

THE CITY OF CALGARY LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021 July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021

NOTE:

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

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

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- (c) **Special Function – Class 1;** 4P2012, 37P2017
- (d) **Utilities;** and 37P2017
- (e) **targeted grazing** on **City** owned lands carried on by, or on behalf of, the **City**. 37P2017
- (2) The following **uses** are deemed to be **discretionary uses** on all areas designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, unless the contrary is stated in the Bylaw designating the areas as Direct Control:
- (a) **Community Entrance Feature;**
- (a.1) *deleted* 41P2009
28P2021
- (b) **Home Occupation – Class 2**, where the listed **uses** include a **Dwelling Unit**;
- (c) **Sign – Class C, Sign – Class D and Sign – Class E;** 35P2011
- (d) **Special Function – Class 2** where restaurant, drinking establishment or night club **uses** are allowed; and 4P2012
- (e) **Utility Building.**
- (3) The following **uses** must only be listed as a **use** on a **parcel** that has been designated Direct Control:
- (a) **Adult Mini-Theatre;**
- (b) **Campground;**
- (c) **Emergency Shelter;**
- (d) **Fertilizer Plant;**
- (e) **Firing Range;**
- (f) **Gaming Establishment – Casino;**
- (g) **Hide Processing Plant;**
- (h) **Intensive Agriculture;**
- (i) **Inter-City Bus Terminal;**
- (j) **Jail;**
- (k) **Motorized Recreation;**
- (l) **Natural Resource Extraction;**
- (m) **Pits and Quarries;**
- (n) **Power Generation Facility – Large;**

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

Reference to Other Bylaws in Direct Control Bylaws

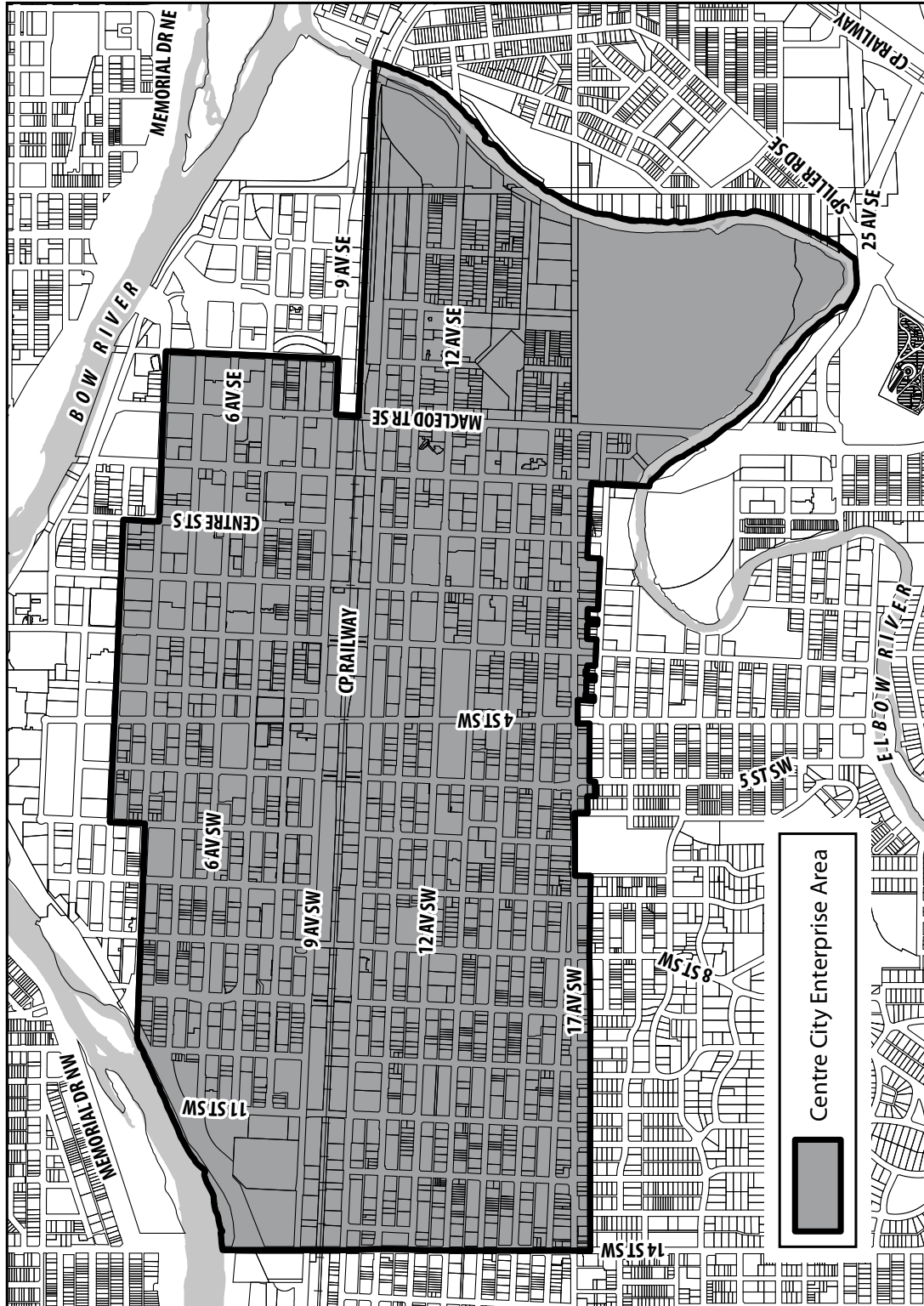
- 15P2014
- 22 (1)** Where a **parcel** is designated with a Direct Control District:
- (a) pursuant to this Bylaw, a reference to a section of Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on June 8, 2014, unless the Direct Control District referred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

