

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

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

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

#### NOTE:

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

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

Printed by the City Clerk by authority of City Council.

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

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

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

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

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

## **PUBLISHING INFORMATION**

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## Division 2: Definitions and Methods

### General Definitions

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

68P2008,  
39P2010

38P2013

38P2013

38P2013

67P2008,  
41P2009

3P2010

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

13P2008, 41P2009



- (d) that is anchored to a hard surface or fixed structure.
- (18) “**bicycle parking stall – class 1**” means a **bicycle parking stall** in a secured or controlled area.
- (19) “**bicycle parking stall – class 2**” means a **bicycle parking stall** in an unsecured or uncontrolled area.
- (19.1) “**blade**” means an element of a Wind Energy Conversion System rotor that extracts kinetic energy from the wind. 38P2013
- (20) “**building**” includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
- (21) *deleted* 3P2010
- (22) “**building coverage**” means the area of a **parcel** which is covered by a **building** excluding:
- (a) portions of the **building** located entirely below **grade**;
- (b) portions of the **building** greater than 2.4 metres above **grade** and with a depth less than 1.0 metres, measured from the wall directly below;
- (c) portions of eaves, roofs, pergolas and other similar elements with a depth less than 1.0 metres, measured from the wall directly below;
- (d) **patios**, and any covered or enclosed area located below; and
- (e) **decks, landings**, uncovered stairs, and any external areas located below.
- (23) “**building depth**” means the distance from the **front property line** to the farthest portion of a **main residential building** excluding **decks**, eaves, **landings** and **patios**, determined by:
- (a) establishing a line connecting the midpoint of the **front property line** and the midpoint of the **rear property line**; then
- (b) extending a line from the portion of the **main residential building** farthest from the **front property line** to a point where it intersects the line connecting the midpoint of the **front property line** and the midpoint of the **rear property line** at a right angle; and
- (c) measuring the distance from the point where the two lines intersect to the midpoint of the **front property line**. 5P2013

- 13P2008                   **(24)**    “**building height**” means the height of a **building**, excluding **ancillary structures**, determined:
- 3P2010, 27P2011           (a)       by applying the provisions of sections 360 and 361 for a **parcel** containing a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- 3P2010                   (b)       **deleted**
- (c)       by measuring from **grade** in a **multi-residential district** where the **use** is not a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- (d)       by measuring from **grade** in the S-CI District where provision 1057 (1) through (4) applies; and
- (e)       in all other cases by measuring from **grade** at any point adjacent to a **building**.
- 3P2010                   **(25)**    **deleted**

- (109) “**privacy wall**” means a structure that:
- (a) provides visual **screening**;
  - (b) is located on a **balcony, deck** or **patio**; and
  - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
  - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of an **irregular parcel**, the **rear property line** is established by drawing a line the maximum distance from the **front property line** that:
- (a) is wholly within the **parcel**;
  - (b) is not less than 3.0 metres long; and
  - (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.
- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.

13P2008,  
67P2008

9P2012

(119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:

- (a) motor homes;
- (b) travel trailers;
- (c) fifth wheel travel trailers;
- (d) campers, whether located on a truck or other vehicle or not;
- (e) tent trailers;
- (f) boats; and
- (g) a trailer used to transport any of the above.

32P2009

(119.1) “**research and development**” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:

(120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.

(121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.

38P2013

(121.1) “**rotor’s arc**” means the largest circumferential path travelled by a **blade**.

(122) “**screen**”, “**screened**” and “**screening**” means the total or partial concealment of a **building**, equipment, structure or activity by a berm, **fence**, vegetation or wall.

35P2011

(122.1) “**secondary building wall**” means any exterior **building** wall that is not a **primary building wall** as illustrated in Sign Illustration 2.

(123) “**setback area**” means the area of a **parcel** between the **property lines** and lines parallel to the **property lines** at a distance equivalent to the minimum depth from each respective **property line** as required by the District.

71P2008

(124) “**shopping centre**” means, for the purposes of **signs** in Part 3, Division 5, a site that:

- (a) is 0.40 hectares or larger;
- (b) contains more than one commercial **use**, being primarily retail and personal service, with shared parking; and
- (c) is located in the C-N1, C-N2, C-C1, C-C2, C-R1, C-R2 or C-R3 Districts.

(125) “**side property line**” means a **property line** other than the **front** and **rear property lines**.

(136) “**Subdivision Authority**” means a person or body appointed as a Subdivision Authority in accordance with the *Municipal Government Act*.

(136.1) “**top of bank**” means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.

26P2010

(136.2) “**total Wind Energy Conversion System height**” means:

38P2013

- (a) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 1** to its base at **grade** or to the height equivalent to its mount on a building; and
- (b) the height measured from the highest vertical extension of a **Wind Energy Conversion System - Type 2** to its base at **grade**.

(137) “**unit**” means a **Dwelling Unit** or a **Live Work Unit**.

(138) “**use**” means a **permitted** or **discretionary use**.

(139) “**use area**”:

- (a) means the entire floor area of a **building** that is separated from other portions of the **building** and is accessible by the same entrance or entrances and is occupied by a specific **use**;
- (b) for greater certainty, (a) must be interpreted to mean that whenever a person inside of a **building** must exit the **building** or enter a common internal corridor to access a different portion of the **building**, those two portions of the **building** are separate; and
- (c) the measurement of **use area** includes the floor area of:
  - (i) all mezzanines and **storeys** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor;
  - (ii) all mechanical rooms, offices and other spaces that support the use and can be accessed without leaving the **building** or using a common internal corridor; and
  - (iii) all spaces within a **building** capable of being accessed by the same entrance without leaving the **building** or using a common internal corridor regardless of whether the space is open to the public including washroom facilities, storage rooms, employee-only areas, and similar spaces.
- (d) does not apply to **Dwelling Units**.

- (140) “**visitor parking stall**” means a **motor vehicle parking stall** intended only for the use of visitors to **Dwelling Units** and **Live Work Units**.
- (141) “**walkout basement**” means a **basement** in a **building** which has a door that exits directly from the **basement** to the exterior at **grade** that is substantially at the same level as the **basement** floor.

### Methods

- 14 (1) Unless otherwise specified in this Bylaw, proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.
- (2) For the purpose of calculating the following:
- (a) where **density** is calculated in **units** per hectare, it is always to be rounded down to the next lower whole number;
- 47P2008 (b) trees in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number;
- 47P2008 (c) shrubs in a **setback area** or a **landscaped area** are always rounded up to the next higher whole number;
- (d) the **landscaped area** and tree and shrub requirements of a **setback area** that borders two or more of:
- (i) an **expressway**;
  - (ii) **lane**;
  - (iii) **LRT corridor**;
  - (iv) **major street**;
  - (v) **street**;
  - (vi) Headworks Canal operated by the Western Irrigation District; or
  - (vii) any land use district;
- are determined by the longest distance of **property line** bordering the **setback area**; and
- (e) where determining the **contextual building setback** and the number arrived at is less than zero metres, the **contextual building setback** is zero metres.

