

THE CITY OF CALGARY LAND USE BYLAW 1P2007 OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008
13P2008	June 1, 2008
15P2008	June 1, 2008
47P2008	June 1, 2008
48P2008	June 1, 2008
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10P2009	April 21, 2009
17P2009	June 1, 2009

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.

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- (dd) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5; 67P2008
- (ee) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**: 68P2008
- (i) does not use an internal combustion engine; and
- (ii) is located entirely within an existing approved **building**;
- (ff) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of potential heritage sites, and: 68P2008
- (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;
- (gg) a **Temporary Residential Sales Centre** located: 71P2008
- (i) in the **Developing Area**; or
- (ii) on a **parcel** identified in subsection 25(z) or 25(aa);
- (hh) **developments** as defined in Section 8(2) of Part 10, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to 2008 January 4; and 75P2008
- (ii) a **Home Based Child Care – Class 1**. 17P2009

25.1 The following **developments** do not require a **development permit**: 1P2009

- (a) **Public Transit System**; and
- (b) **Utilities – Linear**.

Development Permit Application Requirements

- 26** (1) Any owner of a **parcel**, his authorized agent, or other persons having legal or equitable interest in the **parcel** may apply to the **General Manager** for a **development permit**.
- (2) An application for a **development permit** must be made on an application form approved by the **General Manager** and be submitted with the fee for an application as prescribed by resolution of **Council**.
- (3) An applicant for a **development permit** must provide such information as may be required by the **Development Authority** to evaluate the application.

49P2008

Notice Posting Requirement

- 27 (1)** At least 7 days prior to making a decision on an application for a **development permit** for those **uses** listed in subsections (2), (3) (4) and (5), the **Development Authority** must post in a conspicuous place a notice stating:
- (a) the proposed **use** of the **building** or **parcel**;
 - (b) that an application respecting the proposed **development** will be considered by the **Development Authority**;
 - (c) that any person who objects to the proposed **development** on the **parcel** may deliver to a **Development Authority** a written statement of their objection to the **development**;
 - (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
 - (e) that the objection must include:
 - (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
 - (ii) the reason for their objection to the proposed **development**.

- (2)** The following **uses** must always be notice posted:

51P2008

- (a) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X or CC-COR districts;

51P2008

- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;

17P2009

- (c.1) **Home Based Child Care – Class 2**;

- (d) **Home Occupation – Class 2**;

51P2008

- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts;

- (f) **Multi-Residential Development** in the **Developed Area**;

51P2008

- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X or CC-COR districts;

- (h) **Place of Worship – Large**;

- (i) **Secondary Suite**; and

51P2008

- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI or CC-COR districts.

- (3) The following **uses** must always be notice posted in a **residential district**:
- (a) **Addiction Treatment;**
 - (b) **Bed and Breakfast;**
 - (c) **Child Care Service;**
 - (d) **Community Recreation Facility;**
 - (e) **Custodial Care;**
 - (f) **Indoor Recreation Facility;**
 - (g) **Library;**
 - (h) **Museum;**
 - (i) **Place of Worship – Medium;**
 - (j) **Place of Worship – Small;**
 - (k) **Residential Care; and**
 - (l) **Service Organization.**
- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment;**
 - (b) **Child Care Service;**
 - (c) **Custodial Care;**
 - (d) **Place of Worship – Medium;**
 - (e) **Place of Worship – Small;**
 - (f) **Residential Care; and**
 - (g) **Service Organization.**
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area**;
 - (b) **Duplex Dwelling** when listed as a **discretionary use**;
 - (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
 - (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; and
 - (e) Any **discretionary use** in the C-N1, C-N2, CC-1, C-COR1, C-COR2, I-E, CC-X or CC-COR districts.
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (3), (4) or (5).

51P2008

- (3) Nothing in subsections (1) or (2) is intended to diminish the importance of sound planning principles in a **Development Authority's** exercise of discretion.