- (b) it is a listed *use* in the district.
- (3) Unless otherwise stated in subsections (4) and (5), exterior alterations for **buildings** not listed on the **City** inventory of evaluated historic resources, do not require a **development permit** if:
- (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
- (b) it is a listed *use* in the district.
- (4) The following **uses** are not exempt under subsections (1), (2) and(3):
- (a) *deleted* 25P2018,
27P2021
- (a.1) **Cannabis Store;** 26P2018
- (a.2) **Custodial Care;** 25P2018
- (b) **Liquor Store;**
- (c) *deleted* 25P2018
- (d) **Nightclub;**
- (e) **Pawn Shop;** and
- (f) **Payday Loan.**
- (5) The following **uses** are not exempt under subsections (1), (2) and (3) where they are located within 30 metres of a freight rail corridor **property line**:
- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Dwelling Unit;**
- (e) **Emergency Shelter;**
- (f) *deleted* 28P2021
- (g) **Hospital;**
- (h) **Jail;**
- (i) **Residential Care;**
- (j) **School – Private;**
- (k) **School Authority – School;** and
- (l) **Temporary Shelter.**
- (6) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.

77P2019,
27P2021

(7) Subsections (1), (3), (4), (5) and (6) remain in effect until July 1, 2023.

Map 2.1 "Centre City Enterprise Area"



- 25.3 (1)** A **development** listed in subsections (2) and (3) will only be exempt from the requirement to obtain a **development permit** if it:
- (a) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
 - (b) is not located in the **floodway**;
 - (c) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
 - (d) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the **development**.
- (2)** Unless otherwise stated in subsections (4), (5), (6), (7), and (8), a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
- (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, “Montgomery Change of Use/Exterior Renovation Exemption Area”, or “Sunalta Change of Use Exemption Area” as illustrated on Maps 2.2, 2.3 and 2.4, respectively; and
 - (b) it is a listed **use** in the district.
- (3)** Unless otherwise stated in subsections (4), (5), (6), (7) and (8), exterior alterations for **buildings** not listed on the City inventory of evaluated historic resources, do not require a **development permit** if:
- (a) it is located within the “International Avenue Change of Use/Exterior Renovation Exemption Area”, or “Montgomery Change of Use/Exterior Renovation Exemption Area” as illustrated on Maps 2.2 and 2.3, respectively; and
 - (b) it is a listed **use** in the district.
- (4)** The following **uses** are not exempt under subsections (2) and (3):
- (a) **Addiction Treatment**;
 - (b) *deleted*;
 - (c) **Cannabis Store**;
 - (d) **Custodial Care**;
 - (e) **Liquor Store**;
 - (f) **Nightclub**;
 - (g) **Pawn Shop**; and
 - (h) **Payday Loan**.