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

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

51P2008, 26P2010,  
9P2012

30P2011



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

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

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

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

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

68P2008

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

## 266 “Power Generation Facility – Small”

- (a) means a **use**:
- 38P2013 (i) where electrical power is generated;
- 68P2008, 38P2013 (ii) where the total power generation capacity is between 10 watts and 1.0 megawatts; and
- 38P2013 (iii) that does not include a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** when listed as a **use** in a **commercial, industrial** or **special purpose district**;
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- 68P2008 (c) must not:
- (i) exceed the height of the District it is located in, excluding **ancillary structures**; and
- (ii) be located in a required **setback area**, excluding **solar collectors**;
- 68P2008 (d) must be **screened**, with the exception of **solar collectors**;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

## 267 “Print Centre”

- 32P2009 (a) means a **use**:
- (i) where graphic and printed materials are printed or duplicated on a custom order basis for individuals or businesses;
- (ii) that may include self-service photocopiers;

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

## 268 “Printing, Publishing and Distributing”

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

269 **deleted**

39P2010

**270 “Protective and Emergency Service”**

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

1P2009

**270.1 “Public Transit System”**

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

**271 “Race Track”**

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

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

### 333.1 “Wind Energy Conversion System – Type 1”

38P2013

- (a) means a **use**:
  - (i) that includes a wind turbine, its supporting pole structure, and an associated mechanical control and conversion electronics;
  - (ii) that may or may not be mounted to a **building**;
  - (iii) that must have a rotor diameter less than or equal to 4.0 metres;
  - (iv) that must have a **total Wind Energy Conversion System height** less than or equal to 15.0 metres; and
  - (v) that has certification approval from, or equivalent to, the Canadian Standards Association (CSA);
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must not be located in a required **setback area**;
- (d) does not require **motor vehicle parking stalls**; and
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

### 333.2 “Wind Energy Conversion System – Type 2

38P2013

- (a) means a **use**:
  - (i) that includes a wind turbine, a tower and foundation, and an associated mechanical control and conversion electronics; and
  - (ii) that has certification approval from, or equivalent to, the Canadian Standards Association (CSA);
- (b) is a **use** within the Infrastructure Group in Schedule A to this Bylaw;
- (c) must have a rotor diameter greater than 4.0 metres or a **total Wind Energy Conversion System height** greater than 15.0 metres;

- (d) must not:
  - (i) be located in a required **setback area**;
  - (ii) be mounted to a **building**;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

**Division 9: Multi-Residential – High Density Medium Rise (M-H2)  
(M-H2f#h#d#) District**

7P2011

**Purpose**

**646** The Multi-Residential – High Density Medium Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected *parcels* in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Development** that will provide intense development, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has taller **Multi-Residential Development** with higher **density**;
- (e) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum density;
- (h) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby *parcels*.

**Permitted Uses**

**647** The following **uses** are **permitted uses** in the Multi-Residential – High Density Medium Rise District:

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

17P2009

- 33P2011 (c) **Park;**
- 4P2012 (d) **Protective and Emergency Service;**
- 4P2012 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- (f) *deleted*
- (g) **Utilities.**

34P2010

39P2010, 7P2011

**Discretionary Uses**

**648 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Medium Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**



**Garbage**

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

**Recycling Facilities**

- 698** Recycling facilities must be provided for every **development** containing **Dwelling Units**.

**Screening**

- 699** When a **parcel** shares a **property line** with:
- (a) a **parcel** designated as a **residential district** or **special purpose district**, a fence with a maximum height of 2.0 metres must be provided for **screening** along the **property line**; and
  - (b) a **lane**, a fence with a maximum height of 2.0 metres must be provided for **screening** along the **property line**, except where an opening is required for pedestrian or motor vehicle access.

**Solar Collectors**

- 699.1 (1)** A **solar collector** may only be located on the wall or roof of a **building**. 68P2008
- (2)** A **solar collector** mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 metres from the surface of the roof.
- (3)** A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
  - (b) must not extend beyond the outermost edge of the roof.
- (4)** A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of 0.6 metres from the surface of that wall.

**Wind Energy Conservation System**

- 699.2 (1)** A **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** must: 38P2013

- 
- (a) be located a minimum distance equal to the **total Wind Energy Conversion System height** from a **property line**, measured from the base;
  - (b) be painted a single, neutral, non-reflective, non-glossy colour;
  - (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a **building**;
  - (d) be equipped with manual and automatic over speed controls;
  - (e) be repaired or removed from the **parcel** upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
  - (f) not be located in the **actual front setback area**, **actual side setback area** or the **rear setback area** when the corresponding **property line** is **adjacent** to a **residential district**;
  - (g) not contain any **signs** or other non-system related objects, which are visible from a **residential** or **special purpose district**, other than **Directional Signs**;
  - (h) not contain any **accent lighting**, or be indirectly illuminated or artificially lit, except as required for navigational safety or **Directional Signs**;
  - (i) not contain guy wires or other similar structural support device, except when a **Wind Energy Conversion System - Type 1** is fastened to a **building**;
  - (j) not be within 100.0 metres of any permanent or temporary wetland or water body;
  - (k) not have a tower-climbing apparatus or **blade** tips closer than 4.6 metres from **grade** unless enclosed by a minimum 1.8 metre high **fence**; and
  - (l) not have a total power generation capacity greater than 100 kilowatts.
- (2) **A Wind Energy Conversion System – Type 1:**
- (a) must not be located within 60.0 metres from a **residential district**; and
  - (b) may require a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development.

- (3) **A Wind Energy Conversion System – Type 2:**
- (a) must not be located within 550.0 metres from a **residential district**;
  - (b) requires a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development; and
  - (c) may have a maximum **total Wind Energy Conversion System height** of 15.0 metres above the maximum **building height** of the district.
- (4) A **development permit** may only be issued for a limited period of time not exceeding:
- (a) five (5) years for a **Wind Energy Conversion System – Type 1** and a **Wind Energy Conversion System – Type 2**; and
  - (b) where a **development permit** for a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** has been approved, subsequent **development permit** approvals for the legally existing **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2** may be granted for a period greater than stated in subsection (a).

### Parcel Access

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



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

### Purpose

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

### Permitted Uses

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

39P2010,  
17P2009,  
32P2009

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

### **Discretionary Uses**

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

24P2011

## Discretionary Uses

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

24P2011

- 4P2013 (u) **Service Organization;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012 (z) **Special Function – Class 2;**
- 10P2009, 4P2012 (z.1) *deleted*
- (aa) **Utility Building; and**
- (bb) **Vehicle Rental – Minor.**

### Rules

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

### Parcel Area

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

- 728** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** in the Commercial – Neighbourhood 2 District is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
  - (a.1) **Assisted Living;**

24P2011



**Discretionary Uses**

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

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

## Rules

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

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

(nn)	<b>Sign – Class F;</b>	
(nn.1)	<b>Sign – Class G;</b>	30P2011
(oo)	<b>Social Organization;</b>	
(pp)	<b>Special Function – Class 2;</b>	4P2012
(pp.1)	<i>deleted</i>	10P2009, 4P2012
(qq)	<b>Utility Building;</b>	
(rr)	<b>Vehicle Rental – Major;</b>	38P2013
(ss)	<b>Vehicle Sales – Major;</b>	38P2013
(tt)	<b>Wind Energy Conversion System – Type 1; and</b>	38P2013
(uu)	<b>Wind Energy Conversion System – Type 2.</b>	38P2013

## Rules

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

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

## Parcel Area

**817** The maximum area of a **parcel** is 3.2 hectares.

## Floor Area Ratio

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

## Building Height

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

**Use Area**

- 39P2010
- 820** (1) Unless otherwise referenced in subsections (2) and (3), there is no **use area** restriction in the Commercial – Corridor 3 District.
- (2) The maximum **use area** of a **Retail and Consumer Service**, or a **Retail and Consumer Service**, combined with any other **use**, is 3600.0 square metres.
- (3) The maximum **use area** of a **Supermarket**, or a **Supermarket**, combined with any other **use**, is 3600.0 square metres.

**Front Setback Area**

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

**Rear Setback Area**

- 67P2008
- 822** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **rear property line** with:
- (a) an **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 6.0 metres;
  - (b) a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (c) a **lane**, in all other cases, the **rear setback area** must have a minimum depth of 3.0 metres.

