

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009	35P2011	December 5, 2011
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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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Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

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

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

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

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

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- (vii) in the R-CG District must be located on the same **parcel** as a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling, or a Single Detached Dwelling**.
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

154 “Bed and Breakfast”

- (a) means a **use**:
 - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and 27P2011
 - (ii) that must not provide liquor; 13P2008
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling**; 27P2011
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) **deleted** 14P2010
- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the **use**; 27P2011
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

37P2014

155 “Beverage Container Drop-Off Depot”

- (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) other types of recyclable material, which do not require the refund of a deposit may be returned; and
 - (iii) bottles and other beverage containers may be sorted and stored on site;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not be a combined **use** with a **Liquor Store**;
- (d) 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**;
- (e) unless otherwise referenced in subsection (d):
 - (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;
- (f) requires a minimum of 2.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

“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**.

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**;
- (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**.

44P2013

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*:
- 71P2008, 44P2013 (i) where motor vehicles are washed, provided they are not **large vehicles** or **recreational vehicles**; and
- 9P2012 (ii) where more than one vehicle may be washed at one 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 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;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a motor vehicle **parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
 - (i) within the **building**; or
 - (ii) within a **screened** enclosure that must be:
 - (A) shown on plans required at the time the application for the **use** is made;
 - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1** or **class 2**.

163 “Catering Service – Major”

- (a) means a **use**:
 - (i) where food is prepared, stored, and delivered for consumption off the premises without provision for pick-up by customers at the premises; and
 - (ii) where cooking equipment, refrigeration equipment and delivery vehicles are located within or outside of a **building**;
- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and 54P2008
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

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

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;
- (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**.

17P2009

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**.

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;**
 - (f) **Car Wash – Single Vehicle;**
 - (g) **Child Care Service;**
 - (h) **Computer Games Facility;**
 - (i) **Custodial Care;**
 - (j) **Drinking Establishment – Small;**
 - (k) **Drinking Establishment – Medium;**
 - (l) **Drive Through;**
 - (m) **Dwelling Unit;**
 - (n) **Gas Bar;**
 - (o) **Home Occupation – Class 2;**

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- 5P2013 (r.1) **Market – Minor;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- 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.

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

Purpose

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

Permitted Uses

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

71P2008, 17P2009,
32P2009, 39P2010

- (d) **Sign – Class D;** and
 - (e) **Utilities.**
- (2) The following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings**:

37P2014

- (a) **Accessory Food Service;**
- (b) **Amusement Arcade;**
- (b.1) **Beverage Container Drop-Off Depot;**
- (c) **Catering Service – Minor;**
- (d) **Computer Games Facility;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Health Services Laboratory – With Clients;**
- (j) **Home Based Child Care – Class 1;**
- (k) **Home Occupation – Class 1;**
- (l) **Information and Service Provider;**
- (m) **Instructional Facility;**
- (n) **Library;**
- (o) **Medical Clinic;**
- (p) **Museum;**
- (q) **Office;**
- (r) **Pawn Shop;**
- (s) **Pet Care Service;**
- (t) **Power Generation Facility – Small;**
- (u) **Print Centre;**
- (v) **Protective and Emergency Service;**

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

Discretionary Uses

- 759 (1)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.
- (2)** *Uses* listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Community 2 District:
- (a) **Artist’s Studio;**
 - (b) **Auto Service – Major;**
 - (c) **Auto Service – Minor;**
 - (c.1) **Beverage Container Quick Drop Facility;** 37P2014
 - (d) **Billiard Parlour;**
 - (e) **Car Wash – Multi Vehicle;**
 - (f) **Car Wash – Single Vehicle;**
 - (g) **Child Care Service;**
 - (h) **Cinema;**
 - (h.1) **Conference and Event Facility;** 67P2008
 - (i) **Dinner Theatre;**

- (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;**
- (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;**

5P2013

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

Purpose

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

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

Permitted Uses

814 (1) The following *uses* are *permitted uses* in the Commercial – Corridor 3 District:

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

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

39P2010

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

37P2014

37P2014

- (c) **Auction Market – Other Goods;**
- (c.1) **Beverage Container Drop-Off Depot;**
- (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Catering Service – Minor;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Health Services Laboratory – With Clients;**
- (j) **Health Services Laboratory – Without Clients;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Radio and Television Studio;**
- (v) **Restaurant: Food Service Only – Medium;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Retail and Consumer Service;**
- (aa) **Service Organization;**
- (bb) **Specialty Food Store;**

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

Discretionary Uses

- 815 (1)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.
- (2)** **Uses** listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District:
- (a) **Amusement Arcade;**
 - (b) **Auto Body and Paint Shop;**
 - (c) **Auto Service – Major;**
 - (d) **Auto Service – Minor;**
 - (e) *deleted* 37P2014
 - (f) **Billiard Parlour;**
 - (g) **Car Wash – Multi-Vehicle;**
 - (h) **Car Wash – Single Vehicle;**
 - (i) **Child Care Service;**
 - (j) **Cinema;**
 - (k) **Computer Games Facility;**
 - (k.1) **Conference and Event Facility;** 67P2008
 - (l) **Dinner Theatre;**

