

THE CITY OF CALGARY LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	13P2011	February 7, 2011	27P2016	June 13, 2016
13P2008	June 1, 2008	21P2011	June 20, 2011	29P2016	June 13, 2016
15P2008	June 1, 2008	24P2011	June 27, 2011	28P2016	June 14, 2016
47P2008	June 1, 2008	27P2011	July 1, 2011	43P2016	November 21, 2016
48P2008	June 1, 2008	30P2011	July 25, 2011	4P2017	January 23, 2017
49P2008	June 1, 2008	31P2011	September 12, 2011	5P2017	February 13, 2017
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57P2008	June 9, 2008	4P2012	January 10, 2012	30P2017	June 26, 2017
67P2008	October 1, 2008	2P2012	February 6, 2012	37P2017	August 2, 2017
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71P2008	December 22, 2008	12P2012	May 7, 2012	50P2017	September 25, 2017
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46P2009	December 14, 2009	15P2014	June 9, 2014	40P2018	June 25, 2018
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39P2010	November 22, 2010	22P2016	May 2, 2016	35P2019	April 29, 2019
7P2011	January 10, 2011	23P2016	May 24, 2016	42P2019	June 10, 2019

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.

TITLE: THE CALGARY LAND USE BYLAW 1P2007

AUTHOR: LAND USE BYLAW SUSTAINMENT TEAM,
DEVELOPMENT & BUILDING APPROVALS,
PLANNING IMPLEMENTATION

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- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
 - (b) located at the intersection of the **rear property line** and each **side property line**; and
 - (c) where each pair of points must be considered as corresponding.
- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (28.1) “**carriage house lot**” means a small **parcel** containing one **Dwelling Unit** in a **Single Detached Dwelling** or **Semi-detached Dwelling** where the **parcel**:
- (a) shares a **side property line** or **rear property line** with a **lane**; and
 - (b) is connected to a public **street** using a panhandle with a **front property line** that is between 3.0 metres and 1.5 metres in length.
- (28.2) “**Central Business District Improvement Fund**” means a civic fund into which financial contributions made towards additional **floor area ratio** in accordance with the incentive provisions in Part 13, Division 3 are collected.
- (29) “**City Manager**” means the Chief Administrative Officer of the City of Calgary.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11.
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**:
- (a) **Artist’s Studio**;
 - (a.1) **Convenience Food Store**;
 - (b) **Counselling Service**;
 - (c) **Drinking Establishment – Small**;
 - (d) **Information and Service Provider**;
 - (e) **Office**;

33P2013, 15P2016

15P2016

51P2008

39P2010, 7P2011,
5P2015

42P2019

- (f) **Outdoor Café;**
- (g) **Print Centre;**
- (h) **Restaurant: Food Service Only – Small;**
- (i) **Restaurant: Licensed – Small;**
- (j) **Restaurant: Neighbourhood;**
- (k) **Retail and Consumer Service;**
- (l) **Service Organization**
- (m) **Specialty Food Store;** and
- (n) **Take Out Food Service.**

(33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.

(34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.

(35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.

44P2013

(36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:

- (a) located on the same block face not separated by a **street**;
- (b) in the case of **low density residential district** where the **building** is on a **parcel** designated as a **residential district**; and
- (c) where the **building** is not an **Accessory Residential Building**.

3P2010

(37) “**contextual building depth average**” means:

- (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
- (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
- (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.

3P2010

(38) *deleted*

- (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and: 67P2018
- (i) the total power generation capacity of all **solar collectors** on the **parcel** is 10 kilowatts or less; or
 - (ii) the **solar collectors** are used for thermal energy;
- (o) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5;
- (p) the following projects carried on by, or on behalf of, the **City**:
- (i) roads, traffic management projects, interchanges;
 - (ii) **Sewage Treatment Plant, Utilities, Water Treatment Plant, and Waste Disposal and Treatment Facility**; 5P2013
 - (iii) motor vehicle and pedestrian bridges, unless they are part of the +15 and +30 walkway systems;
 - (iv) water, sewage and storm water lines and facilities; 33P2019
 - (v) landscaping projects, parks, public tennis courts and street furniture; and 33P2019
 - (vi) **local food sales** on **City** owned land where approved by or on behalf of the **City**; 33P2019
- (q) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
- (r) a **Temporary Residential Sales Centre** located: 5P2013
- (i) in the **Developing Area**; or
 - (ii) on a **parcel** identified in subsection 25(2)(n);
- (s) a **Secondary Suite**, when listed as a **permitted use** in the district, for which an application for a permit pursuant to the Building Permit Bylaw has been received; 26P2015, 5P2017
- (t) "pop-up uses" that comply with the rules of section 134.2; and 42P2019
- (u) "interim uses" that comply with the rules of section 134.3. 42P2019
- (2) The following **developments** do not require a **development permit** if they are not located in the **flood fringe** or **overland flow** areas and the conditions of section 24 are met:
- (a) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** where:
 - (i) listed as a **discretionary use**;

67P2018

- (ii) the addition and alteration complies with the rules of section 365; and
 - (iii) the existing **building** is not listed on the **City** inventory of evaluated historic resources;
- (b) an addition to a **Contextual Semi-detached Dwelling** or a **Contextual Single Detached Dwelling**;
- (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
 - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (c) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use** in a land use district;
- (d) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
- (i) is not located within the **actual front setback area**;
 - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
 - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;

16P2018

- (e) **retaining walls** that are less than 1.2 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**;
- (f) facilities required for environmental remediation or monitoring;
- (g) excavation, grading or stripping provided:
- (i) the area of land to be excavated, stripped or graded is less than 1000.0 square metres;
 - (ii) it is part of a **development** for which a **development permit** has been released; or
 - (iii) the person carrying out the excavation, stripping or grading has signed a Development Agreement with the **City** for the area to be excavated, stripped or graded and that Development Agreement contemplates excavating, stripping or grading;

- (h) **Utilities** installed or constructed within a **street** or a utility right-of-way;
- (i) *deleted*
- (j) a **Power Generation Facility – Small** required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;
- (k) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (l) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**:
- (i) does not use an internal combustion engine; and
 - (ii) is located entirely within an existing approved **building**;
- (m) the **City's** use of land which it either owns or has an equitable interest in for a purpose approved by **Council** in connection with any **Utility**; and
- (n) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as:
- (i) Block 4 Plan 9711796;
 - (ii) Block 6 Plan 9711978;
 - (iii) Lot 1 Plan 8711504;
 - (iv) Block 3 Plan 7203JK;
 - (v) Lots 1 through 3 Block 4 Plan 8810907;
 - (vi) Block 5 Plan 7627JK;
 - (vii) Lot 1 Block 6 Plan 8811565;
 - (viii) Lots 2 through 5 Block 8 Plan 8910156;
 - (ix) Lot 1 Block 1 Plan 8810212;
 - (x) Block 1 Plan 6368JK;
 - (xi) Lot 2 Block 1 Plan 8810882;
 - (xii) Meridian 5 Range 2 Township 25 Section 8 Quarter South West containing 64.7 hectares (160 Acres) more or less excepting thereout:
- (A) The Westerly 150 feet in perpendicular width throughout of said quarter section containing 3.67 hectares (9.06 Acres) more or less.