**Side Setback Area**

- 823** (1) Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, the **side setback area** must have a minimum depth of 3.0 metres;

## Discretionary Uses

- 830 (1)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (2)** **Uses** listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** **Uses** listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**;
  - (b) they are located in a **building** where less than 90.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection 829(2)(a) through (f) inclusive; or
  - (c) they are located above the ground floor of the **building**.
- (4)** The following **uses** are **discretionary uses** in the Commercial – Office District:
- (a) **Child Care Service**;
  - (a.1) **Conference and Event Facility**; 67P2008
  - (b) **Drinking Establishment – Medium**;
  - (c) **Drinking Establishment – Small**;
  - (d) **Outdoor Café**;
  - (e) **Power Generation Facility – Medium**;
  - (f) **Restaurant: Food Service Only – Medium**;
  - (g) **Restaurant: Licensed – Medium**;
  - (h) **Sign – Class C**;
  - (i) **Sign – Class E**;
  - (j) **Sign – Class F**;
  - (j.1) **Sign – Class G**; 30P2011
  - (k) **Special Function – Class 2**; 4P2012
  - (k.1) *deleted*; 10P2009,  
4P2012
  - (l) **Utility Building**; 38P2013
  - (m) **Veterinary Clinic**; and 38P2013
  - (n) *deleted*; 39P2010
  - (o) **Wind Energy Conversion System – Type 1**. 38P2013

### Rules

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

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

### Floor Area Ratio

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

### Building Height

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

### Use Area

- 834** (1) Unless otherwise referenced in subsection (2), there is no **use area** restriction for **uses** in the Commercial – Office District.
- (2) The maximum **use area** for a **Retail and Consumer Service**, or a **Retail and Consumer Service** combined with any other **use**, is 465.0 square metres.

39P2010

### Front Setback Area

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

### Rear Setback Area

- 836** (1) Where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (b) an **industrial district**, the **rear setback area** must have a minimum depth of 3.0 metres;
  - (c) a **residential district**, the **rear setback area** must have a minimum depth of 6.0 metres; and
  - (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.

- (q) **Outdoor Café;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Products Sales Yard;**
- (w) **Retail Garden Centre;**
- (x) **Retail and Consumer Service;** 39P2010
- (y) **Seasonal Sales Area;**
- (z) **Sign – Class C;**
- (aa) **Sign – Class E;**
- (bb) **Sign – Class F;**
- (bb.1) **Sign – Class G;** 30P2011
- (cc) **Special Function – Class 2;** 4P2012
- (cc.1) *deleted* 10P2009, 4P2012
- (dd) **Supermarket;**
- (ee) **Utility Building;**
- (ff) **Vehicle Rental – Major;**
- (gg) **Vehicle Rental – Minor;**
- (hh) **Vehicle Sales – Major;** 38P2013
- (ii) **Vehicle Sales – Minor;** 38P2013
- (jj) **Wind Energy Conversion System – Type 1; and** 38P2013
- (kk) **Wind Energy Conversion System – Type 2.** 38P2013

## Rules

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

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

### Parcel Area

**847** The area of a *parcel* must be a minimum of 0.5 hectares and a maximum of 6.0 hectares.

### Floor Area Ratio

**848** The maximum *floor area ratio* for *parcels* designated Commercial – Regional 1 District is the number following the letter “f” indicated on the Land Use District Maps.

### Building Height

**849** The maximum *building height* is 15.0 metres.

### Buildings

- 850** (1) Every *parcel* in the Commercial – Regional 1 District must have one *building* that is equal to or exceeds 3600.0 square metres of *gross floor area*.
- (2) In addition to the *building* required by subsection (1), a *parcel* may have up to two *buildings*, so long as no additional *building* exceeds 360.0 square metres in *gross floor area*.
- (3) The maximum number of *buildings* on every *parcel* is three.

### Use Area

**851** Only one *use area* in a *building* in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.

### Building Entrance Features

- 852** The *public entrances* must be accentuated by a minimum of one example of three or more of the following features:
- (a) arcades;
  - (b) arches;
  - (c) awnings;
  - (d) pitched or raised cornice roof forms;
  - (e) porticoes;
  - (f) recesses or projections; or
  - (g) windows.



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

#### **Discretionary Uses**

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

- 67P2008
- (h.1) **Conference and Event Facility;**
  - (i) **Drinking Establishment – Large;**
  - (j) **Drinking Establishment – Medium;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (m) **Gaming Establishment – Bingo;**
  - (n) **Gas Bar;**
  - (o) **Hotel;**
  - (p) **Liquor Store;**
- 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.**

**Garbage**

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

**Fences**

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

**Solar Collectors**

68P2008

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

**Display and Sales Area**

32P2009

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

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

32P2009

### Outdoor Product Display Area

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

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

38P2013

### Wind Energy Conversion System

**904.4 (1)** A **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** must:

- (a) be located a minimum distance equal to the **total Wind Energy Conversion System height** from a **property line**, measured from the base;
- (b) be painted a single, neutral, non-reflective, non-glossy colour;
- (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a **building**;
- (d) be equipped with manual and automatic over speed controls;
- (e) be repaired or removed from the **parcel** upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
- (f) not be located in the **actual front setback area**, **actual side setback area** or the **rear setback area** when the corresponding **property line** is **adjacent** to a **residential district**;
- (g) not contain any **signs** or other non-system related objects, which are visible from a **residential** or **special purpose district**, other than **Directional Signs**;

- (h) not contain any **accent lighting**, or be indirectly illuminated or artificially lit, except as required for navigational safety or **Directional Signs**;
  - (i) not contain guy wires or other similar structural support devices, excluding those that may be required to fasten the Wind Energy Conversion System to a **building**;
  - (j) not be within 100.0 metres of any permanent or temporary wetland or water body;
  - (k) not have a tower-climbing apparatus or **blade** tips closer than 4.6 metres from **grade** unless enclosed by a minimum 1.8 metre high **fence**; and
  - (l) not have a total power generation capacity greater than 100 kilowatts.
- (2) **A Wind Energy Conversion System – Type 1:**
- (a) must not be located within 60.0 metres from a **residential district**; and
  - (b) may require a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development.
- (3) **A Wind Energy Conversion System – Type 2:**
- (a) must not be located within 550.0 metres from a **residential district**;
  - (b) requires a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development; and
  - (c) may have a maximum **total Wind Energy Conversion System height** of:
    - (i) 15.0 metres above the maximum **building height** of the district, and
    - (ii) 50 metres where there is no maximum **building height**.

- (4) A **development permit** may only be issued for a limited period of time not exceeding:
- (a) five (5) years for a **Wind Energy Conversion System – Type 1** and a **Wind Energy Conversion System – Type 2**; and
  - (b) where a **development permit** for a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** has been approved, subsequent **development permit** approvals for the legally existing **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2** may be granted for a period greater than stated in subsections (a).

**Parcel Access**

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

**Discretionary Uses**

32P2009

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

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

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

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

9P2012

36P2011

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

### Rules

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

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

### Building Size

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

### Floor Area Ratio

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

### Building Height

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

### Building Setback

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

### Storage of Goods, Materials and Supplies

32P2009

- 913.1 (1)** A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
  - (b) not located between a **building** and a **major street** or **expressway**; and
  - (c) shown on a plan approved as part of a **development permit**.



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

## Rules

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

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

**Floor Area Ratio**

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

**Building Height**

57P2008

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

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

**Use Area**

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

32P2009, 39P2010

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

32P2009

**Storage of Goods, Materials and Supplies**

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

**Front Setback Area**

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

**Rear Setback Area**

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

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

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

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

(k)	<b>Outdoor Café;</b>	
(k.1)	<b>Place of Worship – Large;</b>	36P2011
(l)	<b>Power Generation Facility – Medium;</b>	
(m)	<b>Restaurant: Licensed – Small;</b>	
(n)	<i>deleted</i>	39P2010
(o)	<b>Self Storage Facility;</b>	
(p)	<b>Sign – Class C;</b>	
(q)	<b>Sign – Class E;</b>	
(r)	<b>Sign – Class F;</b>	
(r.1)	<i>deleted</i>	30P2011, 4P2013
(s)	<b>Special Function – Class 2;</b>	
(t)	<i>deleted</i>	4P2012 4P2012
(u)	<b>Specialty Food Store;</b>	
(v)	<b>Take Out Food Service;</b>	
(w)	<b>Utility Building; and</b>	38P2013
(x)	<b>Wind Energy Conversion System – Type 1.</b>	38P2013 38P2013

## Rules

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

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

## Floor Area Ratio

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

## Building Height

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

### Activities and Objects Prohibited

- 943 (1)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, the area between any *buildings* on that *parcel* and that *street* or *lane* must not contain:
- (a) entrances to the *parcel*;
  - (b) garbage enclosures;
  - (c) loading areas; or
  - (d) outside activities.
- (2)** Where a *parcel* shares a *street* or *lane* with a *residential district* or Special Purpose – Community Institution District, there must not be any vehicle entrance or overhead doors on the façade of the *building* facing those Districts, *lanes* or *streets*.

