residential Sales Centre;** and
  - (v) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **School Authority – School** in the Multi-Residential – Contextual Low Profile District:
- (a) **Library;**
  - (b) **Museum;**
  - (c) **School – Private;**
  - (d) **School Authority Purpose – Major;** and
  - (e) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Multi-Residential – Contextual Low Profile District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large;** and
  - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large;** and
  - (b) **Place of Worship – Medium.**

22P2016

## Rules

**589** 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;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 587(2) and 588(2) and (3).

**Density**

- 590** (1) The maximum **density** for **parcels** designated M-C1 District is 148 **units** per hectare.
- (2) The maximum **density** for **parcels** designated M-C1 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 exceed the maximum **density** referenced in subsection (1).

**Setback Area**

- 591** The depth of all **setback areas** must be equal to the minimum **contextual multi-residential building setback** and the **building setback** required in section 592.

**Building Setbacks**

- 592** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback**; or
  - (b) 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is the **contextual multi-residential building setback** less 1.5 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:
- (a) C-N1, C-COR1, CC-X or CC-COR District; or
  - (b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, M-X2, CC-MH or CC-MHX District and contains four or more **Dwelling Units**.

51P2008

51P2008



- (o) **Semi-detached Dwelling;**
  - (p) **Sign – Class B;**
  - (q) **Sign – Class C;**
  - (r) **Sign – Class D;**
  - (s) **Sign – Class E;**
  - (t) **Single Detached Dwelling;**
  - (u) **Temporary Residential Sales Centre; and**
  - (v) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Multi-Residential – Contextual Medium Profile District: 53P2008
- (a) **Library;**
  - (b) **Museum;**
  - (c) **School – Private;**
  - (d) **School Authority Purpose – Major; and**
  - (e) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Multi-Residential – Contextual Medium Profile District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
  - (b) **Food Kiosk;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large; and**
  - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 22P2016
- (a) **Place of Worship – Large; and**
  - (b) **Place of Worship – Medium.**

## Rules

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

- 44P2013
- (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;
  - (c) the applicable Uses And Use Rules referenced in Part 4; and
  - (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 596(2) and 597(2) and (3).

7P2011

### Floor Area Ratio

- 599** (1) The maximum **floor area ratio** is 2.5.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-C2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 2.5.

13P2008

### Density

- 600** (1) There is no maximum **density** for **parcels** designated M-C2 District, unless established as referenced in subsection (2).
- (2) The maximum **density** for **parcels** designated M-C2 District followed by the letter “d” and a number indicated on the Land Use District Maps is the number expressed in **units** per hectare.

### Setback Area

- 601** The depth of all **setback areas** must be equal to the minimum **contextual multi-residential building setback** and **building setback** required in section 602.

### Building Setbacks

- 602** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is the greater of:
- (a) the **contextual multi-residential building setback**; or
  - (b) 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is a minimum of the **contextual multi-residential building setback** less 1.5 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

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

### Purpose

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

### Permitted Uses

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

39P2010,  
17P2009,  
32P2009

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

### **Discretionary Uses**

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

24P2011

22P2016

## Discretionary Uses

- 723 (1)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 2 District.
- (2)** *Uses* listed in subsection 722(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Neighbourhood 2 District:
- (a) **Addiction Treatment;**
  - (b) **Artist’s Studio;**
  - (b.1) **Assisted Living;** 24P2011
  - (c) **Auto Service – Minor;**
  - (c.1) **Brewery, Winery and Distillery;** 22P2016
  - (d) **Car Wash – Single Vehicle;**
  - (e) **Child Care Service;**
  - (f) **Computer Games Facility;**
  - (g) **Custodial Care;**
  - (h) **Drinking Establishment – Small;**
  - (i) **Drive Through;**
  - (j) **Dwelling Unit;**
  - (k) **Gas Bar;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Liquor Store;**
  - (n) **Live Work Unit;**
  - (o) **Outdoor Café;**
  - (o.1) **Payday Loan;** 43P2015
  - (p) **Place of Worship – Small;**
  - (q) **Power Generation Facility – Small;**
  - (r) **Residential Care;**
  - (s) **Restaurant: Licensed – Small;**
  - (s.1) **Restaurant: Neighbourhood;** 5P2015
  - (t) **Seasonal Sales Area;**

- 4P2013
- (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012
- (z) **Special Function – Class 2;**
- 10P2009, 4P2012
- (z.1) *deleted*
- (aa) **Utility Building;** and
- (bb) **Vehicle Rental – Minor.**
- 22P2016
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large;** and
- (b) **Place of Worship – Medium.**

### Rules

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

### Parcel Area

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

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

- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
  - (a) **Addiction Treatment**;
  - (a.1) **Assisted Living**;
  - (b) **Custodial Care**; and
  - (c) **Residential Care**.