6P2021

27P2021

(5) The following additional **uses** are not exempt under subsections (2) and (3) for the “International Avenue Change of Use/Exterior Renovation Exemption Area”:

- (a) **Assisting Living;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (d) *deleted*
- (e) **Dwelling Unit;**
- (f) *deleted*
- (g) **Place of Worship – Large;**
- (g) **Place of Worship – Medium;**
- (h) **Place of Worship – Small;**
- (i) **Residential Care;**
- (j) **Service Organization;**
- (k) **Social Organization;**
- (l) **Temporary Shelter;**
- (m) **Vehicle Rental – Major;**
- (n) **Vehicle Rental – Minor;**
- (o) **Vehicle Sales – Major; and**
- (p) **Vehicle Sales – Minor.**

27P2021

27P2021

(6) The following **uses** are not exempt under subsections (2), and (3) where they are located within 30 metres of a freight rail corridor **property line**:

- (a) **Assisted Living;**
- (b) **Child Care Service;**
- (c) **Dwelling Unit;**
- (d) **Emergency Shelter;**
- (e) *deleted*
- (f) **Hospital;**
- (g) **Jail;**
- (h) **Residential Care;**
- (i) **School – Private;**
- (j) **School Authority – School; and**
- (k) **Temporary Shelter.**

28P2021

(7) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.

- (2) The following *uses* must always be notice posted:
- (a) **Backyard Suite;** 26P2010, 24P2014
 - (a.1) **Cannabis Facility;** 51P2008, 24P2014, 25P2018
 - (a.2) **Cannabis Store;** 24P2014, 13P2017, 20P2017, 25P2018
 - (a.3) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts;
 - (a.4) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR Districts and in all *mixed use districts*;
 - (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR Districts and in all *mixed use districts*; 51P2008, 13P2017, 20P2017
 - (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
 - (c.1) *deleted* 17P2009, 28P2021
 - (d) **Home Occupation – Class 2;**
 - (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR Districts and in all *mixed use districts*; 51P2008, 13P2017, 20P2017
 - (e.1) *deleted* 7P2014, 25P2018
 - (f) **Multi-Residential Development in the *Developed Area*;**
 - (f.1) **Night Club** in the CC-EIR District or CR20-C20/R20 District in the area indicated in Map 11; 26P2010, 33P2013
 - (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER Districts or; CR20-C20/R20 District in the area indicated in Map 11 and in all *mixed use districts*; 51P2008, 33P2013, 13P2017, 20P2017
 - (g.1) **Pawn Shop;** 43P2015
 - (g.2) **Payday Loan;** 43P2015
 - (h) **Place of Worship – Large;** 14P2010
 - (h.1) **Recyclable Construction Material Collection Depot (temporary);** 14P2010
 - (i) *deleted* 12P2010, 14P2010, 24P2014
 - (i.1) *deleted* 12P2010, 9P2012, 24P2014
 - (i.2) **Secondary Suite** in the R-C1L, R-C1 and R-1 Districts; 24P2018
 - (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR Districts and in all *mixed use districts*; 51P2008, 14P2010, 38P2013, 13P2017, 20P2017

- 14P2010, 38P2013
- 38P2013
- 38P2013
- 30P2011
- 4P2013
- (k) **Waste Disposal and Treatment Facility.**
- (l) **Wind Energy Conversion System - Type 1;** and
- (m) **Wind Energy Conversion System - Type 2.**
- (2.1) The following *uses* must be notice posted when *adjacent* to a *parcel* containing a **Dwelling Unit**:
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Digital Message Sign.**
- (3) The following *uses* must always be notice posted in a *residential district*:
- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Custodial Care;**
- (f) **Indoor Recreation Facility;**
- (g) **Library;**
- (h) **Museum;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Residential Care;** and
- (l) **Service Organization.**
- (4) The following *uses* must always be notice posted in a *special purpose district*:
- (a) **Addiction Treatment;**
- (b) **Child Care Service;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium;**
- (e) **Place of Worship – Small;**
- (f) **Residential Care;** and
- (g) **Service Organization.**
- (5) The construction of a new *building* or an addition to a *building* for the following *uses* must be notice posted:
- (a) **Assisted Living** in the *Developed Area*;
- (b) **Duplex Dwelling** when listed as a *discretionary use*;
- (c) **Semi-detached Dwelling** when listed as a *discretionary use*;
- (d) **Single Detached Dwelling** when listed as a *discretionary use* in the *Developed Area*;
- 22P2016