### Use Area

- 944 (1)** Unless otherwise referenced in subsection (2), the maximum *use area* is 300.0 square metres.
- (2)** The following *uses* do not have a *use area* restriction:
- (a) **Convenience Food Store**;
  - (b) **General Industrial – Light**;
  - (c) **Self Storage Facility**; and
  - (d) **Specialty Food Store**;

32P2009

### Storage of Goods, Materials and Supplies

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

32P2009

### Front Setback Area

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

### Rear Setback Area

- 947 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
  - (c) a *residential district*, the *rear setback area* must have a minimum depth of 6.0 metres; and

**Discretionary Uses**

- 955 (1)** *Uses* listed in subsection 954(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Industrial – Commercial District.
- (2)** The following **uses** are **discretionary uses** in the Industrial – Commercial District: 32P2009
- (a) **Auction Market – Other Goods;**
  - (b) **Auction Market – Vehicles and Equipment;**
  - (c) **Auto Body and Paint Shop;**
  - (d) **Auto Service – Major;**
  - (e) **Auto Service – Minor;**
  - (f) **Car Wash – Multi-Vehicle;**
  - (g) **Car Wash – Single Vehicle;**
  - (h) **Child Care Service;**
  - (i) **Convenience Food Store;**
  - (j) **Custodial Quarters;**
  - (k) **Drinking Establishment – Small;**
  - (l) **Drive Through;**
  - (m) **Gas Bar;**
  - (n) **Large Vehicle and Equipment Sales;** 9P2012
  - (o) **Large Vehicle Service;**
  - (p) **Large Vehicle Wash;**
  - (q) **Liquor Store;**
  - (r) **Outdoor Café;**
  - (s) **Power Generation Facility – Medium;**
  - (t) **Recreational Vehicle Sales;**
  - (t.1) **Recreational Vehicle Service;** 9P2012
  - (u) **Restaurant: Licensed – Medium;**
  - (v) **Restaurant: Licensed – Small;**
  - (w) **Restored Building Product Sales Yard;**
  - (x) **Self Storage Facility;**
  - (y) **Sign – Class C;**
  - (z) **Sign – Class E;**
  - (aa) **Sign – Class F;**
  - (aa.1) **Sign – Class G;** 30P2011

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

### Rules

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

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

### Parcel Location

32P2009 **957** *deleted*

### Floor Area Ratio

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

### Building Height

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

### Use Area

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

- (h) **Drive Through;**
- (i) **Equipment Yard;**
- (j) **Fleet Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- (m) **Kennel;**
- (n) **Large Vehicle and Equipment Sales;** 9P2012
- (o) **Office;**
- (p) **Outdoor Café;**
- (q) **Pet Care Service;**
- (r) **Print Centre;**
- (s) **Recreational Vehicle Sales;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Restored Building Product Sales Yard;**
- (w) **Salvage Yard;**
- (x) **Self Storage Facility;**
- (y) **Service Organization;**
- (z) **Storage Yard;**
- (aa) **Sign – Class C;**
- (bb) **Sign – Class E;**
- (cc) **Sign – Class F;**
- (cc.1) **Sign – Class G;** 30P2011
- (dd) **Special Function – Class 2;** 4P2012
- (ee) *deleted* 4P2012
- (ff) **Take Out Food Service;**
- (gg) **Vehicle Sales – Minor;** 38P2013
- (hh) **Veterinary Clinic;** 38P2013
- (ii) **Wind Energy Conversion System – Type 1; and** 38P2013
- (jj) **Wind Energy Conversion System – Type 2.** 38P2013

## Rules

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

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

### Building Size

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

### Floor Area Ratio

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

### Building Height

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

### Screening

32P2009

- 974** (1) Loading docks and mechanical equipment that are part of a **building** must be **screened** from view of an **adjacent expressway** or **major street**.
- (2) Where a **use** has outdoor activities or equipment located outside of a **building**, those activities or equipment must be **screened** from view of:
- (a) an **adjacent expressway**, **major street**, **LRT corridor** or regional pathway; or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

### Building Setback

32P2009

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

### Front Setback Area

- 975** Where the **parcel** shares a **front property line** with a **street** and the length of that **front property line** is:
- (a) less than 45.0 metres, there is no requirement for a **front setback area**;
  - (b) 45.0 metres or more but less than 60.0 metres, the **front setback area** must have a minimum depth of 1.0 metre;
  - (c) 60.0 metres or more but less than 90.0 metres, the **front setback area** must have a minimum depth of 2.0 metres; and
  - (d) 90.0 metres or more, the **front setback area** must have a minimum depth of 4.0 metres.



## Division 7: Industrial - Outdoor (I-O) District

### Purpose

**982** The Industrial – Outdoor District is intended to be characterized by:

- (a) **uses** where materials are stored outdoors;
- (b) a very limited range of **uses** that are compatible with storage **uses**;
- (c) large **parcels**;
- (d) storm water runoff being contained within the **parcel**;
- (e) few **buildings** that are small in comparison with the size of the **parcel**;
- (f) **parcels** that might have minimal or no **City** servicing; and
- (g) limiting the visibility of **uses** where visibility and aesthetics are identified as planning concerns through berming, **screening**, or landscaped **setback areas**.

### Permitted Uses

**983** The following **uses** are **permitted uses** in the Industrial – Outdoor District:

- (a) **Equipment Yard**;
- (b) **Park**;
- (c) **Power Generation Facility – Small**;
- (d) **Sign – Class A**;
- (e) **Sign – Class B**;
- (f) **Sign – Class C**;
- (g) **Sign – Class D**;
- (h) **Storage Yard**;
- (i) **Utilities**;
- (j) **Vehicle Storage – Large**;
- (k) **Vehicle Storage – Passenger**; and
- (l) **Vehicle Storage – Recreational**.

**Discretionary Uses**

- 32P2009, 30P2012      **984 (1)**      The following *uses* are **discretionary uses** in the Industrial – Outdoor District:
- (a)      **Custodial Quarters;**
  - (b)      **Power Generation Facility – Medium;**
  - (c)      **Salvage Yard;**
  - (d)      **Sign – Class E;**
  - (e)      **Sign – Class F;**
  - 30P2011, 4P2012, 38P2013      (e.1)      **Sign – Class G;**
  - 4P2012      (f)      *deleted*
  - 38P2013      (g)      **Utility Building;**
  - 38P2013      (h)      **Wind Energy Conversion System – Type 1; and**
  - 38P2013      (i)      **Wind Energy Conversion System – Type 2.**
- 30P2012      **(2)**      The following uses are discretionary uses in the Industrial – Outdoor District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a)      **General Industrial – Light; and**
  - (b)      **General Industrial – Medium.**

**Rules**

- 985**      In addition to the rules in this District, all *uses* in this District must comply with:
- (a)      the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
  - (b)      the Rules Governing All Districts referenced in Part 3; and
  - (c)      the applicable Uses And Use Rules referenced in Part 4.

**Parcel Area**

- 986**      The minimum area of a *parcel* is 1.6 hectares.