Rules Governing All Signs

- 72 (1) No **sign**, other than an approved **Sign – Class F**, may display third party advertising.
- (2) **Signs** must not conflict with the general character of the surrounding streetscapes, architecture of the **buildings** they are located on, or on surrounding **buildings**.
- (3) A **sign** must not be erected or used if, in the opinion of the **Development Authority**:
- (a) the **sign** position, shape, colour, format or illumination may be confused with a traffic sign, signal or device; or
 - (b) the **sign** displays lights which may be mistaken for lights generally associated with danger or those used by police, fire, ambulance or other emergency vehicles.
- (4) Electrical power supply to both **signs** and base landscaping must be located underground.
- (5) **Signs** in **residential districts** must not be illuminated, which may be relaxed only where the **Development Authority** is satisfied that the lighting and the orientation of the **sign** will not adversely affect any residential use.
- (6) **Signs** and their structures must be located a minimum of 0.75 metres back from the existing or future curb line.
- (7) **Signs** must not be placed in or on a required **motor vehicle parking stall** or **loading stall**, and must be placed so as to not reduce the number of required **motor vehicle parking stalls** or **loading stalls** required pursuant to this Bylaw or a **development permit**.
- (8) **Signs** must not be placed within a **corner visibility triangle** where any part of the **sign** is higher than 0.75 metres or lower than 4.6 metres.
- (9) **Signs**, sign supports and structures for **signs** must not be located in the required road rights-of-way setbacks as referenced in section 53 and Table 1.
- (10) The **Development Authority** may only relax the requirements in subsection (9) if the **sign owner** agrees, in writing, to remove the **sign** from its location within 30 days of being asked to remove it by the **City**.

- (11) All **signs**, sign supports and structures for **signs** must be located on private property.
- (12) **Signs** may project over sidewalks, road rights-of-way, or be located on any property owned by the **City** only if:
- (a) the **sign owner** agrees in writing to remove the **sign** from its location within 30 days of being asked to remove it by the **City**;
 - (b) the **sign owner** has permission from the **City Manager** or his delegate to locate the **sign** on **City** property or to have it project over **City** property;
 - (c) the **sign** will have a minimum clearance of 4.6 metres over a **City** owned driveway, **lane** or alley; and
 - (d) the **sign** will have a minimum clearance of 2.4 metres in any instance not referenced in subsection (c).
- (13) Trees and shrubs must not be removed or damaged to prepare a site for a **sign**, to make a **sign** more visible, to maintain a **sign**, or to change **copy** on a **sign**.
- (14) The **Development Authority** may only relax the requirement of subsection (13) if the **Development Authority** is satisfied that new trees or shrubs will be planted to replace any trees and shrubs that are removed or damaged and that the new plantings are consistent with any conditions respecting landscaping on a **development permit** for the **parcel** where the **sign** is located.
- 67P2008 (15) When a panel on a multi-panel **sign** is removed it must be replaced with a blank panel until such time as a new panel is installed.
- 67P2008 (16) Where this Part refers to “**Identification Sign**”, it is referring to one of the following **sign** types as the context requires:
- (a) **Canopy Identification Sign**;
 - (b) **Fascia Identification Sign**;
 - (c) **Freestanding Identification Sign**;
 - (d) **Painted Wall Identification Sign**;
 - (e) **Projecting Identification Sign**; and
 - (f) **Window Identification Sign**.

Rules Governing Combinations of Signs

- 73 (1) The maximum number of **Identification Signs** for any one elevation of a business is:
- (a) one **Fascia Identification Sign**;
 - (b) one **Window Identification Sign**; and
 - (c) one of either a **Canopy Identification Sign** or a **Projecting Identification Sign** which fits within the maximum **sign area** for the District.

- (2) When determining whether to approve a **Temporary Sign Marker** or a **Message Sign**, the **Development Authority** must take into consideration the number of messaging opportunities that are on a site and a **Temporary Sign Marker**:
- (a) may not be approved on a **frontage** where a **Message Sign** is located or has been approved; and
 - (b) may be approved on a site where more than one business shares a **frontage** and the only messaging opportunity is on a changing display panel that serves only the business identified on the **Identification Sign**.