5P2013

(B)

Plan	Number	Hectares	(Acres) More or Less
Subdivision	0212109	5.208	12.87
Subdivision	0212996	0.329	0.81
Subdivision	0310384	5.392	13.32
Subdivision	0310801	0.281	0.69
Road	0410951	0.740	1.83
Subdivision	0411095	5.586	13.80
Subdivision	0413246	3.570	8.82
Subdivision	0413479	2.041	5.04
Subdivision	0513290	4.763	11.77
Subdivision	0610329	10.166	25.1
Subdivision	0614724	6.395	15.8

(xiii) Meridian 5 Range 2 Township 25 Section 8 Quarter South East containing 64.7 hectares (160 Acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	20.84	51.5
Subdivision	0010707	2.885	7.13
Subdivision	0012144	0.453	1.12
Subdivision	0111064	0.858	2.12
Subdivision	0111261	3.974	9.82
Subdivision	0112249	0.972	2.40
Subdivision	0211588	4.76	11.76
Subdivision	0211922	0.081	0.20
Subdivision	0212109	4.555	11.26
Subdivision	0212265	3.905	9.65
Subdivision	0212996	4.803	11.87
Subdivision	0310801	7.802	19.28
Subdivision	0311537	4.63	11.44
Subdivision	0312428	0.898	2.22
Subdivision	0313145	1.415	3.50
Road	0410951	0.890	2.20
Subdivision	0614724	0.191	0.47

(8) In any **development permit** or Direct Control District approved after the effective date of this Bylaw:

25P2018

- (a) **Medical Marihuana Counselling** is deemed to be the **Cannabis Counselling use**; and
- (b) **Medical Marihuana Production Facility** is deemed to be the **Cannabis Facility use**.

Pop-up Uses

42P2019

134.2 (1) In this section and in section 25, “pop-up uses” means any one or more of the following:

- (a) **Amusement Arcade**;
- (b) **Artist’s Studio**;
- (c) **Auction Market - Other Goods**;
- (d) **Billiard Parlour**;
- (e) **Cinema**;
- (f) **Computer Games Facility**;
- (g) **Conference and Event Facility**;
- (h) **Counselling Service**;
- (i) **Fitness Centre**;
- (j) **Indoor Recreation Facility**;
- (k) **Information and Service Provider**;
- (l) **Instructional Facility**;
- (m) **Library**;
- (n) **Market**;
- (o) **Medical Clinic**;
- (p) **Museum**;
- (q) **Office**;
- (r) **Performing Arts Centre**;
- (s) **Pet Care Service**;
- (t) **Print Centre**;
- (u) **Retail and Consumer Service**;
- (v) **Specialty Food Store**;
- (w) **Veterinary Clinic**; and
- (x) educational, recreational, sporting, social, and worship activity that includes, but is not limited to a wedding, circus, birthday, trade show, and ceremony.

- (2) “Pop-up uses” may occur where:
- (a) the “pop-up uses” are located:
 - (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-G, I-B, I-E, I-C, I-R, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and
 - (ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
 - (b) the “pop-up uses” operate, excluding the time used to erect the activity, for a maximum of:
 - (i) 4 consecutive days; and
 - (ii) 50 cumulative days in a calendar year;
 - (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and
 - (d) outside display of merchandise related to the activity:
 - (i) is within 6.0 metres of a **public entrance**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement.

42P2019

Interim Uses

134.3 (1) In this section and in section 25, “interim uses” means any one or more of the following:

- (a) **Artist’s Studio**;
 - (b) **Information and Service Provider**;
 - (c) **Office**;
 - (d) **Print Centre**;
 - (e) **Retail and Consumer Service**; and
 - (f) **Specialty Food Store**.
- (2) “interim uses” may occur where:
- (a) the “**Interim Uses**” are located:
 - (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-B, I-E, I-C, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and

- (ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
- (b) the “interim uses” operate, excluding the time used to erect the activity, for a maximum of:
 - (i) 6 consecutive months; and
 - (ii) 6 months in a calendar year;
- (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and
- (d) outside display of merchandise related to the activity:
 - (i) is within 6.0 metres of a **public entrance**; and
 - (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement.

227 “Manufactured Home”

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

15P2008

228 “Manufactured Home Park”

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

- 32P2009 **229** *deleted*
- 32P2009 **230** *deleted*
- 32P2009 **231** *deleted*
- 232** **“Market”**
- (a) means a **use**:
- (i) where individual vendors provide goods for sale directly to the public;
- (ii) where the goods may be sold both inside and outside of a **building**;
- (iii) where the vendors may change on a frequent or seasonal basis;
- (iv) where the goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods;
- (v) where the items being sold are not live animals;
- 9P2012 (vi) that may include a limited seating area; and
- 39P2010 (vii) that does not include a **Retail and Consumer Service** or **Supermarket**;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- 42P2019 (b.1) may display merchandise related to the **use** outside of a **building**, provided the merchandise:
- (i) is within 6.0 metres of a **public entrance** of the **use**; and
- (ii) is not located in a **setback area**, a parking area or on a sidewalk if it impedes pedestrian movement;
- (c) requires 4.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires **bicycle parking stalls – class 2** based on 5.0 per cent of the minimum required **motor vehicle parking stalls**.
- 5P2013, **232.1** *deleted*
42P2019

233 “Medical Clinic”

- (a) means a **use** where human health services that are preventative, diagnostic, therapeutic or rehabilitative are provided without overnight accommodation for patients;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) requires a minimum of 6.0 **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**.

233.1 *deleted*

7P2014, 25P2018

28P2016, 25P2018 **233.2** *deleted*

32P2009 **234** *deleted*

46P2009 **235** *deleted*

**Division 8: Multi-Residential – High Density Low Rise (M-H1)
(M-H1f#h#d#) District**

7P2011

Purpose

635 The Multi-Residential – High Density Low Rise District:

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

Permitted Uses

636 The following ***uses*** are ***permitted uses*** in the Multi-Residential High Density Low Rise District:

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

17P2009

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

34P2010 **Discretionary Uses**

39P2010, 7P2011 **637 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Low Rise District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi–Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- 5P2015 (s.1) **Restaurant: Neighbourhood;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**

**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**;
- (c) **Park**;

17P2009

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

34P2010 **Discretionary Uses**

39P2010, 7P2011 **648 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Medium Rise District:

- 42P2019 (a) **Addiction Treatment;**
- (a.1) **Artist’s Studio;**
- (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;**
- 5P2015 (u.1) **Restaurant: Neighbourhood;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**

Division 10: Multi-Residential – High Density High Rise (M-H3) (M-H3f#h#d#) District

Purpose

657 The Multi-Residential – High Density High Rise District:

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

Permitted Uses

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

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

17P2009

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

34P2010 **Discretionary Uses**

34P2010, 7P2011 **659 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist’s Studio;**
- (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;**
- 5P2015 (u.1) **Restaurant: Neighbourhood;**
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**

Division 11: Multi-Residential – Low Profile Support Commercial (M-X1) (M-X1d#) District

Purpose

668 The Multi-Residential – Low Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial **uses** in the **Developed Area** and the **Developing Area**;
- (b) has **Multi-Residential Developments** that will typically provide higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings, and the M-G and M-CG Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
- (e) has **Multi-Residential Development** of low height and medium **density**;
- (f) is in close proximity to **low density residential development**;
- (g) requires that **Multi-Residential Development** achieves a minimum **density**;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

Permitted Uses

669 The following **uses** are **permitted uses** in the Multi-Residential – Low Profile Support Commercial District:

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

- 4P2012 (f) *deleted*
 (g) **Utilities.**

34P2010

Discretionary Uses

392010, 7P2011

670 (1) The following *uses* are **discretionary uses** in the Multi-Residential – Low Profile Support Commercial District:

42P2019

- (a) **Addiction Treatment;**
- (a.1) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- (s) **Restaurant: Food Service Only – Small;**
- (s.1) **Restaurant: Neighbourhood;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**
- (y) **Sign – Class E;**
- (z) **Specialty Food Store;**

5P2015

Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2f#d#) District

7P2011

Purpose

678 The Multi-Residential – Medium Profile Support Commercial District:

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

Permitted Uses

679 The following *uses* are *permitted uses* in the Multi-Residential – Medium Profile Support Commercial District:

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

Discretionary Uses

680 (1) The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist's Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi – Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**

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**;
 - (c) **Counselling Service**;