**Building Size**

- 987**      The maximum **gross floor area** of all *buildings* on a *parcel* in the Industrial – Outdoor District is 1,600.0 square metres.

**Building Height**

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

32P2009

**Storage of Goods, Materials and Supplies**

- 989 (1)**      Goods, materials or supplies stored outside of a *building* within 5.0 metres of a *property line* have a maximum height of 5.0 metres.
- (2)**      The height of goods, materials or supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

## Division 8: Industrial – Heavy (I-H) District

### Purpose

32P2009

- 999 (1)** The Industrial – Heavy District is intended to be characterized by:
- (a) industrial **uses** that typically have significant external nuisance effects that are likely to impact their land and neighbouring **parcels**;
  - (b) industrial **uses** that are generally larger in scale and require large **parcels**;
  - (c) **buildings** that are generally purpose-built that are not easily adaptable to other **uses**;
  - (d) **uses** that typically feature tall stacks, silos, extensive outdoor activities, outdoor conveyor belts, pipes and ducts extending between multiple buildings and other highly visible equipment that is difficult to **screen** but is integral to the operation of the **use**;
  - (e) **buildings** and structures that are generally higher than those found in the Industrial – General District;
  - (f) **parcels** that are accessed by hazardous goods routes, railway lines, or other means of access suitable for the transportation of raw materials and goods;
  - (g) locations **adjacent** to Industrial – General or Industrial – Outdoor Districts; and
  - (h) **developments** that require thorough scrutiny and wide discretion by the **Development Authority**.
- (2)** A **parcel** located within 250.0 metres of a **residential district**, a **Place of Worship – Large** or an area of land proposed in a statutory plan for future residential **uses**, should not be designated Industrial – Heavy District.

36P2011

### Permitted Uses

**1000** The following **uses** are **permitted uses** in the Industrial – Heavy District:

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

32P2009

**Discretionary Uses**

**1001 (1)** The following *uses* are *discretionary uses* in the Industrial – Heavy District:

- (a) **Asphalt, Aggregate and Concrete Plant;**
- (b) **Bulk Fuel Sales Depot;**
- (c) **General Industrial – Heavy;**
- (d) **Freight Yard;**
- (e) **Power Generation Facility – Medium;**
- (f) **Sign – Class E;**
- (g) **Sign – Class F;**
- (g.1) **Sign – Class G;**
- (h) *deleted*
- (i) **Utility Building;**
- (j) **Wind Energy Conversion System – Type 1; and**
- (k) **Wind Energy Conversion System – Type 2.**

30P2011, 4P2012, 38P2013

4P2012

38P2013

38P2013

38P2013

**(2)** The following *uses* are *discretionary uses* in the Industrial – Heavy District if they are located in a *building* that was legally existing or approved prior to the effective date of this Bylaw:

- (a) **General Industrial – Light; and**
- (b) **General Industrial – Medium.**

**Rules**

**1002** In addition to the rules in this District, all *uses* in this District must comply with:

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

**Front Setback Area**

**1003** The *front setback area* must have a minimum depth of 6.0 metres.

**Rear Setback Area**

**1004 (1)** Where the *parcel* shares a *rear property line* with a *parcel* designated as:

- (a) a *commercial district*, the *rear setback area* must have a minimum depth of 6.0 metres;
- (b) an *industrial district*:

### Low Water Irrigation System

- 1016 (1)** When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2)** When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

### Visibility Setback

- 1017** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel**, and vegetation must not be located more than 0.75 metres above the lowest elevation of the **street**.

### Mechanical Screening

- 1018** Mechanical equipment or systems that are located outside of a **building** must be **screened**.

### Garbage

- 1019 (1)** Garbage containers and waste material must be stored either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** Garbage container enclosures must not be located in any **setback area**.

### Solar Collectors

68P2008

- 1019.1 (1)** A **solar collector** may only be located on the wall or roof of a **building**.
- (2)** A **solar collector** mounted on a roof with a pitch of less than a 4:12, may project a maximum of 2.0 metres from the surface of the roof.
- (3)** A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
  - (b) must not extend beyond the outermost edge of the roof.
- (4)** A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of 0.6 metres from the surface of that wall.

38P2013

**Wind Energy Conversion System****1019.2 (1) A Wind Energy Conversion System – Type 1 or a Wind Energy Conversion System – Type 2 must:**

- (a) be located a minimum distance equal to the **total Wind Energy Conversion System height** from a **property line**, measured from the base;
- (b) be painted a single, neutral, non-reflective, non-glossy colour;
- (c) have a self-supporting tubular tower or monopole, not including lattice or pylon towers, if not mounted to a **building**;
- (d) be equipped with manual and automatic over speed controls;
- (e) be repaired or removed from the **parcel** upon disrepair, abandonment, or termination of the **Wind Energy Conversion System - Type 1** or **Wind Energy Conversion System - Type 2 use** for a period of 6 months or greater;
- (f) not be located in the **actual front setback area**, **actual side setback area** or the **rear setback area** when the corresponding **property line** is **adjacent** to a **residential district**;
- (g) not contain any **signs** or other non-system related objects, which are visible from a **residential** or **special purpose district**, other than **Directional Signs**;
- (h) not contain any **accent lighting**, or be indirectly illuminated or artificially lit, except as required for navigational safety or **Directional Signs**;
- (i) not contain guy wires or other similar structural support devices, excluding those that may be required to fasten the Wind Energy Conversion System to a **building**;
- (j) not be within 100.0 metres of any permanent or temporary wetland or water body;
- (k) not have a tower-climbing apparatus or **blade** tips closer than 4.6 metres from **grade** unless enclosed by a minimum 1.8 metre high **fence**; and
- (l) not have a total power generation capacity greater than 100 kilowatts.

**(2) A Wind Energy Conversion System – Type 1:**

- (a) must not be located within 60.0 metres from a **residential district**; and

- (b) may require a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development.
- (3) **A Wind Energy Conversion System – Type 2:**
- (a) must not be located within 550.0 metres from a **residential district**;
- (b) requires a biophysical impact assessment as part of a **development permit** application, that may include, but is not limited to, a literature review by a qualified biologist, field surveys, habitat assessments, and consideration for the publication “Wildlife Guidelines for Alberta Wind Energy Projects” by Alberta Environment and Sustainable Resource Development; and
- (c) may have a maximum **total Wind Energy Conversion System height** of:
- (i) 30 metres in the Special Purpose - School, Park and Community Reserve District, Special Purpose - Recreation District, and Special Purpose - Community Institution District; and
- (ii) 50 metres in the Special Purpose - Urban Nature District, Special Purpose - City and Regional Infrastructure District, Special Purpose - University Research Park District, and Special Purpose - Transportation and Utility Corridor District.
- (4) A development permit may only be issued for a limited period of time not exceeding:
- (a) five (5) years for a **Wind Energy Conversion System – Type 1** and a **Wind Energy Conversion System – Type 2**; and
- (b) where a **development permit** for a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2** has been approved, subsequent **development permit** approvals for the legally existing **Wind Energy Conversion System – Type 1** or **Wind Energy Conversion System - Type 2** may be granted for a period greater than stated in subsection (a).

### Parcel Access

**1020** All **developments** must comply with the *Controlled Streets Bylaw*.





## Division 2: Special Purpose – Urban Nature (S-UN) District

### Purpose

- 1021 (1)** The Special Purpose – Urban Nature District is intended to:
- (a) be applied to lands that have either been set aside for the purpose of preserving existing characteristics of a natural plant or animal community or which are undergoing naturalization;
  - (b) provide for natural landforms, vegetation, and wetlands; and
  - (c) limit **development** to improvements that facilitate passive recreational use.
- (2)** The Special Purpose - Urban Nature District should be applied to land dedicated as environmental reserve pursuant to the *Municipal Government Act* or its predecessors.