Required Motor Vehicle Parking Stalls for Calculating Barrier Free Parking Stalls

48P2020

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

48P2020,
27P2021
28P2021

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

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

48P2020
27P2021
28P2021Table 1.2: Minimum Motor Vehicle Parking Requirements for Calculating Required
Barrier Free Parking Stalls – continued

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

<p> 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 </p>	<p> Race Track Refinery Salvage Processing – Heat and Chemicals Sawmill Sewage Treatment Plant, when no operated by, or on behalf of, the City Stock Yards Tire Recycling Waste Disposal and Treatment Facility when not operated by, or on behalf of, the City Zoo </p>	<p>Requires motor vehicle parking stalls based on a parking study required at the time of land use redesignation application.</p>
<p>Group E</p>		<p>Minimum Motor Vehicle Parking Requirement</p>
<p> Bed and Breakfast Child Care Service Cinema Custodial Quarters Drive Through Gaming Establishment – Bingo Home Occupation – Class 2 Hotel Instructional Facility </p>		<p> a. 1.0 motor vehicle parking stalls per guest bedroom for a Bed and Breakfast. b. 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 for a Child Care Service. c. 1.0 motor vehicle parking stalls per four (4) fixed seats for a Cinema. d. 1.0 motor vehicle parking stalls per Custodial Quarters. e. 5.0 motor vehicle parking stalls for a Drive Through. </p>

48P2020
27P2021
28P2021

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

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

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

206.1 “Home Based Child Care – Class 1”

17P2009,
28P2021
46P2021

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

5P2013,

17P2009
16P2018
28P2021

206.2 *deleted*

67P2008, 14P2010,
9P2012

207 “Home Occupation – Class 1”

- (a) means:
 - (i) the incidental *use* by a resident of a **Dwelling Unit** for business purposes; and
 - (ii) a *use* that meets all the rules of this section;
- (b) is a *use* within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- (d) may only have residents of the **Dwelling Unit** work on the *parcel* where the *use* is located;
- (e) must not use the *private garage* or **Accessory Residential Building** for business related activities, except storage where:

44P2013

16P2018

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

Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential *development* and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the *Developed Area* on large *parcels*.
- (2) *Parcels* designated R-C1Ls are intended to accommodate a **Secondary Suite** as a *permitted use* on the same *parcel* as a **Single Detached Dwelling**. 12P2010,
24P2014,
24P2018

Permitted Uses

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

Discretionary Uses

- 368** The following *uses* are *discretionary uses* in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Backyard Suite;** 24P2018
 - (a.1) **Bed and Breakfast;** 24P2018
 - (b) **Community Entrance Feature;**
 - (b.1) *deleted* 17P2009
28P2021
 - (c) **Home Occupation – Class 2;**
 - (d) **Place of Worship – Small;**
 - (e) **Power Generation Facility – Small;**
 - (e.1) **Secondary Suite;** 24P2018

- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 (1) *Parcels* designated R-C1Ls have the same **permitted uses** referenced in section 367 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-C1Ls have the same **discretionary uses** referenced in section 368 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

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

12P2010, 23P2016

Parcel Depth

373 The minimum **parcel depth** is 22.0 metres.

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

Purpose

- 384 (1)** The Residential – Contextual One Dwelling District is intended to accommodate existing residential *development* and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the *Developed Area*.
- (2)** *Parcels* designated R-C1s are intended to accommodate a **Secondary Suite** as a *permitted use* on the same *parcel* as a **Single Detached Dwelling**. 12P2010,
24P2014,
24P2018

Permitted Uses

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

Discretionary Uses

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

- 24P2018
- (a.2) **Backyard Suite;**
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
- 17P2009
28P2021
- (d.1) *deleted*
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**
- 24P2018
- (h.1) **Secondary Suite;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class C;**
 - (k) **Sign – Class E;**
 - (l) **Single Detached Dwelling;**
 - (m) **Temporary Residential Sales Centre; and**
 - (n) **Utility Building.**
- 53P2008
- (2) The following *uses* are additional **discretionary uses** if they are located in *buildings* used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School – Private;**
 - (e) **School Authority Purpose – Major; and**
 - (f) **Service Organization.**
 - (3) The following *uses* are additional **discretionary uses** on a *parcel* in the Residential – Contextual One Dwelling District that has a *building* used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Purpose