24P2011

### Location of Uses within Buildings

- 729 (1) **Addiction Treatment, Assisted Living, 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, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care**.
- (3) Where this section refers to “Commercial Uses,” it refers to the listed **uses** in sections 722 and 723, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care**.

24P2011

### Front Setback Area

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

### Rear Setback Area

- 731 (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 5.0 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 *lane, LRT corridor, or street*, the *rear setback area* must have a minimum depth of 3.0 metres.

### Side Setback Area

- 732 (1) Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a *commercial district*, there is no requirement for a *side setback area*;
  - (b) an *industrial district*, the *side setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *side setback area* must have a minimum depth of 5.0 metres; and
  - (d) a *special purpose district*, the *side setback area* must have a minimum depth of 3.0 metres.
- (2) Where the *parcel* shares a *side property line* with a *lane, LRT corridor, or street*, the *side setback area* must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

- 733 (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* that is 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*; and
  - (c) provide trees planted in a linear arrangement along the length of the *setback area*.



## Discretionary Uses

- 740 (1)** *Uses* listed in subsection 739(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 1 District.
- (2)** *Uses* listed in subsection 739(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Community 1 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Auto Service – Minor;**
  - (d.1) **Beverage Container Drop-Off Depot;** 37P2014
  - (d.2) **Beverage Container Quick Drop Facility;** 37P2014
  - (e) **Billiard Parlor;**
  - (e.1) **Brewery, Winery and Distillery;** 22P2016
  - (f) **Car Wash – Single Vehicle;**
  - (g) **Child Care Service;**
  - (h) **Computer Games Facility;**
  - (i) **Custodial Care;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Drinking Establishment – Medium;**
  - (l) **Drive Through;**
  - (m) **Dwelling Unit;**
  - (n) **Gas Bar;**
  - (o) **Home Occupation – Class 2;**

- 5P2013
  - (p) **Indoor Recreation Facility;**
  - (q) **Liquor Store;**
  - (r) **Live Work Unit;**
  - (r.1) **Market – Minor;**
  - (s) **Outdoor Café;**
  - (t) **Parking Lot – Grade;**
- 43P2015
  - (t.1) **Payday Loan;**
  - (u) **Place of Worship – Small;**
  - (v) **Power Generation Facility – Small;**
  - (w) **Residential Care;**
  - (x) **Restaurant: Licensed – Medium;**
  - (y) **Restaurant: Licensed – Small;**
  - (z) **Seasonal Sales Area;**
  - (aa) **Service Organization;**
  - (bb) **Sign – Class C;**
  - (cc) **Sign – Class E;**
- 4P2013
  - (dd) *deleted*
  - (ee) **Social Organization;**
- 4P2012
  - (ff) **Special Function – Class 2;**
- 10P2009, 4P2012
  - (ff.1) *deleted*
  - (gg) **Utility Building;** and
  - (hh) **Vehicle Sales – Minor.**

## Rules

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

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

- (w) **Restaurant: Food Service Only – Medium;**
- (x) **Restaurant: Food Service Only – Small;**
- (x.1) **Restaurant: Neighbourhood;**
- (y) **Retail and Consumer Service;**
- (z) **Service Organization;**
- (aa) **Specialty Food Store;**
- (bb) **Supermarket;**
- (cc) **Take Out Food Service;**
- (dd) **Vehicle Rental – Minor;**
- (ee) **Vehicle Sales – Minor; and**
- (ff) **Veterinary Clinic.**

5P2015

### Discretionary Uses

**759 (1)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.

**(2)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

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

- (a) **Artist’s Studio;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (c.1) **Beverage Container Quick Drop Facility;**
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;**
- (e) **Car Wash – Multi Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Child Care Service;**
- (h) **Cinema;**
- (h.1) **Conference and Event Facility;**
- (i) **Dinner Theatre;**

37P2014

22P2016

67P2008

5P2013

43P2015

- (j) **Drinking Establishment – Small;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drive Through;**
- (m) **Dwelling Unit;**
- (n) **Funeral Home;**
- (o) **Gas Bar;**
- (p) **Home Occupation – Class 2;**
- (q) **Hotel;**
- (r) **Indoor Recreation Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (t.1) **Market – Minor;**
- (u) **Outdoor Café;**
- (v) **Parking Lot – Grade;**
- (w) **Parking Lot – Structure;**
- (w.1) **Payday Loan;**
- (x) **Performing Arts Centre;**
- (y) **Place of Worship – Small;**
- (z) **Post-secondary Learning Institution;**
- (aa) **Power Generation Facility – Medium;**
- (bb) **Radio and Television Studio;**
- (cc) **Restaurant: Food Service Only – Large;**
- (dd) **Restaurant: Licensed – Large;**
- (ee) **Restaurant: Licensed – Medium;**
- (ff) **Restaurant: Licensed – Small;**
- (gg) **Seasonal Sales Area;**
- (hh) **Sign – Class C;**
- (ii) **Sign – Class E;**
- (jj) **Social Organization;**