### Permitted Uses

- 1022** The following **uses** are **permitted uses** in the Special Purpose – Urban Nature District:
- (a) **Natural Area;**
  - (b) **Park Maintenance Facility – Small;**
  - (c) **Sign – Class A;**
  - (d) **Sign – Class B;** and
  - (e) **Sign – Class D.**

### Discretionary Uses

- 1023** The following **uses** are **discretionary uses** in the Special Purpose – Urban Nature District:
- (a) **Food Kiosk;**
  - (b) **Museum;**
  - (b.1) **Power Generation Facility – Small;** 68P2008
  - (c) **Sign – Class C;** 38P2013
  - (d) **Utilities;** 38P2013
  - (e) **Wind Energy Conversion System – Type 1;** and 38P2013
  - (f) **Wind Energy Conversion System – Type 2.** 38P2013

**Rules**

**1024** 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.

### Division 3: Special Purpose – School, Park and Community Reserve (S-SPR) District

#### Purpose

- 1025 (1)** The Special Purpose – School, Park and Community Reserve District is intended to:
- (a) provide for schools, parks, open space, and recreation facilities; and
  - (b) have *parcels* of various sizes and use intensities.
- (2)** The Special Purpose - School, Park and Community Reserve District should only be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the *Municipal Government Act* or its predecessors.

#### Permitted Uses

**1026** The following *uses* are *permitted uses* in the Special Purpose – School, Park and Community Reserve District:

- (a) **Natural Area;**
- (b) **Outdoor Recreation Area;**
- (c) **Park;**
- (d) **Park Maintenance Facility – Small;**
- (e) **Power Generation Facility – Small;**
- (f) **School Authority – School;**
- (g) **School Authority Purpose – Minor;**
- (h) **Sign – Class A;** and 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities.**

#### Discretionary Uses

**1027 (1)** The following *uses* are *discretionary uses* in the Special Purpose – School, Park and Community Reserve district;

- (a) **Community Entrance Feature;** 10P2009
- (a.1) **Community Recreation Facility;** 10P2009
- (b) **Food Kiosk;**

38P2013

38P2013

38P2013

38P2013

17P2009

- (c) **Indoor Recreation Facility;**
  - (d) **School Authority Purpose – Major;**
  - (e) **Sign – Class B;**
  - (f) **Sign – Class C;**
  - (g) **Sign – Class D;**
  - (h) **Sign – Class E;**
  - (i) **Utility Building;**
  - (j) **Wind Energy Conversion System – Type 1; and**
  - (k) **Wind Energy Conversion System – Type 2.**
- (2) The following *uses* are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility, Indoor Recreation Facility or School Authority – School** in the Special Purpose – School, Park and Community Reserve District:
- (a) **Child Care Service.**

### Rules

**1028** 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.

### Front, Rear and Side Setback Area

**1029** The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

### Landscaping In Setback Areas

**1030 (1)** All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) All **setback areas** must provide a minimum of:
  - (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School**;

## Division 4: Special Purpose – Community Service (S-CS) District

### Purpose

**1033** The Special Purpose – Community Service District is intended to:

- (a) accommodate education and community **uses** located in **buildings**;
- (b) accommodate a limited range of small scale, public indoor and outdoor recreation facilities; and
- (c) have limited application to **parcels** that are not designated reserve pursuant to the *Municipal Government Act* or its predecessors.

### Permitted Uses

**1034** The following **uses** are **permitted uses** in the Special Purpose – Community Service District:

- (a) **Natural Area**;
- (b) **Outdoor Recreation Area**;
- (c) **Park**;
- (d) **Park Maintenance Facility – Small**;
- (e) **Power Generation Facility – Small**;
- (f) **School Authority – School**;
- (g) **School Authority Purpose – Minor**;
- (h) **Sign – Class A**; and 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities**.

### Discretionary Uses

**1035** The following **uses** are **discretionary uses** in the Special Purpose – Community Service District:

- (a) **Child Care Service**;
- (a.1) **Community Entrance Feature**; 10P2009
- (b) **Community Recreation Facility**;
- (c) **Food Kiosk**;
- (d) **Indoor Recreation Facility**;

38P2013

38P2013

38P2013

- (e) **Library;**
- (f) **Museum;**
- (g) **Park Maintenance Facility – Large;**
- (h) **Protective and Emergency Service;**
- (i) **School – Private;**
- (j) **School Authority Purpose – Major;**
- (k) **Service Organization;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Utility Building; and**
- (q) **Wind Energy Conversion System – Type 1.**

### **Rules**

**1036** 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.

### **Front, Rear and Side Setback Area**

**1037** The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

### **Landscaping In Setback Areas**

**1038 (1)** All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

**(2)** All **setback areas** must provide a minimum of:

- (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School;**

**Division 5: Special Purpose – Recreation (S-R) District**

**Purpose**

- 1041 (1)** The Special Purpose – Recreation District is intended to:
- (a) accommodate a range of indoor and outdoor recreation uses;
  - (b) provide for complementary **uses** located within **buildings** occupied by indoor and outdoor recreation **uses**; and
  - (c) be applied to **parcels** of various sizes with a greater range of **use** intensities.
- (2)** The Special Purpose – Recreation District should not be applied to land dedicated as reserve pursuant to the *Municipal Government Act* or its predecessors.

**Permitted Uses**

- 1042** The following **uses** are **permitted uses** in the Special Purpose – Recreation District:
- (a) **Natural Area**;
  - (b) **Park**;
  - (c) **Park Maintenance Facility – Small**;
  - (d) **Power Generation Facility – Small**;
  - (e) **Sign – Class A**; and 4P2012
  - (f) *deleted* 4P2012
  - (g) **Utilities**.

**Discretionary Uses**

- 1043 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Recreation District:
- (a) **Community Entrance Feature**;
  - (b) **Community Recreation Facility**;
  - (c) **Food Kiosk**;
  - (d) **Indoor Recreation Facility**;
  - (e) **Library**;
  - (f) **Museum**;

- (g) **Outdoor Café;**
- (h) **Outdoor Recreation Area;**
- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- 71P2008 (q.1) **Sign – Class F;**
- 4P2012 (q.2) **Special Function – Class 2;**
- 13P2013, 38P2013 (r) **Spectator Sports Facility;**
- 14P2010, 38P2013 (s) **Utility Building;**
- 38P2013 (t) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (u) **Wind Energy Conversion System – Type 2.**
- 67P2008, 39P2010 (2) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre or Spectator Sports Facility:**
  - (a) **Accessory Liquor Service;**
  - (b) **Child Care Service;**
  - (c) **Conference and Event Facility;**
  - (d) **Medical Clinic;**
  - (e) **Restaurant: Food Service Only – Medium;**
  - (f) **Restaurant: Food Service Only – Small;**
  - (g) **Restaurant: Licensed – Medium;**
  - (h) **Restaurant: Licensed – Small; and**
  - (i) **Retail and Consumer Service.**
- 67P2008, 39P2010 (3) The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park:**
  - (a) **Restaurant: Food Service Only – Small;**
  - (b) **Restaurant: Licensed – Small; and**
  - (c) **Retail and Consumer Service.**



## Division 6: Special Purpose – Community Institution (S-CI) District

### Purpose

**1053** The Special Purpose – Community Institution District is intended to:

- (a) provide for large scale culture, worship, education, health and treatment facilities;
- (b) provide for a wide variety of **building** forms located throughout the city; and
- (c) be sensitive to the context when located within residential areas.