39P2010,
17P2009,
32P2009

42P2019

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

Discretionary Uses

- 703 (1)** *Uses* listed in subsection 702(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 1 District.
- (2)** *Uses* listed in subsection 702(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Neighbourhood 1 District:
- (a) **Addiction Treatment;**
 - (b) **Artist’s Studio;**
 - (b.1) **Assisted Living;**
 - (b.2) **Brewery, Winery and Distillery;**
 - (b.3) **Cannabis Counselling;**
 - (b.4) **Cannabis Store;**
 - (c) **Child Care Service;**

24P2011

22P2016

25P2018

26P2018

(d)	Computer Games Facility;	
(e)	Custodial Care;	
(f)	Drinking Establishment – Small;	
(g)	Dwelling Unit;	
(g.1)	Food Production;	49P2017
(h)	Home Occupation – Class 2;	
(i)	Liquor Store;	
(j)	Live Work Unit;	
(j.1)	<i>deleted</i>	28P2016, 25P2018
(j.2)	Market;	42P2019
(k)	Outdoor Café;	
(l)	Place of Worship – Small;	
(l.1)	Power Generation Facility – Small;	
(m)	Residential Care;	68P2008
(n)	Restaurant: Licensed – Small;	
(n.1)	Restaurant: Neighbourhood;	5P2015
(o)	Service Organization;	
(p)	Sign – Class C;	
(q)	Sign – Class E;	
(r)	<i>deleted</i>	4P2013
(s)	Social Organization;	
(t)	Special Function – Class 2;	33P2019
(t.1)	<i>deleted</i>	4P2012
(t.2)	Urban Agriculture; and	33P2019
(u)	Utility Building.	10P2009, 4P2012

Rules

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

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

Parcel Area

705 The maximum area of a *parcel* is 1.2 hectares.

Floor Area Ratio

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

Building Height

707 The maximum *building height* is 10.0 metres.

Building Location and Orientation

- 708** (1) The *public entrance* to a *building* must face the *property line* shared with a commercial *street*.
- (2) The maximum *building setback* from a *property line* shared with a commercial *street* is 3.0 metres.
- (3) *Motor vehicle parking stalls* and *loading stalls* must not be located between a *building* and a commercial *street*.

Building Façade

- 709** (1) The length of the *building* façade that faces the commercial *street* must be a minimum of 80.0 per cent of the length of the *property line* it faces.
- (2) In calculating the length of the *building* façade, the depth of any required *rear* or *side setback area* referenced in sections 714 and 715 will not be included as part of the length of the *property line*.

Vehicle Access

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

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

Purpose

- 721 (1)** The Commercial – Neighbourhood 2 District is intended to be characterized by:
- (a) small scale commercial developments;
 - (b) motor vehicle access to commercial uses;
 - (c) pedestrian connection from the public sidewalk to **buildings**;
 - (d) development that has limited **use** sizes and types;
 - (e) limited automotive uses;
 - (f) setbacks and landscaping that buffer **residential districts** from commercial developments;
 - (g) **buildings** that are in keeping with the scale of nearby residential areas; and
 - (h) opportunities for residential **uses** to occur on the upper floors of **buildings** that contain commercial **uses**.
- (2)** Areas of land greater than 1.2 hectares should not be designated Commercial – Neighbourhood 2 District.

Permitted Uses

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

39P2010

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

Discretionary Uses

- 723 (1)** **Uses** listed in subsection 722(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 2 District.
- (2)** **Uses** listed in subsection 722(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

- (3) The following *uses* are *discretionary uses* in the Commercial – Neighbourhood 2 District:
- (a) **Addiction Treatment;**
 - (b) **Artist’s Studio;**
 - (b.1) **Assisted Living;** 24P2011
 - (c) **Auto Service – Minor;**
 - (c.1) **Brewery, Winery and Distillery;** 22P2016
 - (d) **Car Wash – Single Vehicle;**
 - (d.1) **Cannabis Counselling;** 25P2018
 - (d.2) **Cannabis Store;** 26P2018
 - (e) **Child Care Service;**
 - (f) **Computer Games Facility;**
 - (g) **Custodial Care;**
 - (h) **Drinking Establishment – Small;**
 - (i) **Drive Through;**
 - (j) **Dwelling Unit;**
 - (j.1) **Food Production;** 49P2017
 - (k) **Gas Bar;**
 - (l) **Home Occupation – Class 2;**
 - (m) **Liquor Store;**
 - (n) **Live Work Unit;**
 - (n.1) *deleted* 28P2016,
25P2018
 - (n.2) **Market;** 42P2019
 - (o) **Outdoor Café;**
 - (o.1) **Payday Loan;** 43P2015
 - (p) **Place of Worship – Small;**
 - (q) **Power Generation Facility – Small;**
 - (r) **Residential Care;**
 - (s) **Restaurant: Licensed – Small;**
 - (s.1) **Restaurant: Neighbourhood;** 5P2015
 - (t) **Seasonal Sales Area;**
 - (u) **Service Organization;**

- 4P2013
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) *deleted*
- (y) **Social Organization;**
- 4P2012
- (z) **Special Function – Class 2;**
- 10P2009, 4P2012
- (z.1) *deleted*
- 33P2019
- (z.2) **Urban Agriculture;**
- (aa) **Utility Building;** and
- (bb) **Vehicle Rental – Minor.**
- 22P2016
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large;** and
- (b) **Place of Worship – Medium.**

Rules

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

Parcel Area

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

Floor Area Ratio

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

Building Height

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

Use Area

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

Discretionary Uses

- 740 (1)** **Uses** listed in subsection 739(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 1 District.
- (2)** **Uses** listed in subsection 739(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Community 1 District:
- (a) **Addiction Treatment;**
 - (b) **Amusement Arcade;**
 - (c) **Artist’s Studio;**
 - (c.1) **Assisted Living;** 24P2011
 - (d) **Auto Service – Minor;**
 - (d.1) *deleted* 37P2014, 16P2018
 - (d.2) **Beverage Container Quick Drop Facility;** 37P2014
 - (e) **Billiard Parlor;**
 - (e.1) **Brewery, Winery and Distillery;** 22P2016
 - (e.2) **Cannabis Counselling;** 25P2018
 - (e.3) **Cannabis Store;** 26P2018
 - (f) **Car Wash – Single Vehicle;**
 - (g) **Child Care Service;**
 - (h) **Computer Games Facility;**
 - (i) **Custodial Care;**
 - (j) **Drinking Establishment – Small;**
 - (k) **Drinking Establishment – Medium;**
 - (l) **Drive Through;**
 - (m) **Dwelling Unit;**
 - (m.1) **Food Production;** 49P2017
 - (n) **Gas Bar;**
 - (o) **Home Occupation – Class 2;**

- (p) **Indoor Recreation Facility;**
- (q) **Liquor Store;**
- (r) **Live Work Unit;**
- 5P2013, 42P2019 (r.1) **Market;**
- 28P2016, 25P2018 (r.2) *deleted*
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- 43P2015 (t.1) **Payday Loan;**
- (u) **Place of Worship – Small;**
- (v) **Power Generation Facility – Small;**
- 16P2018 (v.1) **Recyclable Material Drop-Off Depot;**
- (w) **Residential Care;**
- (x) **Restaurant: Licensed – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Seasonal Sales Area;**
- (aa) **Service Organization;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class E;**
- 4P2013 (dd) *deleted*
- (ee) **Social Organization;**
- 4P2012 (ff) **Special Function – Class 2;**
- 10P2009, 4P2012 (ff.1) *deleted*
- 33P2019 (ff.2) **Urban Agriculture;**
- (gg) **Utility Building;** and
- (hh) **Vehicle Sales – Minor.**