**Discretionary Uses**

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) **Accessory Liquor Service;**
  - (b) **Addiction Treatment;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Billiard Parlour;**
  - (d.1) **Brewery, Winery and Distillery;** 22P2016
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Computer Games Facility;**
  - (g.1) **Conference and Event Facility;** 67P2008
  - (h) **Custodial Care;**
  - (i) **Drinking Establishment – Medium;**
  - (j) **Drinking Establishment – Small;**
  - (k) **Dwelling Unit;**
  - (l) **Home Occupation – Class 2;**
  - (m) **Hotel;**
  - (n) **Indoor Recreation Facility;**

- 32P2009 (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- 14P2010 (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- 4P2012 (gg) **Special Function – Class 2;**
- 10P2009, 4P2012 (gg.1) *deleted*
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

**Rules**

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

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

- (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 reduction of 3.0 stalls; and 44P2013
- (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, Restaurant: Neighbourhood and Seasonal Sales Area** is the minimum requirement referenced in Part 4; 13P2008,  
10P2009,  
4P2012,  
5P2015
- (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

38P2009, 23P2010,  
39P2010, 5P2013,  
5P2015

22P2016

(g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

(3) For a **Brewery, Winery and Distillery, 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, Restaurant: Neighbourhood, Retail and Consumer Service or Take Out Food 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

(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 (1) and (2).

9P2012

### 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.



## Discretionary Uses

- 798 (1)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
  - (b) **Amusement Arcade;**
  - (c) **Artist’s Studio;**
  - (c.1) **Assisted Living;** 24P2011
  - (d) **Auto Service – Major;**
  - (e) **Auto Service – Minor;**
  - (f) **Billiard Parlour;**
  - (f.1) **Brewery, Winery and Distillery;** 22P2016
  - (g) **Car Wash – Multi-Vehicle;**
  - (h) **Car Wash – Single Vehicle;**
  - (i) **Child Care Service;**
  - (j) **Cinema;**
  - (k) **Computer Games Facility;**
  - (k.1) **Conference and Event Facility;** 67P2008
  - (l) **Custodial Care;**
  - (m) **Dinner Theatre;**
  - (n) **Drinking Establishment – Medium;**

- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Dwelling Unit;**
- (r) **Funeral Home;**
- (s) **Gas Bar;**
- (t) **Health Services Laboratory – without Clients;**
- (u) **Home Occupation – Class 2;**
- (v) **Hotel;**
- (w) **Indoor Recreation Facility;**
- 32P2009 (x) **Instructional Facility;**
- (y) **Liquor Store;**
- (z) **Live Work Unit;**
- 5P2013 (z.1) **Market – Minor;**
- (aa) **Outdoor Café;**
- (bb) **Parking Lot – Grade;**
- (cc) **Parking Lot – Structure;**
- (dd) **Pawn Shop;**
- 43P2015 (dd.1) **Payday Loan;**
- (ee) **Performing Arts Centre;**
- (ff) **Place of Worship – Small;**
- (gg) **Post-secondary Learning Institution;**
- (hh) **Power Generation Facility – Medium;**
- (ii) **Residential Care;**
- (jj) **Restaurant: Licensed – Medium;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**
- (nn) **Sign – Class F;**

- (oo) **Social Organization;**
  - (pp) **Special Function – Class 2;** 4P2012
  - (pp.1) *deleted* 10P2009,  
4P2012
  - (qq) **Supermarket;**
  - (rr) **Utility Building;**
  - (ss) **Vehicle Rental – Major;**
  - (tt) **Vehicle Rental – Minor;**
  - (uu) **Vehicle Sales – Major; and**
  - (vv) **Vehicle Sales – Minor.**
- (4) The following *uses* are additional discretionary *uses* on a *parcel* that has an existing *building* used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new *development* proposed does not result in the increase of any *assembly area*: 22P2016
- (a) **Place of Worship – Large; and**
  - (b) **Place of Worship – Medium.**

## Rules

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

## Parcel Area

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

## Floor Area Ratio

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

## Building Height

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

**Use Area**

- 803** (1) Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** is 930.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** for **uses** located on upper floors.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
  - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 2500.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (a.1) **Assisted Living**;
  - (b) **Custodial Care**;
  - (c) **Hotel**; and
  - (d) **Residential Care**.