Rules Governing Additional Elements on All Identification Signs

- 74 (1) Unless specifically prohibited, in addition to the name of the **use**, business or occupant, an **Identification Sign** may set out:
- (a) the hours of operation, the address and contact information for the **use**, business or occupant to which the **sign** relates; and
 - (b) subject to subsection (2), a description of the merchandise or service offered by the **use**, business or occupant to which the **sign** relates.
- (2) The maximum area of an **Identification Sign** that can be used for the description of merchandise or service offered by a **use**, business or occupant is the lesser of:
- (a) 30.0 per cent of the actual **copy area** of the **Identification Sign**; and
 - (b) 30.0 per cent of the maximum allowable **sign area** for the District in which the **Identification Sign** is located.
- (3) Subject to subsections (4), (5), (6) and (7), a portion of an **Identification Sign** may contain a changing display panel for frequently changing messages.
- (4) The maximum area of a **Fascia Identification Sign** that may be used for a changing display panel, is 30.0 per cent of the **Fascia Identification Sign**.
- (5) The maximum area of a **Freestanding Identification Sign**, **Projecting Identification Sign** or a **Canopy Identification Sign** that may be used for a changing display panel, is the lesser of:
- (a) 80.0 per cent of the actual **copy area** of the **Identification Sign**; and
 - (b) 80.0 per cent of the maximum allowable **sign area** for the District in which the **Identification Sign** is located.
- (6) The messages on the changing display panel must relate to:
- (a) special events;
 - (b) a **use**, business or occupant of the site where the **Identification Sign** is located;

- (c) the products or services of a **use**, business or occupant of the **parcel** where the **Identification Sign** is located; or
 - (d) information which might otherwise be on a **Property Management** or **Real Estate Sign**.
- (7) The changing display panel must not:
- (a) be used to provide third party advertising; or
 - (b) contain an **Electronic Message Sign** unless an **Electronic Message Sign** has been specifically authorized by a **development permit**.

67P2008

Rules Governing Class A Signs

- 75 A **Sign – Class A** does not require a **development permit** when “**Sign – Class A**” is a listed **use** in the District and the **sign** meets all applicable rules.

Address Sign

- 76 (1) Where an **Address Sign** is sculpted out of the face of a **building** and is not illuminated, there is no maximum **copy area** restriction.
- (2) Where an **Address Sign** is affixed to a residence or a **private garage**, it must not be illuminated, and must have a maximum **copy area** of 0.28 square metres.
- (3) Where an **Address Sign** is neither sculpted out of a **building** or affixed to a residence or **private garage**, the maximum **copy area** of an **Address Sign** is 1.2 square metres.
- (4) Any proposed **Address Sign** that exceeds the maximum **sign area** set out in this section is deemed to be an **Identification Sign** and must comply with the rules for **Identification Signs**.

Directional Sign

- 77 (1) In **low density residential districts**, a **Directional Sign** must be attached to a **building**.
- (2) A **Directional Sign** must not have any advertising **copy** or slogans, but may have logos.
- (3) The maximum **copy area** of a **Directional Sign** is 2.5 square metres.
- (4) A **Directional Sign** may only be located at the entrance to a site.
- (5) The maximum number of **Freestanding Directional Signs** that may be on a site is two at each entrance to the site.

162 “Car Wash – Single Vehicle”

- (a) means a *use*:
- (i) where motor vehicles with a **gross vehicle weight** equal to or less than 4500 kilograms are washed; and 71P2008
 - (ii) that contains one wash bay, and this wash bay is only capable of washing one motor vehicle at a time;
- (b) is a *use* within the Automotive Service Group in Schedule A to this Bylaw;
- (c) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**; 47P2008
- (d) must provide at least two (2) vehicle stacking spaces for the wash bay entrance door;
- (e) must provide a drying area in the form of a motor vehicle **parking stall** for the wash bay;
- (f) where located within 23.0 metres of a **residential district**, must have any vacuum cleaners situated:
- (i) within the **building**; or
 - (ii) within a **screened** enclosure that must be:
 - (A) shown on plans required at the time the application for the *use* is made;
 - (B) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (C) constructed of materials and to the standards required by the **Development Authority**;
- (g) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**.

163 “Catering Service – Major”

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

54P2008

164 “Catering Service – Minor”

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

54P2008

165 “Child Care Service”

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

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- (iii) that includes day cares, pre-schools, out of school care and other programs where the primary purpose is the care of children;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) must have **screening** for any outdoor play areas;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per two (2) employees at the **use** at any given time, or 1.0 stalls per 10 children, whichever is greater;
- (e) requires a minimum of 1.0 **pick-up and drop-off stalls** per 10 children;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

166 “Cinema”

- (a) means a **use** where motion pictures are viewed by the public, but does not include an **Adult Mini-Theatre**;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must provide a sufficient area **adjacent** to outdoor entry doors for patrons to queue;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per four (4) fixed seats;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