Rules

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

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

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

5P2015

Discretionary Uses

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

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

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

- (a) **Artist’s Studio;**
- (b) **Auto Service – Major;**
- (c) **Auto Service – Minor;**
- (c.1) **Beverage Container Quick Drop Facility;**
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;**
- (d.2) **Cannabis Counselling;**
- (d.3) **Cannabis Store;**
- (e) **Car Wash – Multi Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Child Care Service;**
- (h) **Cinema;**
- (h.1) **Conference and Event Facility;**

37P2014

22P2016

25P2018

26P2018

67P2008

- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Small;**
- (k) **Drinking Establishment – Medium;**
- (l) **Drive Through;**
- (m) **Dwelling Unit;**
- 49P2017 (m.1) **Food Production;**
- (n) **Funeral Home;**
- (o) **Gas Bar;**
- (p) **Home Occupation – Class 2;**
- (q) **Hotel;**
- (r) **Indoor Recreation Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- 5P2013, 42P2019 (t.1) **Market;**
- 28P2016, 25P2018 (t.2) *deleted*
- (u) **Outdoor Café;**
- (v) **Parking Lot – Grade;**
- (w) **Parking Lot – Structure;**
- 43P2015 (w.1) **Payday Loan;**
- (x) **Performing Arts Centre;**
- (y) **Place of Worship – Small;**
- (z) **Post-secondary Learning Institution;**
- (aa) **Power Generation Facility – Medium;**
- (bb) **Radio and Television Studio;**
- (cc) **Restaurant: Food Service Only – Large;**
- (dd) **Restaurant: Licensed – Large;**
- (ee) **Restaurant: Licensed – Medium;**
- (ff) **Restaurant: Licensed – Small;**
- (gg) **Seasonal Sales Area;**
- (hh) **Sign – Class C;**
- (ii) **Sign – Class E;**
- (jj) **Social Organization;**

Discretionary Uses

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (2)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Artist’s Studio;**
 - (c.1) **Assisted Living;** 24P2014
 - (d) **Billiard Parlour;**
 - (d.1) **Brewery, Winery and Distillery;** 22P2016
 - (d.2) **Cannabis Counselling;** 25P2018
 - (d.3) **Cannabis Store;** 26P2018
 - (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;**
 - (k.1) **Food Production;** 49P2017
 - (l) **Home Occupation – Class 2;**
 - (m) **Hotel;**
 - (n) **Indoor Recreation Facility;**
 - (o) **Instructional Facility;** 32P2009

- 5P2013, 42P2019
28P2016, 25P2018
- 43P2015
- 14P2010
- 4P2012
10P2009, 4P2012
33P2019
33P2019
- (p) **Liquor Store;**
 - (q) **Live Work Unit;**
 - (q.1) **Market;**
 - (q.2) *deleted*
 - (r) **Outdoor Café;**
 - (s) **Parking Lot – Grade;**
 - (t) **Parking Lot – Structure;**
 - (u) **Pawn Shop;**
 - (u.1) **Payday Loan;**
 - (v) **Place of Worship – Small;**
 - (w) **Post-secondary Learning Institution;**
 - (x) **Residential Care;**
 - (y) **Restaurant: Food Service Only – Medium;**
 - (z) **Restaurant: Licensed – Medium;**
 - (aa) **Restaurant: Licensed – Small;**
 - (bb) **Seasonal Sales Area;**
 - (cc) **Sign – Class C;**
 - (dd) **Sign – Class E;**
 - (ee) **Sign – Class F;**
 - (ff) **Social Organization;**
 - (gg) **Special Function – Class 2;**
 - (gg.1) *deleted*
 - (hh) **Supermarket;**
 - (hh.1) **Urban Agriculture;** 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.

Discretionary Uses

- 798 (1)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 2 District.
- (2)** *Uses* listed in subsection 797(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 2 District:
- (a) **Addiction Treatment;**
 - (b) **Amusement Arcade;**
 - (c) **Artist’s Studio;**
 - (c.1) **Assisted Living;** 24P2011
 - (d) **Auto Service – Major;**
 - (e) **Auto Service – Minor;**
 - (f) **Billiard Parlour;**
 - (f.1) **Brewery, Winery and Distillery;** 22P2016
 - (f.2) **Cannabis Counselling;** 25P2018
 - (f.3) **Cannabis Store;** 26P2018
 - (g) **Car Wash – Multi-Vehicle;**
 - (h) **Car Wash – Single Vehicle;**
 - (i) **Child Care Service;**
 - (j) **Cinema;**
 - (k) **Computer Games Facility;**
 - (k.1) **Conference and Event Facility;** 67P2008
 - (l) **Custodial Care;**
 - (m) **Dinner Theatre;**
 - (n) **Drinking Establishment – Medium;**

- 49P2017

 - (o) **Drinking Establishment – Small;**
 - (p) **Drive Through;**
 - (q) **Dwelling Unit;**
 - (q.1) **Food Production;**
 - (r) **Funeral Home;**
 - (s) **Gas Bar;**
 - (t) **Health Services Laboratory – without Clients;**
 - (u) **Home Occupation – Class 2;**
 - (v) **Hotel;**
 - (w) **Indoor Recreation Facility;**
- 32P2009

 - (x) **Instructional Facility;**
 - (y) **Liquor Store;**
 - (z) **Live Work Unit;**
- 5P2013, 42P2019

 - (z.1) **Market;**
- 28P2016, 25P2018

 - (z.2) *deleted*
 - (aa) **Outdoor Café;**
 - (bb) **Parking Lot – Grade;**
 - (cc) **Parking Lot – Structure;**
 - (dd) **Pawn Shop;**
- 43P2015

 - (dd.1) **Payday Loan;**
 - (ee) **Performing Arts Centre;**
 - (ff) **Place of Worship – Small;**
 - (gg) **Post-secondary Learning Institution;**
 - (hh) **Power Generation Facility – Medium;**
 - (ii) **Residential Care;**
 - (jj) **Restaurant: Licensed – Medium;**
 - (kk) **Seasonal Sales Area;**
 - (ll) **Sign – Class C;**
 - (mm) **Sign – Class E;**
 - (nn) **Sign – Class F;**

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

Purpose

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

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

Permitted Uses

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

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

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

39P2010

- (a) **Accessory Food Service**;
- (b) **Accessory Liquor Service**;
- (b.1) **Artist’s Studio**;

42P2019

- 37P2014, 16P2018
37P2014
- (c) **Auction Market – Other Goods;**
 - (c.1) *deleted*
 - (c.2) **Beverage Container Quick Drop Facility;**
 - (d) **Catering Service – Minor;**
 - (e) **Convenience Food Store;**
 - (f) **Counselling Service;**
 - (g) **Financial Institution;**
 - (h) **Fitness Centre;**
 - (i) **Health Services Laboratory – With Clients;**
 - (j) **Health Services Laboratory – Without Clients;**
 - (k) **Information and Service Provider;**
 - (l) **Instructional Facility;**
 - (m) **Library;**
 - (n) **Medical Clinic;**
 - (o) **Museum;**
 - (p) **Office;**
 - (q) **Pet Care Service;**
 - (r) **Power Generation Facility – Small;**
 - (s) **Print Centre;**
 - (t) **Protective and Emergency Service;**
 - (u) **Radio and Television Studio;**
 - 16P2018 (u.1) **Recyclable Material Drop-Off Depot;**
 - (v) **Restaurant: Food Service Only – Medium;**
 - (w) **Restaurant: Food Service Only – Small;**
 - (x) **Restaurant: Licensed – Medium;**
 - (y) **Restaurant: Licensed – Small;**
 - 5P2015 (y.1) **Restaurant: Neighbourhood;**
 - (z) **Retail and Consumer Service;**
 - (aa) **Service Organization;**
 - (bb) **Specialty Food Store;**

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

Purpose

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

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

Permitted Uses

829 (1) The following **uses** are **permitted uses** in the Commercial – Office District:

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

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

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

32P2009

- (3) The following **uses** are **permitted uses** in existing approved **buildings** in the Commercial – Office District if:
- (a) a minimum of 90.0 per cent of the **building's gross floor area** contains those **uses** listed in subsection (2) (a) through (f) inclusive; and
- (b) they are located on or below the ground floor of the **building**:
- (i) **Accessory Food Service**;
 - (i.1) **Artist's Studio**;
 - (ii) **Computer Games Facility**;
 - (iii) **Convenience Food Store**;
 - (iv) **Financial Institution**;
 - (v) **Fitness Centre**;
 - (vi) **Health Services Laboratory – With Clients**;
 - (vii) **Indoor Recreation Facility**;
 - (viii) **Library**;
 - (ix) **Pet Care Service**;
 - (x) **Power Generation Facility – Small**;
 - (xi) **Print Centre**;
 - (xii) **Protective and Emergency Service**;
 - (xiii) **Radio and Television Studio**;
 - (xiv) **Restaurant: Food Service Only – Small**;
 - (xv) **Restaurant: Licensed – Small**;
 - (xvi) **Retail and Consumer Service**;
 - (xvi.1) **Specialty Food Store**; and
 - (xvii) **Take Out Food Service**.