24P2011

**Location of Uses within Buildings**

- 804** (1) A minimum of 20.0 per cent of the **gross floor area** of **buildings** in the Commercial – Corridor 2 District must contain “Commercial Uses”.
- (2) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located in the same **building** as an automotive **use**.
- (3) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located on the ground floor of a **building**.
- (4) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**.

24P2011

24P2011

24P2011

- (5) Where this section refers to “Commercial Uses”, it refers to the listed uses at sections 797 and 798, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Live Work Units and Residential Care.**

### Front Setback Area

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

### Rear Setback Area

- 806** (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 5.0 metres; and
  - (d) a *special purpose district*, the *rear setback area* must have a minimum depth of 5.0 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

- 807** (1) Where the *parcel* shares a *side property line* with a *parcel* designated as:
- (a) a *commercial district*, there is no requirement for a *side setback area*;
  - (b) an *industrial district*, the *side setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *side setback area* must have a minimum depth of 5.0 metres; and
  - (d) a *special purpose district*, the *side setback area* must have a minimum depth of 5.0 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**

- 808 (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 the 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** and there is no approved access to the **parcel** from the **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

- 809 (1)** Unless otherwise referenced in subsection (2) and (3), 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 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

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

13P2008

(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

9P2012

(c) the reduction for stalls in subsection 809(2)(a) 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



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

### Discretionary Uses

**815 (1)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.

**(2)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

**(3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:

- (a) **Amusement Arcade;**
- (b) **Auto Body and Paint Shop;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- (e) *deleted* 37P2014
- (f) **Billiard Parlour;**
- (f.1) **Brewery, Winery and Distillery;** 22P2016
- (g) **Car Wash – Multi-Vehicle;**
- (h) **Car Wash – Single Vehicle;**
- (i) **Child Care Service;**
- (j) **Cinema;**
- (k) **Computer Games Facility;**
- (k.1) **Conference and Event Facility;** 67P2008
- (l) **Dinner Theatre;**

- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- 67P2008 (u.1) **Large Vehicle Sales;**
- (v) **Liquor Store;**
- (w) **Market;**
- (x) **Night Club;**
- (y) **Outdoor Café;**
- (z) **Parking Lot – Grade;**
- (aa) **Parking Lot – Structure;**
- (bb) **Pawn Shop;**
- 43P2015 (bb.1) **Payday Loan;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Small;**
- 9P2012 (ee) **Post-secondary Learning Institution;**
- 9P2012 (ff) **Power Generation Facility – Medium;**
- (gg) **Printing, Publishing and Distributing;**
- (hh) **Recreational Vehicle Sales;**
- (ii) **Restaurant: Food Service Only – Large;**
- (jj) **Restaurant: Licensed – Large;**
- (kk) **Seasonal Sales Area;**
- (ll) **Sign – Class C;**
- (mm) **Sign – Class E;**

- (dd) **Restaurant: Food Service Only – Large;**
- (ee) **Restaurant: Food Service Only – Medium;**
- (ff) **Restaurant: Food Service Only – Small;**
- (gg) **Restaurant: Licensed – Medium;**
- (hh) **Restaurant: Licensed – Small;**
- (hh.1) **Restaurant: Neighbourhood;**
- (ii) **Retail and Consumer Service;**
- (jj) **Service Organization;**
- (kk) **Specialty Food Store;**
- (ll) **Supermarket;**
- (mm) **Take Out Food Service;**
- (nn) **Vehicle Rental – Minor;**
- (oo) **Vehicle Sales – Minor; and**
- (pp) **Veterinary Clinic.**

5P2015

### Discretionary Uses

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

22P2016

67P2008

- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Dwelling Unit;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Home Occupation – Class 2;**
- (o) **Hotel;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013 (q.1) **Market – Minor;**
- (r) **Night Club;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Medium;**
- (w) **Place of Worship – Small;**
- (x) **Post-secondary Learning Institution;**
- (y) **Power Generation Facility – Medium;**
- (z) **Radio and Television Studio;**
- (aa) **Restaurant: Licensed – Large;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- 4P2012 (ee) **Special Function – Class 2;**
- 10P2009, 4P2012 (ee.1) *deleted*
- (ff) **Utility Building;**
- (gg) **Vehicle Rental – Major; and**
- (hh) **Vehicle Sales – Major.**