167 “Columbarium”

- (a) means a **use**:
 - (i) where urns containing the ashes of cremated human remains are kept; and
 - (ii) that will always be approved with another **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may be approved only in conjunction with a **Cemetery, Crematorium, Funeral Home or Place of Worship – Large, Place of Worship – Medium, or Place of Worship - Small** where they are a listed **use** in a District and where those **uses** have been approved;

67P2008

- (d) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of non-**assembly areas**, and 1.0 stalls per four (4) persons capacity of the largest **assembly area**, which is calculated by one of the following methods:
 - (i) one (1) person per 0.75 square metres for areas of non-fixed seating;
 - (ii) one (1) person per individual fixed seat for areas where individual fixed seats are the primary method of accommodating people;
 - (iii) one (1) person per 0.5 linear metres of bench seating; or
 - (iv) the maximum capacity of the **assembly area** as stated in the **development permit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

168 “Community Entrance Feature”

- (a) means a **use** where a landscape attraction, monument or **sign** is displayed on a **parcel** that states the name of, or in some way identifies, a residential community;
- (b) is a **use** within the Sign Group in Schedule A to this Bylaw;
- (c) requires the owner of the parcel, on which it is located, to enter into an agreement for the maintenance of the **parcel** and the removal of the **use** at the discretion of the **Development Authority**;
- (d) may have conditions placed on the **development permit** by the **Development Authority** relating to the location, size, design, **copy**, character, and number of **Community Entrance Features** allowed for a community;
- (e) must be constructed of maintenance-free materials, wherever possible; and
- (f) must not encroach upon utility rights-of-way or affect traffic safety.

- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

206 “Hide Processing Plant”

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

206.1 “Home Based Child Care – Class 1”

17P2009

- (a) means:
 - (i) an incidental **use** by a resident of a **Dwelling Unit** for the purpose of providing temporary care or supervision to a maximum of 6 children:
 - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
 - (B) for periods of less than 24 consecutive hours;
 - (ii) a **use** where no other person, other than a resident of the **Dwelling Unit**, works at the **Dwelling Unit** where the **use** is located;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not be located in a **Dwelling Unit** containing another **Home Based Child Care – Class 1** or **Class 2**, or **Home Occupation – Class 2**;
- (d) must have **screening** for any outdoor play areas;
- (e) does not require additional **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1** or **class 2**.

17P2009

206.2 “Home Based Child Care – Class 2”

- (a) means:
 - (i) an incidental **use** by a resident of a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** for the purpose of providing temporary care or supervision to a maximum of 10 children:
 - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
 - (B) for periods of less than 24 consecutive hours;
 - (ii) a **use** that may have a maximum of one non-resident employee at any one time working at the residence where the **use** is located;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must be located on a **parcel** with a **parcel width** equal to or greater than 9.0 metres;
- (d) may have an outdoor play area on the **parcel**, provided the outdoor play area:
 - (i) is **screened** by a **fence**;
 - (ii) is shown on the plan submitted for a **development permit**;
- (e) must not:
 - (i) locate play structures within an **actual front setback area**; and
 - (ii) display any **signs** related to the **use** on the **parcel**;
- (f) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (g) requires a minimum of 1.0 **pick-up and drop-off stalls**; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**;

207 “Home Occupation – Class 1”

- (a) means:
 - (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;

- (ii) a **use** that does not require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** include drop-offs or pick-ups, deliveries, and visits from customers or consultants;
 - (iii) a **use** that does not require any person, other than the resident of the **Dwelling Unit**, to work at the residence where the **use** is located; and
 - (iv) a **use** that does not require a **private garage** or other **Accessory Residential Buildings** of the **Dwelling Unit** to be used in the operation of the **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) is limited to a maximum of two per **Dwelling Unit**, with a combined maximum of three (3) business associated vehicle visits per week, as described in 207(a)(ii);
- (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
- (e) must not:
- (i) display any form of signage related to the **use** on the **parcel**; and
 - (ii) advertise the address of the **use** to the general public;
- (f) must not occupy more than 20.0 percent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
- (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
- (h) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for purposes related to the **use**, on the **parcel** where the **use** is located;
- (i) must not directly sell any goods at the premises, unless they are incidental and related to the service provided by the **use**;
- (j) does not require additional **motor vehicle parking stalls**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