39P2010

42P2019

42P2019

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.

**Division 10: Commercial – Regional 1 f#
(C-R1 f#) District**

Purpose

- 843 (1)** The Commercial – Regional 1 District is intended to be characterized by:
- (a) large “big box” single entry, mostly single **use buildings**;
 - (b) large retail sales activities where the product is displayed outdoors;
 - (c) large building supply contractors and garden centres selling and keeping product outdoors that would not be appropriate in other commercial or industrial districts;
 - (d) locations on or near major roads or along major commercial corridors;
 - (e) locations in industrial areas;
 - (f) primary access by motor vehicles to **parcels** from **streets**;
 - (g) pedestrian connections from public sidewalks to and between **buildings**;
 - (h) **parcels** that, through **building** location, **setback areas** and landscaping, limit the effect of large **uses** on nearby residential areas;
 - (i) be compatible with Industrial Business, Industrial Edge and Industrial General Districts;
 - (j) higher standards of **building** and **parcel** design only where development is along major roads, gateways and in instances where visibility and aesthetics are identified as planning concerns; and
 - (k) varying **building** density established through maximum **floor area ratios** for individual **parcels**.
- (2)** Areas of land greater than 6.0 hectares should not be designated Commercial – Regional 1 District.

Permitted Uses

- 844** The following **uses** are **permitted uses** in the Commercial – Regional 1 District:
- (a) **Park**;
 - (b) **Power Generation Facility – Small**;
 - (c) **Sign – Class A**;

- (d) **Sign – Class B;**
- (e) **Sign – Class D; and**
- (f) **Utilities.**

Discretionary Uses

845 The following *uses* are *discretionary uses* in the Commercial – Regional 1 District:

- 42P2019 (a) **Artist’s Studio;**
- (a.1) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- 26P2018 (d.1) **Cannabis Store;**
- (e) **Car Wash – Multi-Vehicle;**
- (f) **Car Wash – Single Vehicle;**
- (g) **Convenience Food Store;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Fitness Centre;**
- 49P2017 (k.1) **Food Production;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Indoor Recreation Facility;**
- 42P2019 (n.1) **Information and Service Provider;**
- (o) **Liquor Store;**
- (p) **Market;**
- 42P2019 (p.1) **Office;**
- (q) **Outdoor Café;**
- 44P2013 (q.1) **Parking Lot – Grade;**
- 44P2013 (q.2) **Parking Lot – Structure;**
- 42P2019 (q.3) **Print Centre;**
- (r) **Restaurant: Food Service Only – Medium;**

- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**
- (u.1) **Restaurant: Neighbourhood;** 5P2015
- (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
- (cc.2) **Specialty Food Store;** 42P2019
- (dd) **Supermarket;**
- (dd.1) **Urban Agriculture;** 33P2019
- (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** (1) Only one *use area* in a *building* in the Commercial – Regional 1 District must be equal to or greater than 3600.0 square metres.
- (2) The maximum *use area* for an **Office** is 360.0 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.

42P2019

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

Purpose

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

Permitted Uses

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

71P2008,
17P2009,
32P2009,
39P2010

37P2014, 42P2019

- (c) **Amusement Arcade;**
- (c.1) **Artist's Studio;**
- (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Billiard Parlour;**
- (e) **Catering Service – Minor;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Convenience Food Store;**
- (i) **Counselling Service;**
- (j) **Dinner Theatre;**
- (k) **Financial Institution;**
- (l) **Fitness Centre;**
- (m) **Funeral Home;**
- (n) **Health Services Laboratory – With Clients;**
- (o) **Home Based Child Care – Class 1;**
- (p) **Home Occupation – Class 1;**
- (q) **Indoor Recreation Facility;**
- (r) **Information and Service Provider;**
- (s) **Instructional Facility;**
- (t) **Library;**
- (u) **Medical Clinic;**
- (v) **Museum;**
- (w) **Office;**
- (x) **Pawn Shop;**
- (y) **Performing Arts Centre;**
- (z) **Pet Care Service;**
- (aa) **Power Generation Facility – Small;**
- (bb) **Print Centre;**
- (cc) **Protective and Emergency Service;**

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

5P2015

Discretionary Uses

863 (1) **Uses** listed in subsection 862(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Commercial – Regional 2 District.

(2) **Uses** listed in subsection 862(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

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

- (a) **Auto Service – Major;**
- (b) **Auto Service – Minor;**
- (c) *deleted* 16P2018
- (c.1) **Brewery, Winery and Distillery;** 22P2016
- (c.2) **Cannabis Counselling;** 25P2018
- (c.3) **Cannabis Store;** 26P2018
- (d) **Car Wash – Multi Vehicle;**
- (e) **Car Wash – Single Vehicle;**
- (f) **Child Care Service;**
- (f.1) **Conference and Event Facility;** 67P2008

- (g) **Drinking Establishment – Large;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Dwelling Unit;**
- 49P2017 (k.1) **Food Production;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Home Occupation – Class 2;**
- (o) **Hotel;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013, 42P2019 (q.1) **Market;**
- 28P2016, 25P2018 (q.2) *deleted*
- (r) **Night Club;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Medium;**
- (w) **Place of Worship – Small;**
- (x) **Post-secondary Learning Institution;**
- (y) **Power Generation Facility – Medium;**
- (z) **Radio and Television Studio;**
- 16P2018 (z.1) **Recyclable Material Drop-Off Depot;**
- (aa) **Restaurant: Licensed – Large;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- 4P2012 (ee) **Special Function – Class 2;**
- 10P2009, 4P2012 (ee.1) *deleted*
- 33P2019 (ee.2) **Urban Agriculture;**

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

Purpose

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

Permitted Uses

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

71P2008, 32P2009,
39P2010

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

37P2014, 16P2018

37P2014

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

16P2018

- (cc) **Restaurant: Licensed – Medium;**
- (dd) **Restaurant: Licensed – Small;**
- (dd.1) **Restaurant: Neighbourhood;** 5P2015
- (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) **Artist’s Studio;** 42P2019
 - (a.1) **Auto Service – Major;**
 - (b) **Auto Service – Minor;**
 - (c) *deleted* 37P2014
 - (d) **Billiard Parlour;**
 - (d.1) **Brewery, Winery and Distillery;** 22P2016
 - (d.2) **Cannabis Counselling;** 25P2018
 - (d.3) **Cannabis Store;** 26P2018
 - (e) **Car Wash – Multi-Vehicle;**
 - (f) **Car Wash – Single Vehicle;**
 - (g) **Child Care Service;**
 - (h) **Cinema;**
 - (h.1) **Conference and Event Facility;** 67P2008