67P2008

- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- (u.1) **Large Vehicle Sales;**
- (v) **Liquor Store;**
- (w) **Market;**
- (x) **Night Club;**
- (y) **Outdoor Café;**
- (z) **Parking Lot – Grade;**
- (aa) **Parking Lot – Structure;**
- (bb) **Pawn Shop;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Small;**
- (ee) **Post-secondary Learning Institution;**
- (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;**

9P2012

9P2012

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

Purpose

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

Permitted Uses

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

71P2008,
17P2009,
32P2009,
39P2010

37P2014

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

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

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

Permitted Uses

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

71P2008, 32P2009,
39P2010

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

37P2014

37P2014

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Amusement Arcade;**
- (c.1) **Beverage Container Drop-Off Depot;**
- (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Catering Service – Minor;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- (g) **Counselling Service;**
- (h) **Dinner Theatre;**
- (i) **Financial Institution;**
- (j) **Fitness Centre;**
- (k) **Funeral Home;**
- (l) **Health Services Laboratory – With Clients;**
- (m) **Indoor Recreation Facility;**
- (n) **Information and Service Provider;**
- (o) **Instructional Facility;**
- (p) **Library;**
- (q) **Medical Clinic;**
- (r) **Museum;**
- (s) **Office;**
- (t) **Pawn Shop;**
- (u) **Performing Arts Centre;**
- (v) **Pet Care Service;**
- (w) **Power Generation Facility – Small;**
- (x) **Print Centre;**
- (y) **Protective and Emergency Service;**
- (z) **Radio and Television Studio;**

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

Discretionary Uses

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

37P2014

- 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;**
 - (u) **Place of Worship – Medium;**
 - (v) **Place of Worship – Small;**
 - (w) **Post-secondary Learning Institution;**
 - (x) **Power Generation Facility – Medium;**
 - (y) **Restaurant: Food Service Only – Large;**
 - (z) **Restaurant: Licensed – Large;**
 - (aa) **Seasonal Sales Area;**
 - (bb) **Sign – Class C;**
 - (cc) **Sign – Class E;**
 - (dd) **Social Organization;**
 - (ee) **Special Function – Class 2;**
- 4P2012
- 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.**

Division 2: Industrial – General (I-G) District

Purpose

32P2009

906 The Industrial – General District is intended to be characterized by:

- (a) a wide variety of light and medium general industrial **uses** and a limited number of support commercial **uses**;
- (b) **parcels** typically located in internal locations;
- (c) the application of discretion for **parcels** that share a **property line** with a **major street** or **expressway** to ensure an appropriate interface and compliance with **City** plans and policies;
- (d) a limited number of non-industrial **uses** that may be appropriate due to **building** or **parcel** requirements generally found in industrial areas;
- (e) **uses** and **buildings** that may have little or no relationship to **adjacent parcels**;
- (f) appropriate controls to ensure **screening** of any outdoor activities; and
- (g) limits on sales and office activities in order to preserve a diverse industrial land base.

Permitted Uses

32P2009

907 (1) The following **uses** are **permitted uses** in the Industrial – General District:

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

(2) Unless otherwise referenced in subsection 908(1), the following **uses** are **permitted uses** in the Industrial – General District:

- (a) **Auto Body and Paint Shop**;
- (b) **Auto Service – Major**;
- (c) **Auto Service – Minor**;
- (d) **Beverage Container Drop-Off Depot**;
- (d.1) **Beverage Container Quick Drop Facility**;
- (e) **Car Wash – Multi-Vehicle**;

37P2014

- (f) **Car Wash – Single Vehicle;**
- (g) **Catering Service – Major;**
- (h) **Catering Service – Minor;**
- (i) **Crematorium;**
- (j) **Distribution Centre;**
- (k) **Dry-cleaning and Fabric Care Plant;**
- (l) **Fleet Service;**
- (m) **Freight Yard;**
- (n) **General Industrial – Light;**
- (o) **General Industrial – Medium;**
- (p) **Large Vehicle Service;**
- (q) **Large Vehicle Wash;**
- (r) **Motion Picture Production Facility;**
- (s) **Municipal Works Depot;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- (v) **Power Generation Facility – Medium;**
- (w) **Power Generation Facility – Small;**
- (x) **Protective and Emergency Service;**
- (y) **Recreational Vehicle Service;**
- (y.1) **Sign – Class C;**
- (z) **Specialty Food Store;**
- (aa) **Utility Building;**
- (bb) **Vehicle Storage – Large;**
- (cc) **Vehicle Storage – Passenger; and**
- (dd) **Vehicle Storage – Recreational.**

14P2010

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:

9P2012

(a) **Artist’s Studio;**

9P2012, 37P2014

(a.1) **Auto Service – Minor;**

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

37P2014

(a.3) **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;**

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

Purpose

32P2009

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

Permitted Uses

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

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

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

32P2009,
39P2010

- (a) **Artist’s Studio**;
- (b) **Beverage Container Drop-Off Depot**;
- (b.1) **Beverage Container Quick Drop Facility**;
- (c) **Building Supply Centre**;
- (d) **Counselling Service**;
- (e) **Dry-cleaning and Fabric Care Plant**;
- (f) **Financial Institution**;

37P2014

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

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;**
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) **Counselling Service;**
- (g) **Custodial Quarters;**

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;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- 2P2012 (f.1) **Community Recreation Facility;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**