- (aa) **Restaurant: Food Service Only – Medium;**
- (bb) **Restaurant: Food Service Only – Small;**
- (cc) **Restaurant: Licensed – Medium;**
- (dd) **Restaurant: Licensed – Small;**
- (dd.1) **Restaurant: Neighbourhood;**
- (ee) **Retail and Consumer Service;**
- (ff) **Service Organization;**
- (gg) **Specialty Food Store;**
- (hh) **Supermarket;**
- (ii) **Take Out Food Service;**
- (jj) **Vehicle Rental – Minor;**
- (kk) **Vehicle Sales – Minor; and**
- (ll) **Veterinary Clinic.**

5P2015

### Discretionary Uses

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

37P2014

22P2016

- 67P2008
  - (h.1) **Conference and Event Facility;**
  - (i) **Drinking Establishment – Large;**
  - (j) **Drinking Establishment – Medium;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (m) **Gaming Establishment – Bingo;**
  - (n) **Gas Bar;**
  - (o) **Hotel;**
  - (p) **Liquor Store;**
- 5P2013
  - (p.1) **Market – Minor;**
  - (q) **Night Club;**
  - (r) **Outdoor Café;**
  - (s) **Parking Lot – Grade;**
  - (t) **Parking Lot – Structure;**
- 43P2015
  - (t.1) **Payday Loan;**
  - (u) **Place of Worship – Medium;**
  - (v) **Place of Worship – Small;**
  - (w) **Post-secondary Learning Institution;**
  - (x) **Power Generation Facility – Medium;**
  - (y) **Restaurant: Food Service Only – Large;**
  - (z) **Restaurant: Licensed – Large;**
  - (aa) **Seasonal Sales Area;**
  - (bb) **Sign – Class C;**
  - (cc) **Sign – Class E;**
  - (dd) **Social Organization;**
- 4P2012
  - (ee) **Special Function – Class 2;**
- 10P2009, 4P2012
  - (ee.1) *deleted*
  - (ff) **Utility Building;**
- 38P2013
  - (gg) **Vehicle Rental – Major;**
- 38P2013
  - (hh) **Vehicle Sales – Major;**
- 38P2013
  - (ii) **Wind Energy Conversion System – Type 1; and**
- 38P2013
  - (jj) **Wind Energy Conversion System – Type 2.**

**Discretionary Uses**

32P2009

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

- (a) in proposed **buildings**, or proposed additions to existing **buildings**, that are located on a **parcel** that is **adjacent** to a **major street** or expressway; or
- (b) on a **parcel** that does not have both sewer and water systems provided by the **City**.

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

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) **Brewery, Winery and Distillery;**
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Convenience Food Store;**
- (g) **Custodial Quarters;**
- (h) **Drive Through;**
- (i) **Equipment Yard;**
- (j) **Gas Bar;**
- (k) **Instructional Facility;**
- (l) **Kennel;**
- (m) **Large Vehicle and Equipment Sales;**
- (m.1) **Medical Marihuana Production Facility;**
- (n) **Office;**
- (o) **Outdoor Café;**
- (p) **Pet Care Service;**
- (p.1) **Place of Worship – Large;**
- (q) **Print Centre;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**

22P2016

9P2012

7P2014

36P2011

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

### Rules

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

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

### Building Size

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

### Floor Area Ratio

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

### Building Height

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

### Building Setback

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

### Storage of Goods, Materials and Supplies



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

### Screening

32P2009

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

### Gross Floor Area for Offices and Administration Areas

67P2008, 10P2009,  
32P2009

- 914.1 (1)** Unless otherwise referenced in subsection (2), the cumulative **gross floor area** of **Office uses** in a **building** must not exceed 50.0 per cent of the **gross floor area** of the **building**.
- (2)** Areas in a **building** used for administration or to provide work space to employees of a **use** will not be included when determining compliance with subsection (1) provided:
- (a) the administration or work space area is located in the same **use area** as the **use** that it serves; and
  - (b) the principal **use** is not an **Office**.
- (3)** The **Development Authority** may consider a relaxation of subsection (1) where an **Office** is proposed in a **building**:
- (a) that was legally existing or approved prior to the effective date of this Bylaw; and
  - (b) where the floor area proposed for the **Office** has already been constructed to accommodate an administrative or office function.

### Front Setback Area

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

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

### Rear Setback Area

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

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

## Side Setback Area

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

## Landscaping In Setback Areas

- 918 (1)** Where a *setback area* shares a *property line* with a **street**, **expressway** or **major street**, the *setback area* must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
    - (i) for every 35.0 square metres; or
    - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

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

#### **Additional Landscaping Requirements**

- 919 (1) Unless otherwise referenced in this District, all **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) A sidewalk must be provided along the entire length of the front of a **building**, not including any portion of the **building** where loading docks are located.
- (4) Every sidewalk located along the front of a **building** and every sidewalk located within a **setback area** must be:
  - (a) a **hard surfaced landscaped area**;
  - (b) a minimum width of 2.0 metres; and
  - (c) raised above the surface of an adjacent parking area.
- (5) Every sidewalk located within a parking area must be:
  - (a) an asphalt surface;
  - (b) indicated by painted lines;
  - (c) a minimum width of 2.0 metres; and
  - (d) at the same surface level as the parking area.