- 49P2017
- (i) **Drinking Establishment – Large;**
 - (j) **Drinking Establishment – Medium;**
 - (k) **Drinking Establishment – Small;**
 - (l) **Drive Through;**
 - (l.1) **Food Production;**
 - (m) **Gaming Establishment – Bingo;**
 - (n) **Gas Bar;**
 - (o) **Hotel;**
 - (p) **Liquor Store;**
- 5P2013, 42P2019
28P2016, 25P2018
- (p.1) **Market;**
 - (p.2) *deleted*
 - (q) **Night Club;**
 - (r) **Outdoor Café;**
 - (s) **Parking Lot – Grade;**
 - (t) **Parking Lot – Structure;**
- 43P2015
- (t.1) **Payday Loan;**
 - (u) **Place of Worship – Medium;**
 - (v) **Place of Worship – Small;**
 - (w) **Post-secondary Learning Institution;**
 - (x) **Power Generation Facility – Medium;**
 - (y) **Restaurant: Food Service Only – Large;**
 - (z) **Restaurant: Licensed – Large;**
 - (aa) **Seasonal Sales Area;**
 - (bb) **Sign – Class C;**
 - (cc) **Sign – Class E;**
 - (dd) **Social Organization;**
- 4P2012
- (ee) **Special Function – Class 2;**
- 10P2009, 4P2012
- (ee.1) *deleted*
- 33P2019
- (ee.2) **Urban Agriculture;**
 - (ff) **Utility Building;**
- 38P2013
- (gg) **Vehicle Rental – Major;**
- 38P2013
- (hh) **Vehicle Sales – Major;**

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

Purpose

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

- (a) prestige, high quality, manufacturing, research and office **developments**; 32P2009
- (b) **parcels** in desirable locations that contribute to employment centres or locations that are visible from **expressways** and **major streets**;
- (c) activities contained within **buildings**;
- (d) a limited range of small **uses** that provide services to the office and industrial **uses** within the immediate area;
- (e) pedestrian pathway connections to and between **buildings** and to transit;
- (f) flexibility in **building** density established through **floor area ratios** for individual **parcels**; and
- (g) varying **building heights** established through maximum **building height** for individual **parcels**.

Permitted Uses

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

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

(2) The following **uses** are **permitted uses** in the Industrial – Business District if they are located within existing approved **buildings**: 32P2009

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

- 39P2010
 - (f) *deleted*
 - (g) **Information and Service Provider;**
 - (h) **Library;**
 - (i) **Instructional Facility;**
 - (j) **Office;**
- 39P21010
 - (k) *deleted*
 - (l) **Power Generation Facility – Small;**
 - (m) **Print Centre;**
 - (n) **Protective and Emergency Service;**
 - (o) **Radio and Television Studio;** and
 - (p) **Specialized Industrial.**

Discretionary Uses

924 (1) *Uses* listed in subsection 923(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Industrial – Business District.

32P2009, 39P2010 (2) The following *uses* are **discretionary uses** in the Industrial – Business District:

- 25P2018, 42P2019
 - (a) **Artist’s Studio;**
 - (a.1) **Cannabis Counseling;**
 - (a.2) **Child Care Service;**
- 25P2018
 - (b) **Conference and Event Facility;**
 - (c) **Drinking Establishment – Small;**
 - (d) **Drive Through;**
 - (e) **Fitness Centre;**
 - (f) **Gas Bar;**
 - (g) **Health Services Laboratory – With Clients;**
 - (h) **Hotel;**
 - (i) **Indoor Recreation Facility;**
 - (j) **Medical Clinic;**
- 28P2016, 25P2018
 - (j.1) *deleted*
 - (k) **Motion Picture Production Facility;**
 - (l) **Outdoor Café;**
 - (m) **Parking Lot – Grade;**

Division 3: Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)

Purpose

1132 The Centre City Multi-Residential High Rise Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** on sites within the Centre City area of the city;
- (b) has **Multi-Residential Development** that will provide intense **development**;
- (c) has **Multi-Residential Development** where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (d) provides a **building** form that is street oriented at grade;
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve public benefit and amenities within the same community; and
- (f) is primarily residential with a limited range of **uses** in the Care and Health Group, the Culture and Leisure Group and a limited range of support commercial **uses**, restricted in size and location within the **building**.

Permitted Uses

1133 (1) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B; and** 4P2012
- (f.1) *deleted* 10P2009,
4P2012
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are within existing approved buildings: 39P2010

- (a) **Artist’s Studio;**
- (b) **Convenience Food Store;**

42P2019

- (c) **Counselling Service;**
 - (d) **Fitness Centre;**
 - (d.1) **Information and Service Provider;**
 - (e) **Instructional Facility;**
 - (f) **Library;**
 - (g) **Medical Clinic;**
 - (h) **Office;**
 - (i) **Power Generation Facility – Small;**
 - (j) **Print Centre;**
 - (k) **Retail and Consumer Service;**
 - (l) **Service Organization;**
 - (m) **Specialty Food Store; and**
 - (n) **Take Out Food Service.**
- (3) The following **uses** are **permitted uses** on a **parcel** in the Centre City Multi-Residential High Rise Support Commercial District that has a **building** used or previously used as a **School Authority – School**:
- (a) **School Authority – School; and**
 - (b) **School Authority Purpose – Minor.**

Discretionary Uses

- 1134 (1) **Uses** listed in subsection 1133(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to **buildings** in the Centre City Multi-Residential High Rise Support Commercial District.
- (2) **Uses** listed in subsection 1133(2) are **discretionary uses** if they are proposed in a **building** which, at the time the application is made, had a **use** not listed in this District.
- (3) The following **uses** are **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (b.1) **Cannabis Counselling;**
 - (c) **Child Care Service;**
 - (d) **Community Entrance Feature;**
 - (e) **Community Recreation Facility;**
 - (f) **Custodial Care;**

25P2018

9P2012

- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (m.1) **Food Kiosk;** 2P2012
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (t.1) **Market;** 5P2013, 42P2019
- (t.2) *deleted* 28P2016, 25P2018
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (z.1) **Payday Loan** 43P2015
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Medium;** 35P2019
- (hh) **Restaurant: Licensed – Small;** 35P2019
- (hh.1) **Restaurant: Neighbourhood;** 35P2019, 2P2012
- (hh.2) **School – Private;** 35P2019, 16P2018
- (hh.3) **School Authority – School;** 35P2019

- 30P2011, 4P2013
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**
- (ll) **Sign – Class F;**
- (ll.1) *deleted*
- 4P2012
- (mm) **Social Organization;**
- (nn) **Special Function – Class 2;**
- (oo) **Supermarket;**
- 33P2019
- (oo.1) **Urban Agriculture;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**
- 4P2013
- (4)** An existing **Sign – Class G** is a *discretionary use* where:
- (a) it existed on the *parcel* prior to March 1, 2013; and
- (b) the previously approved *development permit* issued by the **City** has not expired.