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

Permitted Uses

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

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

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted* 17P2009
28P2021
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

- 34P2010 (h) **Residential Care;**
- 34P2010, 24P2014 (h.1) **Secondary Suite;**
- 34P2010, 24P2014 (h.2) *deleted*
- (h.3) *deleted*
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre;** and
- (n) **Utility Building.**

Rules

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

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

Number of Main Residential Buildings on a Parcel

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

Parcel Width

- 3P2010, 34P2010 **409 (1)** The minimum *parcel width* is:
- 5P2013 (a) 7.5 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- 23P2016 (b) 9.0 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (c); and
- 24P2014, 23P2016 (c) 7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** where:
- (i) it is located on a *corner parcel* or *laned parcel*; and
- (ii) 3.0 or more *motor vehicle parking stalls* are provided on the *parcel*;
- (2) The maximum *parcel width* is 11.6 metres unless the *parcel* is:
- (a) a *corner parcel*;

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

Purpose

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

Permitted Uses

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

Discretionary Uses

- 426 (1)** The following *uses* are *discretionary uses* in the Residential – Contextual One / Two Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;** 24P2011
 - (a.2) **Backyard Suite;** 24P2014

- (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - 9P2012 (d.1) *deleted*
 - (e) **Duplex Dwelling;**
 - 17P2009, 9P2012, 28P2021 (e.1) *deleted*
 - (f) **Home Occupation – Class 2;**
 - (g) **Place of Worship – Small;**
 - (h) **Power Generation Facility – Small;**
 - (i) **Residential Care;**
 - 33P2011 (j) *deleted*
 - 12P2010, 24P2014 (j.1) *deleted*
 - 12P2010, 24P2014 (j.2) *deleted*
 - (k) **Semi-detached Dwelling;**
 - (l) **Sign – Class B;**
 - (m) **Sign – Class C;**
 - (n) **Sign – Class E;**
 - (o) **Single Detached Dwelling;**
 - (p) **Temporary Residential Sales Centre; and**
 - (q) **Utility Building.**
- 53P2008 (2) The following *uses* are additional **discretionary uses** if they are located in *buildings* used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
- (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School Authority Purpose – Major;**
 - (e) **School – Private; and**
 - (f) **Service Organization.**
- (3) The following *uses* are additional **discretionary uses** on a *parcel* in the Residential – Contextual One / Two Dwelling District that has a *building* used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Purpose

- 444** (1) The Residential – One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area*.
- (2) *Parcels* designated R-1s are intended to accommodate a **Secondary Suite** as a *permitted use* on the same *parcel* as a **Single Detached Dwelling**. 12P2010,
24P2014,
24P2018

Permitted Uses

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

Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;**
 - (a.2) **Backyard Suite;** 24P2018
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) *deleted* 17P2009
28P2021
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**

- 24P2018
- (h.1) **Secondary Suite;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class C;**
 - (k) **Sign – Class E;**
 - (l) **Temporary Residential Sales Centre; and**
 - (m) **Utility Building.**

12P2010, 33P2011 **Permitted and Discretionary Uses for Parcels Designated R-1s**

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

- (a) **Secondary Suite.**

24P2014 **(2)** *Parcels* designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

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

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

13P2008 **Number of Main Residential Buildings on a Parcel**

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

Parcels Containing Suites

Parcel Width

12P2010, 24P2014, 23P2016 **450** The minimum **parcel width** is 10.0 metres.

Parcel Depth

12P2010, 23P2016 **451** The minimum **parcel depth** is 22.0 metres.

Parcel Area

12P2010, 24P2014, 23P2016 **452** The minimum area of a **parcel** is 330.0 square metres.

Parcel Coverage

453 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**.

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

Purpose

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

Permitted Uses

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

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

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted* 17P2009
28P2021
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;** 34P2010

34P2010, 24P2014

(h.2) *deleted*

34P2010, 24P2014

(h.3) *deleted*(i) **Sign – Class B;**(j) **Sign – Class C;**(k) **Sign – Class E;**(l) **Temporary Residential Sales Centre;** and(m) **Utility Building.****Rules**

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

3P2010, 34P2010

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

(a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;

23P2016

(b) 9.0 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (c); and

24P2014, 23P2016

(c) 7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** where:

(i) it is located on a *corner parcel* or *laned parcel*; and

(ii) 3.0 or more *motor vehicle parking stalls* are provided on the *parcel*.