#### **Employee Area**

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

#### **Outside Product Display Areas**

**921** *deleted*

32P2009



- (l) **Outdoor Café;**
  - (m) **Parking Lot – Grade;**
  - (n) **Parking Lot – Structure;**
  - (n.1) **Payday Loan;** 43P2015
  - (o) **Post-secondary Learning Institution;**
  - (p) **Power Generation Facility – Medium;**
  - (q) **Printing, Publishing and Distributing;**
  - (r) **Restaurant: Food Service Only – Small;**
  - (s) **Restaurant: Licensed – Small;**
  - (t) **Retail and Consumer Service;**
  - (u) **Self Storage Facility;**
  - (v) **Sign – Class C;**
  - (w) **Sign – Class E;**
  - (x) **Sign – Class F;**
  - (x.1) **Sign – Class G;** 30P2011
  - (y) **Special Function – Class 2;** 4P2012
  - (z) *deleted* 4P2012
  - (aa) **Specialty Food Store;**
  - (bb) **Take Out Food Service;**
  - (cc) **Utility Building;** 38P2013
  - (dd) **Vehicle Rental – Minor;** and 32P2009, 38P2013
  - (ee) **Wind Energy Conversion System – Type 1.** 38P2013
- (3) The following **uses** are **discretionary uses** in the Industrial – Business District if they are located within a **building** containing at least one **use** listed in subsection 923(2):
- (a) **Brewery, Winery and Distillery;** 22P2016
  - (a.1) **Drinking Establishment – Medium;** 22P2016
  - (b) **Restaurant: Food Service Only – Medium;** and
  - (c) **Restaurant: Licensed – Medium.**

## Rules

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

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

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

### Floor Area Ratio

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

### Building Height

57P2008

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

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

### Use Area

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

32P2009, 39P2010

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

32P2009

### Storage of Goods, Materials and Supplies

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

### Front Setback Area

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

### Rear Setback Area

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

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

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

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



## 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:

22P2016

(a) **Artist’s Studio;**

9P2012, 22P2016

(a.1) **Auto Service – Minor;**

9P2012, 37P2014, 22P2016

(a.2) **Beverage Container Quick Drop Facility;**

37P2014, 22P2016

(a.3) **Brewery, Winery and Distillery;**

22P2016

(a.4) **Car Wash – Single Vehicle;**

(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;**

**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;**
  - (e.1) **Brewery, Winery and Distillery;** 22P2016
  - (f) **Car Wash – Multi-Vehicle;**
  - (g) **Car Wash – Single Vehicle;**
  - (h) **Child Care Service;**
  - (i) **Convenience Food Store;**
  - (j) **Custodial Quarters;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (m) **Gas Bar;**
  - (n) **Large Vehicle and Equipment Sales;** 9P2012
  - (o) **Large Vehicle Service;**
  - (p) **Large Vehicle Wash;**
  - (q) **Liquor Store;**
  - (r) **Outdoor Café;**
  - (r.1) **Payday Loan;** 43P2015
  - (s) **Power Generation Facility – Medium;**
  - (t) **Recreational Vehicle Sales;**
  - (t.1) **Recreational Vehicle Service;** 9P2012
  - (u) **Restaurant: Licensed – Medium;**
  - (v) **Restaurant: Licensed – Small;**
  - (w) **Restored Building Product Sales Yard;**
  - (x) **Self Storage Facility;**
  - (y) **Sign – Class C;**
  - (z) **Sign – Class E;**

- 30P2011 (aa) **Sign – Class F;**
- 4P2012 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- 38P2013 (cc) *deleted*
- 38P2013 (dd) **Utility Building;**
- 38P2013 (ee) **Vehicle Rental – Major;**
- 38P2013 (ff) **Vehicle Sales – Major; and**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1.**

### Rules

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

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

### Parcel Location

32P2009 **957** *deleted*

### Floor Area Ratio

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

### Building Height

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

### Use Area

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

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

### Purpose

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

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

13P2008

### Permitted Uses

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

32P2009

- (a) **Artist’s Studio**;
- (b) **Auto Body and Paint Shop**;
- (c) **Auto Service – Major**;
- (d) **Auto Service – Minor**;
- (e) **Beverage Container Drop-Off Depot**;
- (e.1) **Beverage Container Quick Drop Facility**;
- (f) **Car Wash – Multi-Vehicle**;
- (g) **Car Wash – Single Vehicle**;
- (h) **Catering Service – Major**;
- (i) **Catering Service – Minor**;
- (j) **Crematorium**;