### Permitted Uses

**1054** The following **uses** are **permitted uses** in the Special Purpose – Community Institution District:

- (a) **Home Occupation - Class 1;** 41P2009
- (a.1) **Natural Area;** 41P2009
- (b) **Park;**
- (c) **Power Generation Facility – Small;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;** and 4P2012
- (g) *deleted* 4P2012
- (h) **Utilities.**

### Discretionary Uses

**1055 (1)** The following **uses** are **discretionary uses** in the Special Purpose – Community Institution District:

- (a) **Addiction Treatment;**
- (b) **Cemetery;**
- (c) **Child Care Service;**
- (d) **Columbarium;**
- (d.1) **Conference and Event Facility;** 67P2008
- (e) **Crematorium;**
- (f) **Custodial Care;**

- 41P2009 (g) **Food Kiosk;**  
 (g.1) **Home Occupation – Class 2;**
- 32P2009 (h) **Hospital;**  
 (i) **Instructional Facility;**  
 (j) **Library;**  
 (k) **Museum;**  
 (l) **Performing Arts Centre;**  
 (m) **Place of Worship – Large;**  
 (n) **Place of Worship – Medium;**  
 (o) **Place of Worship – Small;**  
 (p) **Post-secondary Learning Institution;**  
 (q) **Power Generation Facility – Medium;**  
 (r) **Residential Care;**  
 (s) **School – Private;**  
 (t) **Service Organization;**  
 (u) **Sign – Class C;**  
 (v) **Sign – Class D;**  
 (w) **Sign – Class E;**
- 71P2008 (x) *deleted*  
 (y) **Social Organization;**
- 71P2008 (z) *deleted*
- 38P2013 (aa) **Spectator Sports Facility;**
- 38P2013 (bb) **Utility Building;**
- 38P2013 (cc) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (dd) **Wind Energy Conversion System – Type 2.**
- (2) The following **uses** are additional **discretionary uses** if they are located in existing **buildings** containing **Dwelling Units** at the time of the effective date of this Bylaw:
- (a) **Multi-Residential Development.**
- 24P2011 (3) The following **uses** are additional **discretionary uses** if they are located in an existing **building** that is used or was previously used as **Assisted Living** at the time of the effective date of this Bylaw:
- (a) **Assisted Living.**

## Division 7: Special Purpose – City and Regional Infrastructure (S-CRI) District

### Purpose

**1066** The Special Purpose – City and Regional Infrastructure District is intended to provide for:

- (a) infrastructure and utility facilities;
- (b) vehicle maintenance, work depots and training centres related to infrastructure **development** and maintenance;
- (c) facilities and systems for public transportation; and
- (d) **uses** operated by Federal, Provincial and Municipal levels of government.

### Permitted Uses

**1067 (1)** The following **uses** are **permitted uses** in the Special Purpose – City and Regional Infrastructure District:

- (a) **Airport;**
- (b) **Cemetery;**
- (c) **Columbarium;**
- (d) **Crematorium;**
- (e) **Military Base;**
- (f) **Municipal Works Depot;**
- (g) **Natural Area;**
- (h) **Park;**
- (i) **Power Generation Facility – Small;**
- (j) **Protective and Emergency Service;**
- (k) **Rail Line;**
- (l) **Sewage Treatment Plant;**
- (m) **Sign – Class A;**
- (n) **Sign – Class B;**
- (o) **Sign – Class D;**

1P2009

- (p) *deleted*
- (q) **Tree Farm;**
- (r) **Utilities;**
- (s) **Utility Building;**
- (t) **Vehicle Storage – Large;**
- (u) **Vehicle Storage – Passenger;**
- (v) **Waste Disposal and Treatment Facility;** and
- (w) **Water Treatment Plant.**

(2) The following *uses* are **permitted uses** in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved **buildings**:

- (a) **Temporary Shelter.**

28P2009, 41P2009,  
4P2012

**Discretionary Uses**

**1068 (1)** The following *uses* are **discretionary uses** in the Special Purpose – City and Regional Infrastructure District:

- (a) **Custodial Care;**
- (b) **Distribution Centre;**
- (c) **Equipment Yard;**
- (d) **Freight Yard;**
- (e) **Information and Service Provider;**
- (f) **Instructional Facility;**
- (g) *deleted*
- (h) **Office;**
- (h.1) **Outdoor Recreation Area;**
- (i) **Parking Lot – Grade;**
- (j) **Parking Lot – Structure;**
- (k) **Power Generation Facility – Medium;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Wind Energy Conversion System – Type 1;** and
- (o) **Wind Energy Conversion System – Type 2.**

32P2009

32P2009

9P2012

41P2009

38P2013

38P2013

38P2013

38P2013

(2) An existing **Sign – Class F** is a **discretionary use** where:

- (a) it existed on the effective date of this Bylaw, and

- (b) was previously approved by a **development permit** issued by the **City**.
- (3) **Sign – Class G** is a **discretionary use** where:
- (a) it is replacing a **Sign – Class F** that was approved pursuant to subsection (2); and
- (b) its location on the **parcel** is the same as the **Sign – Class F**.

30P2011

## Rules

**1069** 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.

## Setback Area

- 1070 (1)** Where the **parcel** shares a **property line** with a **parcel** designated as:
- (a) a **commercial district**, the **setback area** must have a minimum depth of 1.2 metres;
- (b) an **industrial district**, the **setback area** must have a minimum depth of 1.2 metres;
- (c) a **residential district**, the **setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the **setback area** must have a minimum depth of 6.0 metres.
- (2) Where the **parcel** shares a **property line**:
- (a) with an **LRT corridor** or **street**, the **setback area** must have a minimum depth of 6.0 metres;
- (b) with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must have a minimum depth of 6.0 metres; and
- (c) with a **lane**, in all other cases, the **setback area** must have a minimum depth of 3.0 metres.

## Landscaping In Setback Areas

- 1071 (1)** All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area** must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 30.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **lane, street, LRT corridor** or **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area** must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 45.0 square metres; or
  - (b) 1.0 trees and 2.0 shrubs for every 60.0 square metres, where irrigation is provided by a **low water irrigation system**.

### Employee Area

**1072** All **developments** must have an outdoor area, for the use of employees, that is a minimum of 10.0 square metres.

### Reductions to Minimum Required Motor Vehicle Parking Stalls

- 1073** (1) The minimum number of **motor vehicle parking stalls** for an **Office** or **Information and Service Provider** is reduced:
- (a) by 10.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 400.0 metres of an existing or approved Capital funded **LRT platform**; or
  - (b) by 5.0 per cent if the **building** where the **Office** or **Information and Service Provider** is located is within 150.0 metres of a **street** where a **frequent bus service** operates.
- (2) The minimum number of **motor vehicle parking stalls** required for an **Office** or **Information and Service Provider** is reduced:
- (a) by 1.0 **motor vehicle parking stalls** per six (6) **bicycle parking stalls – class 1** provided in excess of the minimum number of **bicycle parking stalls** required in accordance with Part 4; and
  - (b) by 1.0 **motor vehicle parking stalls** per two (2) lockers provided in a shower and change room facility.

13P2008

## Division 8: Special Purpose – University Research Park (S-URP) District

### Purpose

**1074** The Special Purpose – University Research Park District is intended to:

- (a) accommodate a limited range of **uses** engaged in scientific research, research and development, and technology commercialization in association with the University of Calgary, the Province of Alberta or the Government of Canada; and
- (b) accommodate a limited range of complementary support **uses**.

### Permitted Uses

**1075 (1)** The following **uses** are **permitted uses** in the Special Purpose – University Research Park District:

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

4P2012

4P2012

**(2)** The following **uses** are **permitted uses** in the Special Purpose – University Research Park District if they are located within existing **buildings**:

- (a) **Counselling Service;** and
- (b) **Office.**

### Discretionary Uses

**1076 (1)** **Uses** listed in section 1075(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Special Purpose – University Research Park District.