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

(a) a *corner parcel*;

(b) a *parcel* on the bulb of a cul-de-sac; or

(c) a *parcel* with a *front property line* shared with a *street* at a point where the *street* has a significant change in direction.

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

Purpose

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

Permitted Uses

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

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

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted* 17P2009
28P2021
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**

- 12P2010
- 12P2010, 24P2014
- 12P2010, 24P2014
- (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**
 - (i) *deleted*
 - (i.1) *deleted*
 - (i.2) *deleted*
 - (j) **Sign – Class B;**
 - (k) **Sign – Class C;**
 - (l) **Sign – Class E;**
 - (m) **Temporary Residential Sales Centre;** and
 - (n) **Utility Building.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

479 The minimum *parcel width* is:

- 34P2010, 23P2016,
76P2019
- 23P2016, 76P2019
- 23P2016
12P2010, 34P2010, 24P2014,
23P2016
- (a) **7.5 metres for a *parcel* containing a **Single Detached Dwelling**;**
 - (a.1) **9.0 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** in a **Single Detached Dwelling**, unless otherwise referenced in subsection (a.2);**
 - (a.2) **7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** in a **Single Detached Dwelling** where:**
 - (i) it is located on a *corner parcel* or *laned parcel*; and
 - (ii) 3.0 or more *motor vehicle parking stalls* are provided on the *parcel*;
 - (b) **13.0 metres for a *parcel* containing a **Duplex Dwelling**; and**
 - (c) *deleted*

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

Purpose

- 489** The Residential – Low Density Multiple Dwelling District (R-2M) is intended to primarily accommodate comprehensively designed low density residential *development* in the form of **Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings,** and **Townhouses** in the *Developing Area*. 24P2014

Permitted Uses

- 490** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District: 13P2008
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) *deleted* 46P2009
 - (d) **Park;**
 - (e) **Protective and Emergency Service;**
 - (f) **Rowhouse Building;** 24P2014
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**
- 490.1** The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District where there is only one *main residential building* located on a *parcel*: 13P2008, 12P2010
- (a) **Duplex Dwelling;**
 - (b) **Secondary Suite;** and
 - (c) **Semi-detached Dwelling.**

Discretionary Uses

- 491** (1) *Uses* listed in Section 490.1 are *discretionary uses* in the Residential – Low Density Multiple Dwelling District where there is more than one *main residential building* on a *parcel*. 13P2008
- (2) The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living** 24P2011
 - (a.2) **Backyard Suite;** 24P2014
 - (b) **Bed and Breakfast;**

- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- 17P2009
28P2021 (d.1) *deleted*
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- 12P2010 (i) *deleted*
- 12P2010, 24P2014 (i.1) *deleted*
- 12P2010, 24P2014 (i.2) *deleted*
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- 71P2008 (k.1) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Single Detached Dwelling;**
- (n) **Temporary Residential Sales Centre;**
- (o) **Townhouse;** and
- (p) **Utility Building.**

Rules

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

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

13P2008, 7P2011

Density

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

- 24P2014 (a) **50 units** per hectare for **Rowhouse Buildings;**
- (b) **50 units** per hectare for **Townhouses** when:
 - (i) all of the *buildings* containing *units* face a *street*; and

Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District17P2009, 4P2012,
9P2012, 24P2014,
62P2018**Purpose**

- 525** (1) The Residential – Grade-Oriented Infill (R-CG) District: 62P2018
- (a) accommodates existing residential *development*;
 - (b) accommodates grade-oriented development in the form of **Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;
 - (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential *development*;
 - (d) provides flexible *parcel* dimensions and *building setbacks* that facilitate integration of a diversity of grade-oriented housing over time; and
 - (e) accommodates site and *building* design that is adaptable to the functional requirements of evolving household needs.
- (2) The Residential – Grade-Oriented Infill (R-CGex) District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate **Secondary Suites** or **Backyard Suites**. 62P2018

Permitted Uses

- 526** (1) The following *uses* are *permitted uses* in the The Residential – Grade-Oriented Infill District:
- (a) **Accessory Residential Building**;
 - (b) **Contextual Semi-detached Dwelling**;
 - (c) **Home Based Child Care – Class 1**;
 - (d) **Home Occupation – Class 1**;
 - (e) **Park**;
 - (f) **Protective and Emergency Service**;
 - (g) **Secondary Suite**;
 - (h) **Sign – Class A**; and
 - (i) **Utilities**.
- (2) A **Rowhouse Building** is a *permitted use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** complies with all the rules in the district for that use and where a **Rowhouse Building** complies with the rules of section 347.3.