37P2014

- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **General Industrial – Light;**
- (m) **General Industrial – Medium;**
- (n) **Indoor Recreation Facility;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Motion Picture Production Facility;**
- (r) **Park;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Power Generation Facility – Medium;**
- (v) **Power Generation Facility – Small;**
- (w) **Protective and Emergency Service;**
- (x) **Recreational Vehicle Service;**
- (y) **Sign – Class A;**
- (z) **Sign – Class B;**
- (aa) **Sign – Class D;**
- (bb) **Utilities;**
- (cc) **Utility Building;**
- (dd) **Vehicle Storage – Large;**
- (ee) **Vehicle Storage – Passenger; and**
- (ff) **Vehicle Storage – Recreational.**

32P2009

### **Discretionary Uses**

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

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) **Brewery, Winery and Distillery;**
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Counselling Service;**
- (g) **Custodial Quarters;**

22P2016

- (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 reduction of 3.0 stalls. 44P2013
- (6.1) For a **Brewery, Winery and Distillery, 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,  
22P2016
- (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**.



- (d) **Outdoor Recreation Area;**
  - (e) **Park Maintenance Facility – Large;** and 34P2010
  - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
  - (a.1) **Duplex Dwelling;** 24P2014
  - (b) **Secondary Suite;**
  - (c) *deleted* 24P2014
  - (d) *deleted* 24P2014
  - (e) **Semi-detached Dwelling;** and
  - (f) **Single Detached Dwelling.**
- (5) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 22P2016
- (a) **Place of Worship – Large;** and
  - (b) **Place of Worship – Medium.**

## Rules

**1125** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, 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

- 1126** (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

### Setback Area

**1127** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1128.

### Building Setbacks

- 1128** (1) The **building setback** from a **property line** shared with a **street** is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** or another **parcel** is zero metres.

### Floor Plate Restrictions

**1129** Each floor of a **building** located partially or wholly above 25.0 metres above **grade** has a maximum:

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

### Building Height

**1130** There is no maximum **building height**.

### Landscaping

**1131** A minimum of 35 per cent of the area of a **parcel** must be a **landscaped area**.

### Parking

**1131.1** The minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1** and **bicycle parking stalls - class 2** is the requirement specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

38P2009

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

### Purpose

**1162** The Centre City Mixed Use District:

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

75P2008

### Permitted Uses

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

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

4P2012

10P2009,  
4P2012

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

39P2010

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

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

**Discretionary Uses**

**1164 (1)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.

**(2)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.

32P2009 **(3)** The following **uses** are **discretionary uses** in the Centre City Mixed Use District:

(a) **Accessory Liquor Service;**

(b) **Addiction Treatment;**

(c) **Artist’s Studio;**

24P2011 (c.1) **Assisted Living;**

37P2014 (c.2) **Beverage Container Quick Drop Facility;**

(d) **Billiard Parlour;**

22P2016 (d.1) **Brewery, Winery and Distillery;**

(e) **Child Care Service;**

(f) **Cinema;**

2P2012 (f.1) **Community Recreation Facility;**

(g) **Computer Games Facility;**

(h) **Custodial Care;**

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;** 22P2016
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;11**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;** 32P2009, 9P2012
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- (q.1) **Market – Minor;** 5P2013
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- (u.1) **Payday Loan;** 43P2015
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- (y) **Restaurant: Food Service Only – Medium;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**

30P2011, 4P2013

4P2012

- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ee.1) *deleted;*
- (ff) **Social Organization;**
- (gg) **Special Function – Class 2;**
- (hh) **Supermarket;** and
- (ii) **Utility Building.**

### Rules

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

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

### Floor Area Ratio

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

### Building Height

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

### Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.