**(2)** The following **uses** are always **discretionary uses** in the Special Purpose – University Research Park District:

- (a) **Beverage Container Drop-Off Depot;**
- (b) **Child Care Service;**

- 32P2009 (c) **Convenience Food Store;**
- (d) **Fitness Centre;**
- 32P2009 (e) *deleted*
- (f) **Indoor Recreation Facility;**
- 32P2009 (g) *deleted*
- (h) **Information and Service Provider;**
- 32P2009 (i) **Instructional Facility;**
- (j) **Outdoor Café;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class D;**
- 32P2009 (r) **Sign – Class E;**
- 32P2009; 38P2013 (r.1) **Specialized Industrial;**
- 38P2013 (s) **Utility Building;**
- 38P2013 (t) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (u) **Wind Energy Conversion System – Type 2.**

**Rules**

**1077** 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.

**Building Height**

**1078** The maximum **building height** is 25.0 metres.

**Front Setback Area**

**1079** The **front setback area** must have a minimum depth of 15.0 metres.



## Division 10: Special Purpose – Transportation and Utility Corridor (S-TUC) District

### Purpose

- 1092 (1)** The Special Purpose – Transportation and Utility Corridor District is intended to:
- (a) be applied to land located within the provincial transportation and utility corridor, where the primary purpose is to provide for provincial transportation facilities and linear utilities; and
  - (b) accommodate select types of temporary and removable uses where there is approved access and where the use is compatible with adjacent uses and transportation facilities and linear utilities.
- (2)** Only those lands within the Provincial Transportation and Utility Corridor should be designated Special Purpose – Transportation and Utility Corridor District.

### Permitted Uses

- 1093 (1)** The following *uses* are *permitted uses* in the Special Purpose – Transportation and Utility Corridor District:
- (a) **Extensive Agriculture;**
  - (b) **Home Occupation – Class 1;**
  - (c) **Municipal Works Depot;**
  - (d) **Natural Area;**
  - (e) **Park;**
  - (f) **Park Maintenance Facility – Small;**
  - (g) *deleted* 53P2008
  - (h) **Sign – Class A;**
  - (i) **Sign – Class B;**
  - (j) **Sign – Class D; and** 4P2012
  - (k) *deleted* 4P2012
  - (l) *deleted* 1P2009
  - (m) **Utilities.**

32P2010 (2) *deleted*

32P2010 (3) *deleted*

### Discretionary Uses

**1094 (1)** The following *uses* are **discretionary uses** in the Special Purpose – Transportation and Utility Corridor District:

- 32P2010 (a) **Accessory Residential Building;**
- (b) **Home Occupation – Class 2;**
- (c) **Outdoor Recreation Area;**
- (d) **Parking Lot – Grade;**
- (e) **Power Generation Facility – Medium;**
- (f) **Power Generation Facility – Small;**
- (g) **Sign – Class C;**
- (h) **Utility Building;**
- (i) **Vehicle Storage – Large;**
- 38P2013 (j) **Vehicle Storage – Passenger;**
- 38P2013 (k) **Vehicle Storage – Recreational;**
- 38P2013 (l) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (m) **Wind Energy Conversion System – Type 2.**

32P2010 **(1.1)** The following *uses* are **discretionary uses** in the Special Purpose – Transportation and Utility Corridor District when they occur on a **parcel** used for a **Park** or **Outdoor Recreation Area**:

- (a) **Food Kiosk; and**
- 39P2010 (b) **Retail and Consumer Service.**

32P2010 **(2)** The following *uses* are additional **discretionary uses** if they are located on the lands described in subsection (3):

- (a) **Equipment Yard;**
- (b) **Freight Yard; and**
- (c) **Storage Yard**

## Division 2: Centre City East Village Recreational District (CC-ER)

### Purpose

**1241** The Centre City East Village Recreational District is intended to be characterized by:

- (a) a multi-use plaza for informal and formal public activities;
- (b) **building** design consistent with the form, character and aesthetic quality of the open space immediately adjacent to the Bow River;
- (c) a small amount of low intensity commercial **uses**; and
- (d) a range of low intensity, seasonal **uses**.

### Permitted Uses

**1242** The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park;**
- (b) **Protective and Emergency Service;** and 4P2012
- (c) *deleted;* 4P2012
- (d) *deleted* 4P2012
- (e) **Utilities.**

### Discretionary Uses

**1243** The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature;**
- (b) **Food Kiosk;**
- (c) **Market;**
- (d) **Outdoor Café;**
- (e) **Restaurant: Food Service Only – Small;**
- (f) **Restaurant: Licensed – Small;**
- (g) **Sign – Class A;**
- (h) **Sign – Class B;**
- (i) **Sign – Class D;**
- (j) **Sign – Class E;**
- (j.1) **Special Function – Class 2;** 4P2012
- (k) **Take Out Food Service;** and
- (l) **Utility Building.**

## Rules

**1244** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses and Use Rules referenced in Part 4.

## Building Design

**1245 (1)** The area illustrated as Area A on Map 10 may have up to three **buildings** with:

- (a) a maximum total combined **gross floor area** of 200.0 square metres;
- (b) a maximum of 100.0 square metres for each **building**; and
- (c) a maximum **building height** for each **building** of 10.0 metres, not to exceed one **storey**.

**(2)** The area illustrated as Area B on Map 10 is allowed a maximum of one **building** with:

- (a) a maximum **gross floor area** of 100.0 square metres; and
- (b) a maximum **building height** of 10.0 metres, not to exceed one **storey**.

## Motor Vehicle Parking Stalls

**1246** The minimum number of required **motor vehicle parking stalls**, **visitor parking stalls**, and **bicycle parking stalls – class 1** and **class 2** is the amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.

## Division 5: Centre City East Village Primarily Residential District (CC-EPR)

### Purpose

**1267** The Centre City East Village Primarily Residential District is intended to provide for:

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

### Permitted Uses

**1268 (1)** The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District:

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

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

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Print Centre;**
- (g) **Restaurant: Food Service Only – Small;**
- (h) **Retail and Consumer Service;**
- (i) **Specialty Food Store;** and

(j) **Take Out Food Service.**

**Discretionary Uses**

**1269 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1268(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.

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

- (a) **Assisted Living;**
- (b) **Child Care Service;**
- (c) **Community Entrance Feature;**
- (d) **Community Recreation Facility;**
- (e) **Drinking Establishment – Small;**
- (f) **Dwelling Unit;**
- (g) **Home Occupation - Class 2;**
- (h) **Hotel;**
- (i) **Indoor Recreation Facility;**
- (j) **Live Work Unit;**
- (k) **Medical Clinic;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Outdoor Recreation Area;**
- (o) **Place of Worship – Small;**
- (p) **Residential Care;**
- (q) **Restaurant: Licensed – Small;**
- (r) **School – Private;**

## SCHEDULE A

### Groups of Uses

#### AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture  
Kennel  
Tree Farm  
Veterinary Clinic

#### AUTOMOTIVE SERVICE GROUP

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

#### CARE AND HEALTH GROUP

Addiction Treatment  
Child Care Service  
Custodial Care  
Funeral Home  
Health Services Laboratory – With Clients  
Hospital  
Medical Clinic  
Residential Care

#### CULTURE AND LEISURE GROUP

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

#### DIRECT CONTROL USES

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

#### EATING AND DRINKING GROUP

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

#### GENERAL INDUSTRIAL GROUP

Asphalt, Aggregate and Concrete Plant  
Dry-cleaning and Fabric Care Plant  
General Industrial – Heavy  
General Industrial – Light  
General Industrial – Medium  
Printing, Publishing and Distributing  
Specialized Industrial

#### INDUSTRIAL SUPPORT GROUP

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

#### INFRASTRUCTURE GROUP

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

**RESIDENTIAL GROUP**

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

**SALES GROUP**

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

**SIGNS GROUP**

Community Entrance Feature

**Sign – Class A**

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

**Sign – Class B**

Fascia Sign

**Sign – Class C**

Freestanding Sign

**Sign – Class D**

Canopy Sign  
 Projecting Sign

**Sign – Class E**

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

**Sign – Class F**

Third Party Advertising Sign

**Sign – Class G**

Digital Third Party Advertising Sign

**STORAGE GROUP**

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

**SUBORDINATE USE GROUP**

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

**TEACHING AND LEARNING GROUP**

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