Discretionary Uses

- 527 (1) A **Rowhouse Building** is a *discretionary use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** does not comply with all the rules in the district for that *use* or where a **Rowhouse Building** does not comply with the rules of section 347.3.
- (2) The following *uses* are *discretionary uses* in the Residential – Grade-Oriented Infill District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Backyard Suite;**
 - (d) **Bed and Breakfast;**
 - (e) **Community Entrance Feature;**
 - (f) **Cottage Housing Cluster;**
 - (g) **Custodial Care;**
 - (h) **Duplex Dwelling;**
 - (i) *deleted*
 - (j) **Home Occupation – Class 2;**
 - (k) **Place of Worship – Small;**
 - (l) **Power Generation Facility – Small;**
 - (m) **Residential Care;**
 - (n) **Semi-detached Dwelling;**
 - (o) **Sign – Class B;**
 - (p) **Sign – Class C;**
 - (q) **Sign – Class E;**
 - (r) **Single Detached Dwelling;**
 - (s) **Temporary Residential Sales Centre; and**
 - (t) **Utility Building.**

28P2021

Permitted and Discretionary Uses for Parcels Designated R-CGex

- 527.1 (1) *Parcels* designated R-CGex have the same *permitted uses* referenced in Section 526 with the exclusion of:
- (a) **Secondary Suite.**
- (2) *Parcels* designated R-CGex have the same *discretionary uses* referenced in Section 527 with the exclusion of:
- (a) **Backyard Suite.**

62P2018

62P2018

Division 12: Residential – Low Density Mixed Housing (R-G) (R-Gm) District

15P2016

Purpose

- 547 (1)** The Residential – Low Density Mixed Housing District:
- (a) is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the ***Developing Area***;
 - (b) accommodates a wide range of low density residential ***development*** in the form of **Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings** and **Single Detached Dwellings** to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;
 - (c) includes ***carriage house lots*** to facilitate alternative housing forms on ***laned parcels***; and
 - (d) accommodates **Secondary Suites** and **Backyard Suites**.
- (2)** ***Parcels*** designated R-Gm:
- (a) accommodate low density attached dwelling ***developments*** in the form of **Rowhouse Buildings, Semi-detached Dwellings, Duplex Dwellings** and **Cottage Housing Clusters** in locations within master planned communities where attached residential forms are promoted;
 - (b) are not intended to accommodate **Single Detached Dwellings** except where subdivision results in remnant single lots, where ***carriage house lots*** are added or where **Single Detached Dwellings** are planned comprehensively with a majority of attached dwelling forms.

Permitted Uses

547.1 The following ***uses*** are ***permitted uses*** in the Residential –Low Density Mixed Housing District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**

- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling;** and
- (m) **Utilities.**

Discretionary Uses

547.2 The following *uses* are *discretionary uses* in the Residential – Low Density Mixed Housing District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Cottage Housing Cluster;**
- (f) **Custodial Care;**
- (g) *deleted*
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Temporary Residential Sales Centre;** and
- (p) **Utility Building.**

28P2021

Permitted and Discretionary Uses for Parcels Designated R-Gm

547.3 (1) *Parcels* designated R-Gm have the same *permitted uses* referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**
- (2)** *Parcels* designated R-Gm have the same *discretionary uses* referenced in section 547.2 with the additional *discretionary use* of:
- (a) **Single Detached Dwelling.**

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

Purpose

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

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

Permitted Uses

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

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

4P2012

(g) *deleted*

(h) **Utilities.**

(2) The following *uses* are **permitted uses** on a parcel in the Multi-Residential – Contextual Grade-Oriented District that has a **building** used or previously used as a **School Authority – School**:

(a) **School Authority – School**; and

(b) **School Authority Purpose – Minor.**

Discretionary Uses

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

(a) **Addiction Treatment;**

(b) **Assisted Living;**

24P2014

(b.1) **Backyard Suite;**

(c) **Bed and Breakfast;**

(d) **Community Entrance Feature;**

(e) **Custodial Care;**

(f) **Duplex Dwelling;**

17P2009
28P2021

(f.1) *deleted*

(g) **Home Occupation – Class 2;**

(h) **Live Work Unit;**

(i) **Multi-Residential Development;**

(j) **Place of Worship – Medium;**

(k) **Place of Worship – Small;**

(l) **Power Generation Facility – Small;**

(m) **Residential Care;**

33P2011

(n) *deleted*

12P2010, 24P2014

(n.1) *deleted*

12P2010, 24P2014

(n.2) *deleted*

(o) **Semi-detached Dwelling;**

(p) **Sign – Class B;**

(q) **Sign – Class C;**

(r) **Sign – Class D;**

(s) **Sign – Class E;**

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

Purpose

586 The Multi-Residential – Contextual Low Profile District:

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

Permitted Uses

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

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

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

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

Discretionary Uses

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

24P2014

17P2009,
28P2021

34P2010, 33P2011

34P2010, 24P2014

34P2010, 24P2014

- (a) **Addiction Treatment**;
- (b) **Assisted Living**;
- (b.1) **Backyard Suite**;
- (c) **Bed and Breakfast**;
- (d) **Child Care Service**;
- (e) **Community Entrance Feature**;
- (f) **Custodial Care**;
- (g) **Duplex Dwelling**;
- (g.1) *deleted*
- (h) **Home Occupation – Class 2**;
- (i) **Live Work Unit**;
- (j) **Multi-Residential Development**;
- (k) **Place of Worship – Medium**;
- (l) **Place of Worship – Small**;
- (m) **Power Generation Facility – Small**;
- (n) **Residential Care**;
- (n.1) *deleted*
- (n.2) *deleted*
- (n.3) *deleted*
- (o) **Semi-detached Dwelling**;
- (p) **Sign – Class B**;
- (q) **Sign – Class C**;
- (r) **Sign – Class D**;
- (s) **Sign – Class E**;
- (t) **Single Detached Dwelling**;

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

7P2011

Purpose

595 The Multi-Residential – Contextual Medium Profile District:

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

Permitted Uses

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

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

17P2009

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

Discretionary Uses

- 597 (1) The following *uses* are ***discretionary uses*** in the Multi-Residential – Contextual Medium Profile District:
 - (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - 24P2014 (b.1) **Backyard Suite;**
 - (c) **Bed and Breakfast;**
 - (d) **Child Care Service;**
 - (e) **Community Entrance Feature;**
 - (f) **Custodial Care;**
 - (g) **Duplex Dwelling;**
 - 17P2009, 28P2021 (g.1) *deleted*
 - (h) **Home Occupation – Class 2;**
 - (i) **Live Work Unit;**
 - (j) **Multi-Residential Development;**
 - (k) **Place of Worship – Medium;**
 - (l) **Place of Worship – Small;**
 - (m) **Power Generation Facility – Small;**
 - (n) **Residential Care;**
 - 34P2010, 33P2011 (n.1) *deleted*
 - 34P2010, 24P2014 (n.2) *deleted*
 - 34P2010, 24P2014 (n.3) *deleted*

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

Purpose

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

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

Permitted Uses

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

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

41P2009

Discretionary Uses

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

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

41P2009,
28P2021

4P2013

- (b) **Home Occupation – Class 2;**
- (c) **Outdoor Recreation Area;**
- (d) **Power Generation Facility – Medium;**

(e) **Sign – Class C;**

(f) *deleted*

(g) **Sign – Class F;**

30P2011

(g.1) **Sign – Class G;**

4P2012

(h) *deleted*

(i) **Utility Building;**

(j) **Vehicle Storage – Passenger; and**

(k) **Vehicle Storage – Recreational.**

- (2) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
 - (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced, but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (3) A **use** that meets the conditions of subsection (2) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (4) The applicant for a **development permit** for a **use**, pursuant to this section, must show that the **use** complies with the conditions of subsection (2).

Rules

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

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

SCHEDULE A

GROUPS OF USES

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
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, 28P2016, 4P2017, 49P2017, 16P2018, 25P2018, 42P2019, 27P2021, 28P2021

RESIDENTIAL GROUP

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

SALES GROUP

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

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 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 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