Rules

1165 In addition to the rules in this District, all **uses** in this District must comply with:

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

2P2012

Floor Area Ratio

1166 (1) For *developments* located west of MacLeod Trail SE the maximum **floor area ratio** is:

- (a) for *parcels* between 12 and 13 Avenue and West of 1 Street SE:
- (i) 3.0 for **uses** referenced in sections 1163 and 1164; or
- (ii) 5.0 for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** and **Hotel uses**
- (b) for *parcels* between 15 and 17 Avenue and west of 1 Street SE is 3.0;
- (c) for all other *parcels*:
- (i) 5.0; or
- (ii) The maximum **floor area ratio** in subsection (i) may be increased by a **floor area ratio** of 3.0 when this

5P2013

(c.1)	Assisted Living;	24P2011
(d)	Billiard Parlour;	
(d.1)	Brewery, Winery and Distillery;	22P2016
(d.2)	Cannabis Counselling;	25P2018
(d.3)	Cannabis Store;	26P2018
(e)	Child Care Service;	
(f)	Cinema;	
(g)	Computer Games Facility;	
(h)	Custodial Care;11	
(i)	Drinking Establishment – Medium;	
(j)	Drinking Establishment – Small;	
(k)	Dwelling Unit;	
(k.1)	Food Production;	49P2017
(l)	Home Occupation – Class 2;	
(m)	Hotel;	
(n)	Indoor Recreation Facility;	32P2009, 9P2012
(o)	Instructional Facility;	
(p)	Liquor Store;	
(q)	Live Work Unit;	
(q.1)	Market;	5P2013, 42P2019
(q.2)	<i>deleted</i>	28P2016, 25P2018
(r)	Outdoor Café;	
(s)	Parking Lot – Grade;	
(t)	Parking Lot – Structure;	
(u)	Pawn Shop;	
(u.1)	Payday Loan;	43P2015
(v)	Place of Worship – Small;	
(w)	Post-secondary Learning Institution;	
(x)	Residential Care;	
(y)	Restaurant: Food Service Only – Medium;	
(z)	Restaurant: Licensed – Medium;	
(aa)	Restaurant: Licensed – Small;	
(bb)	Seasonal Sales Area;	

- 30P2011, 4P2013
- 4P2012
- 33P2019
- 33P2019
- (cc) **Sign – Class C;**
 - (dd) **Sign – Class E;**
 - (ee) **Sign – Class F;**
 - (ee.1) *deleted;*
 - (ff) **Social Organization;**
 - (gg) **Special Function – Class 2;**
 - (hh) **Supermarket;**
 - (hh.1) **Urban Agriculture;** and
 - (ii) **Utility Building.**

Rules

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

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

Floor Area Ratio

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

Building Height

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

Building Orientation

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

- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (q.1) **Food Production;** 49P2017
- (r) **General Industrial – Light;**
- (s) **Health Services Laboratory – With Clients;**
- (t) **Home Occupation – Class 2;**
- (u) **Hotel;**
- (v) **Indoor Recreation Facility;**
- (w) **Library;**
- (x) **Liquor Store;**
- (y) **Live Work Unit;**
- (z) **Market;**
- (aa) *deleted* 42P2019
- (bb) **Medical Clinic;**
- (cc) *deleted* 25P2018
- (dd) **Office;**
- (ee) **Outdoor Café;**
- (ff) **Parking Lot – Grade (temporary);**
- (gg) **Parking Lot – Structure;**
- (hh) **Performing Arts Centre;**
- (ii) **Place of Worship – Small;**
- (jj) **Post-secondary Learning Institution;**
- (kk) **Residential Care;**
- (ll) **Restaurant: Food Service Only – Large;**
- (mm) **Restaurant: Food Service Only – Medium;**
- (nn) **Restaurant: Licensed – Large;**
- (oo) **Restaurant: Licensed – Medium;**
- (pp) **Restaurant: Licensed – Small;**
- (qq) **School – Private;**
- (rr) **School Authority – School;**
- (ss) **Seasonal Sales Area;**
- (tt) **Service Organization;**
- (uu) **Sign – Class B;**

33P2019

- (vv) **Sign – Class C;**
- (ww) **Sign – Class D;**
- (xx) **Sign – Class E;**
- (yy) **Social Organization;**
- (zz) **Special Function – Class 2;**
- (aaa) **Supermarket;**
- (aaa.1) **Urban Agriculture;**
- (bbb) **Utility Building;** and
- (ccc) **Veterinary Clinic.**

Rules

1246 In addition to the rules in this District, all **uses** in this District must comply with:

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

Density

1247 (1) The maximum **floor area ratio** is 7.0.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Conference and Event Facility;**
 - (iv) **Indoor Recreation Facility;**
 - (v) **Library;**
 - (vi) **Museum;**
 - (vii) **Performing Arts Centre;**
 - (viii) **Place of Worship – Small;**
 - (ix) **Protective and Emergency Service;**
 - (x) **School – Private;**
 - (xi) **School Authority – School;**
 - (xii) **Service Organization;**

- (r) **Health Services Laboratory – With Clients;**
- (s) **Home Occupation – Class 2;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- (v) **Library;**
- (w) **Liquor Store;**
- (x) **Live Work Unit;**
- (y) **Market;** 42P2019
- (z) **Medical Clinic;**
- (aa) *deleted* 25P2018
- (bb) **Night Club;**
- (cc) **Office;**
- (dd) **Outdoor Café;**
- (ee) **Parking Lot – Grade (Temporary);**
- (ff) **Parking Lot – Structure;**
- (gg) **Performing Arts Centre;**
- (hh) **Place of Worship – Small;**
- (ii) **Post-secondary Learning Institution;**
- (jj) **Residential Care;**
- (kk) **Restaurant: Food Service Only – Large;**
- (ll) **Restaurant: Food Service Only – Medium;**
- (mm) **Restaurant: Licensed – Large;**
- (nn) **Restaurant: Licensed – Medium;**
- (oo) **Restaurant: Licensed – Small;**
- (pp) **Restaurant: Neighbourhood;**
- (qq) **Seasonal Sales Area;**
- (rr) **Service Organization;**
- (ss) **School - Private;**
- (tt) **School Authority – School;**
- (uu) **Sign – Class B;**
- (vv) **Sign – Class C;**
- (ww) **Sign – Class D;**

33P2019

33P2019

- (xx) **Sign – Class E;**
- (yy) **Social Organization;**
- (zz) **Special Function – Class 2;**
- (aaa) **Supermarket;**
- (aaa.1) **Urban Agriculture;** and
- (bbb) **Utility Building.**

Rules

1256 In addition to the rules in this District, all **uses** in this District must comply with:

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

Density

1257 (1) The maximum **floor area ratio** for development is 7.0.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Conference and Event Facility;**
 - (iv) **Indoor Recreation Facility;**
 - (v) **Library;**
 - (vi) **Museum;**
 - (vii) **Performing Arts Centre;**
 - (viii) **Place of Worship – Small;**
 - (ix) **Protective and Emergency Service;**
 - (x) **School – Private;**
 - (xi) **School Authority – School;**
 - (xii) **Service Organization;**
 - (xiii) **Social Organization;** and
 - (xiv) **Utilities;** and

Division 4: Centre City East Village Mixed Use District (CC-EMU)

Purpose

1259 The Centre City East Village Mixed Use District is intended to provide for:

- (a) a mixed-use area that integrates residential *uses* with a range of commercial *uses*, local services and amenities; and
- (b) a *building* form that is *street* oriented at *grade*.

Permitted Uses

1260 (1) The following *uses* are *permitted uses* in the Centre City East Village Mixed Use District:

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

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

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Retail and Consumer Service;**
- (n) **Specialty Food Store; and**

(o) **Take Out Food Service.****Discretionary Uses**

1261 (1) The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) *Uses* listed in subsection 1260(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.