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

#### Purpose

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

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

#### Permitted Uses

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

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

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

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

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

### **Discretionary Uses**

- 1249 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2)** *Uses* listed in subsection 1248(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.
- (3)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District:
- (a) **Artist’s Studio;**
  - (a.1) **Assisted Living;**
  - (a.2) **Brewery, Winery and Distillery;**
  - (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;**
  - (l.1) **Payday Loan;**
  - (m) **Post-secondary Learning Institution;**
  - (n) **Residential Care;**
  - (o) **Restaurant: Food Service Only – Medium;**
  - (p) **Restaurant: Licensed – Medium;**
  - (q) **Restaurant: Licensed – Small;**
  - (r) **School – Private;**
  - (s) **School Authority - School;**

39P2010

39P2010

22P2016

43P2015



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

### Purpose

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

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

### Permitted Uses

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

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

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

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

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

### **Discretionary Uses**

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

(a) **Parking Lot – Grade.**

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

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

39P2010

(a) **Artist’s Studio;**

39P2010

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

22P2016

(a.2) **Brewery, Winery and Distillery;**

(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;**

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

### Purpose

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

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

### Permitted Uses

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

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

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

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;** 9P2012
- (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.**

**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;**

39P2010

(a.1) **Artist's Studio;**

(b) **Assisted Living;**

(c) **Billiard Parlour;**

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(c.1) **Brewery, Winery and Distillery;**

(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;**

(n) **Indoor Recreation Facility;**

- (d) **Health Services Laboratory – With Clients;**
- (e) **Medical Clinic;**
- (f) **Power Generation Facility – Small;**
- (g) **Radio and Television Studio; and**
- (h) **Service Organization.**

### **Discretionary Uses**

- 1307 (1)** **Uses** listed in subsections 1306 (2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the CR20-C20/R20 District.
- (2)** **Uses** listed in subsection 1306 (3) are **discretionary uses** in the CR20-C20/R20 District if they are located on the second floor of an existing approved **building** that contains an existing or approved **+15 Skywalk System walkway**.
- (3)** The following **uses** are **discretionary uses** in the CR20-C20/R20 District:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Amusement Arcade;**
  - (d) **Auction Market – Other Goods;**
  - (d.1) **Brewery, Winery and Distillery;**
  - (e) **Child Care Service;**
  - (f) **Cinema;**
  - (g) **Community Recreational Facility;**
  - (h) **Conference and Event Facility;**
  - (i) **Custodial Care;**
  - (j) **Cultural Support;**
  - (k) **Drinking Establishment – Medium;**
  - (l) **Drinking Establishment – Small;**
  - (m) **Dwelling Unit;**
  - (n) **Health Services Laboratory – Without Clients;**
  - (o) **Home Occupation – Class 2;**
  - (p) **Hotel;**
  - (q) **Indoor Recreation Facility;**
  - (r) **Instructional Facility;**
  - (s) **Liquor Store;**

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- (t) **Live Work Unit;**
  - (u) **Market;**
  - (v) **Night Club;**
  - (w) **Outdoor Café;**
  - (x) **Outdoor Recreation Area;**
  - (y) **Park Maintenance Facility – Small;**
  - (z) **Parking Lot – Structure;**
  - (aa) **Pawn Shop;**
  - (aa.1) **Payday Loan;**
  - (bb) **Performing Arts Centre;**
  - (cc) **Place of Worship – Medium;**
  - (dd) **Place of Worship – Small;**
  - (ee) **Post-Secondary Learning Institution;**
  - (ff) **Restaurant: Licensed – Large;**
  - (gg) **Restaurant: Licensed – Medium;**
  - (hh) **Residential Care;**
  - (ii) **School – Private;**
  - (jj) **School Authority – School;**
  - (kk) **School Authority Purpose – Major;**
  - (ll) **Sign – Class C;**
  - (mm) **Sign – Class E;**
  - (nn) **Sign – Class F;**
  - (oo) **Social Organization;**
  - (pp) **Special Function – Class 2;**
  - (qq) **Utility *Building*;**
  - (rr) **Vehicle Rental – Major;**
  - (ss) **Vehicle Rental – Minor; and**
  - (tt) **Vehicle Sales – Minor.**
- (4) The following **uses** are additional **discretionary uses** in the CR20-C20/R20 District if they were legally existing prior to the **parcel** being designated CR20-C20/R20:

## 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  
Restaurant: Neighbourhood  
Take Out Food Service

#### GENERAL INDUSTRIAL GROUP

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

#### INDUSTRIAL SUPPORT GROUP

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

#### INFRASTRUCTURE GROUP

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

#### OFFICE GROUP

Counselling Service  
Office  
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016

**RESIDENTIAL GROUP**

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

**SALES GROUP**

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

**SIGNS GROUP**

Community Entrance Feature

**Sign – Class A**

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

**Sign – Class B**

Fascia Sign

**Sign – Class C**

Freestanding Sign

**Sign – Class D**

Canopy Sign  
 Projecting Sign

**Sign – Class E**

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

**Sign – Class F**

Third Party Advertising Sign

**Sign – Class G**

Digital Third Party Advertising Sign

**STORAGE GROUP**

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

**SUBORDINATE USE GROUP**

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

**TEACHING AND LEARNING GROUP**

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