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

(a) **Artist’s Studio;**(b) **Assisted Living;**(c) **Brewery, Winery and Distillery;**

25P2018

(c.1) **Cannabis Counselling;**

26P2018

(c.2) **Cannabis Store;**(d) **Child Care Service;**(e) **Community Entrance Feature;**(f) **Community Recreation Facility;**(g) **Counselling Service;**(h) **Drinking Establishment – Medium;**(i) **Drinking Establishment – Small;**(j) **Dwelling Unit;**

49P2017

(j.1) **Food Production;**(k) **Home Occupation – Class 2;**(l) **Hotel;**(m) **Indoor Recreation Facility;**(n) **Liquor Store;**(o) **Live Work Unit;**

42P2019

(p) **Market;**(q) **Medical Clinic;**

25P2018

(r) *deleted*(s) **Office;**(t) **Outdoor Café;**(u) **Place of Worship – Small;**

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

Purpose

1265 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** and local amenities;
- (b) commercial **uses** that are developed as part of a comprehensive residential mixed **use development**; and
- (c) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1266 (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
- (g) **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**:

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

- (k) **Specialty Food Store**; and
- (l) **Take Out Food Service.**

Discretionary Uses

1267 (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 1266(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) **Accessory Liquor Service;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (c.1) **Cannabis Counselling;**
- (c.2) **Cannabis Store;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Community Recreation Facility;**
- (g) **Counselling Service;**
- (h) **Drinking Establishment – Small;**
- (i) **Dwelling Unit;**
- (j) **Food Kiosk;**
- (j.1) **Food Production;**
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Liquor Store;**
- (p) **Live Work Unit;**
- (q) **Market;**
- (r) **Medical Clinic;**
- (s) *deleted*
- (t) **Office;**

25P2018

26P2018

49P2017

42P2019

25P2018

Division 6: Centre City East Village River Residential District (CC-ERR)

Purpose

1271 The Centre City East Village River Residential District is intended to provide for:

- (a) a signature site with high visibility and direct riverfront views;
- (b) mainly residential **uses** with support commercial **uses**;
- (c) active commercial **uses** located on the ground floor of a **building**; and
- (d) a **building** form that is street oriented at **grade**.

Permitted Uses

1272 The following **uses** are **permitted uses** in the Centre City East Village River Residential District:

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

Discretionary Uses

1273 The following **uses** are **discretionary uses** in the Centre City East Village River Residential District:

- (a) **Brewery, Winery and Distillery**;
- (b) **Child Care Service**;
- (c) **Community Recreation Facility**;
- (d) **Dwelling Unit**;
- (d.1) **Food Production**;
- (e) **Home Occupation – Class 2**;
- (f) **Hotel**;
- (g) **Indoor Recreation Facility**;
- (h) **Market**;
- (i) **Outdoor Café**;

16P2018

49P2017

42P2019

- (j) **Power Generation Facility – Small;**
- (k) **Restaurant: Food Service Only – Medium;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Restaurant: Neighbourhood;**
- (p) **Retail and Consumer Service;**
- (q) **Seasonal Sales Area;**
- (r) **Sign – Class B;**
- (s) **Sign – Class C;**
- (t) **Sign – Class D;**
- (u) **Sign – Class E;**
- 33P2019 (v) **Social Organization;**
- 33P2019 (w) **Special Function – Class 2; and**
- 33P2019 (x) **Urban Agriculture.**

Rules

- 16P2018 **1274** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
 - (b) The Rules Governing All Districts referenced in Part 3; and
 - (c) The applicable Uses and Use Rules referenced in Part 4.

Density

- 1275 (1)** The maximum **floor area ratio** is 5.0.
- (2)** In this section, for the purpose of calculating **floor area ratio**:
- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Protective and Emergency Service;**
 - (iii) **Social Organization; and**
 - (iv) **Utilities; and**

- (d.2) **Cannabis Store;** 26P2018
- (e) **Child Care Service;**
- (f) **Community Recreation Facility;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Small;**
- (j) **Dwelling Unit;**
- (j.1) **Food Production;** 49P2017
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Liquor Store;**
- (o) **Live Work Unit;**
- (p) **Market;** 25P2018, 42P2019
- (q) *deleted* 25P2018
- (r) **Outdoor Café;**
- (s) **Parking Lot – Structure;**
- (t) **Place of Worship – Medium;**
- (u) **Place of Worship – Small;**
- (v) **Post-secondary Learning Institution;**
- (w) **Residential Care;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Licensed – Medium;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Seasonal Sales Area;**
- (bb) **Signs – Class C;**
- (cc) **Signs – Class E;**
- (dd) **Social Organization;**
- (ee) **Special Function – Class 2;**
- (ff) **Supermarket;**
- (ff.1) **Urban Agriculture;** 33P2019
- (gg) **Utility Building;**

- (hh) **Vehicle Rental – Minor**; and
- (ii) **Vehicle Sales – Minor.**

Rules

1368 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) The General Rules for Mixed Use Districts referenced in Part 14, 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

- 1369** (1) Unless otherwise referenced in subsection (2), there is no maximum **floor area ratio**.
- (2) The maximum **floor area ratio** for **parcels** designated MU-1 is the number following the letter “f” indicated on the Land Use District Maps.

Density

- 1370** (1) Unless otherwise referenced in subsection (2), there is no maximum **density**.
- (2) The maximum **density** for **parcels** designated MU-1 is the number following the letter “d” indicated on the Land Use District Maps, expressed in **units** per hectare.

Building Height

- 1371** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is the number following the letter “h” when indicated on the Land Use District Maps.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, M-CG or M-G District the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**;
 - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line** or to the number following the letter “h” indicated on the Land Use District Maps, whichever results in the lower **building height**; and
 - (c) increases to the number following the letter “h” indicated on the Land Use District Maps measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.

- (3) The following *uses* are *discretionary uses* in the Mixed Use – Active Frontage District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Amusement Arcade;**
 - (d) **Assisted Living;**
 - (e) **Billiard Parlour;**
 - (f) **Brewery, Winery and Distillery;**
 - (f.1) **Cannabis Counselling;** 25P2018
 - (f.2) **Cannabis Store;** 26P2018
 - (g) **Child Care Service;**
 - (h) **Cinema;**
 - (i) **Community Recreation Facility;**
 - (j) **Computer Games Facility;**
 - (k) **Conference and Event Facility;**
 - (l) **Custodial Care;**
 - (m) **Dinner Theatre;**
 - (n) **Drinking Establishment – Medium;**
 - (o) **Drinking Establishment – Small;**
 - (p) **Dwelling Unit;**
 - (p) **Dwelling Unit;**
 - (p.1) **Food Production;** 49P2017
 - (q) **Home Occupation – Class 2;**
 - (r) **Hotel;**
 - (s) **Indoor Recreation Facility;**
 - (t) **Liquor Store;**
 - (u) **Live Work Unit;**
 - (v) **Market;** 42P2019
 - (w) *deleted* 25P2018
 - (x) **Museum;**
 - (y) **Outdoor Café;**
 - (z) **Parking Lot – Structure;**

- (aa) **Pawn Shop;**
- (bb) **Payday Loan;**
- (cc) **Performing Arts Centre;**
- (dd) **Place of Worship – Medium;**
- (ee) **Place of Worship – Small;**
- (ff) **Post-secondary Learning Institution;**
- (gg) **Residential Care;**
- (hh) **Restaurant: Food Service Only – Medium;**
- (ii) **Restaurant: Licensed – Medium;**
- (jj) **Restaurant: Licensed – Small;**
- (kk) **Seasonal Sales Area;**
- (ll) **Signs – Class C;**
- (mm) **Signs – Class E;**
- (nn) **Social Organization;**
- (oo) **Special Function – Class 2;**
- (pp) **Supermarket;**
- (pp.1) **Urban Agriculture;**
- (qq) **Utility Building;**
- (rr) **Vehicle Rental – Minor; and**
- (ss) **Vehicle Sales – Minor.**

33P2019

Rules

1378 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) The General Rules for Mixed Use Districts referenced in Part 14, 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

1379 (1) Unless otherwise referenced in subsection (2), there is no maximum **floor area ratio**.

- (2) The maximum **floor area ratio** for **parcels** designated MU-2 is the number following the letter “F” indicated on the Land Use District Maps.

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
Cannabis Counselling
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
Cultural Support
Fitness Centre
Gaming Establishment – Bingo
Indoor Recreation Facility
Library
Motion Picture Filming Location
Museum
Outdoor Recreation Area
Performing Arts Centre
Place of Worship – Large
Place of Worship – Medium
Place of Worship – Small
Radio and Television Studio
Social Organization
Spectator Sports Facility

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017, 49P2017, 16P2018, 25P2018, 42P2019

RESIDENTIAL GROUP

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

SALES GROUP

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

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

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

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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