67P2008

208 “Home Occupation – Class 2”

- (a) means:
- (i) an incidental **use** by a resident of a **Dwelling Unit** for a business purpose, the scale and intensity of which are limited so that no impacts of the business are observed or felt outside of the **Dwelling Unit**;
 - (ii) a **use** that may require more than three (3) business associated vehicle visits per week, where business associated vehicle visits to the **use** would include drop offs or pick ups, deliveries, and visits from customers or consultants;
 - (iii) a **use** that may have one person, other than the resident of the **Dwelling Unit**, working at the residence where the **use** is located; and
 - (iv) a **use** that may require a **private garage** or other **Accessory Residential Building** of the **Dwelling Unit** to be used in the operation of the Home Occupation;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) are limited to a maximum of one per **Dwelling Unit**;
- (d) must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable to normal sensory perception, outside the **building** containing the **use**;
- (e) must not:
- (i) display any form of signage related to the **use** on the **parcel**; and
 - (ii) advertise the address of the **use** to the general public;
- (f) must not occupy more than 20.0 per cent of all of the floor area of the **Dwelling Unit**, or 30.0 square metres, whichever is less;
- (g) must not have any activities related to the **use** take place outside of a **building**, and there must not be any outside storage of materials, tools, products or equipment;
- (h) may not occupy a portion of the required **motor vehicle parking stalls** for the **Dwelling Unit**;
- (i) may have one vehicle, with a maximum **gross vehicle weight** of 4500 kilograms, that is used for the purposes related to the **use**;
- (j) must not generate more than five (5) business associated vehicle visits to the **parcel** on any one day, to a maximum of 15 business associated vehicle visits per week;

- (k) must not directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the **use**;
- (l) may be approved for a period no greater than five (5) years;
- (m) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Dwelling Unit** the **use** is located in, when the number of business associated vehicle visits per week exceeds three (3); and
- (n) does not require **bicycle parking stalls – class 1 or class 2**.

209 “Hotel”

- (a) means a **use**:
 - (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration; and
 - (ii) that may be combined with a **use** from the Eating and Drinking Group in Schedule A when such a **use** is contained within a **Hotel**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) does not have a maximum **use area** in any District;
- (d) must not have more than 20 guest rooms in the C-C2, C-COR1 and C-COR2 Districts when located within 45.0 metres of a **low density residential district**, which must be measured from the **building** containing the **use** to the nearest **property line** of a **parcel** designated as a **low density residential district**; 67P2008
- (e) located in the I-B District must not have a **building height** greater than 11.0 metres where the **parcel** containing the **Hotel** shares a **property line** with a **low density residential district**; and
- (e.1) when it is combined with a **use** from the Eating and Drinking Group in Schedule A as allowed in subsection (a)(ii), must also comply with the rules for that **use**; 67P2008
- (f) requires a minimum number of **motor vehicle parking stalls** for the sleeping accommodation that is the greater of:
 - (i) 1.0 stalls per 2.5 guest rooms: or
 - (ii) 1.0 stalls per guest room when the **parcel** on which the **building** containing the **use** is located **adjacent** to or separated by a **lane** or **street** from a **low density residential district**.
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

210 “Household Appliance and Furniture Repair Service”

15P2008

- (a) means a **use**:
 - (i) where furniture, electronic equipment and appliances that are used in the home, are repaired, refinished or refurbished;
 - (ii) that is entirely within a **building**;
 - (iii) where the maximum **gross floor area** is 465.0 square metres; and
 - (iv) that may provide for the incidental sale of products relating to the services being provided;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must have all products and materials associated with the **use** stored entirely within a **building**;
- (d) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

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

Purpose

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Minor Residential Addition;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational;** and
- (i) **Utilities.**

17P2009

Discretionary Uses

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

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (b.1) **Home Based Child Care – Class 2;**
- (c) **Home Occupation – Class 2;**

17P2009

- (d) **Place of Worship – Small;**
- (e) **Power Generation Facility – Small;**
- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 *Parcels* designated R-C1Ls have the same *permitted* and *discretionary uses* referenced in sections 367 and 368 with the additional *discretionary use* of:

- (a) **Secondary Suite.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

372 The minimum *parcel width* is 24.0 metres.

Parcel Depth

- 373** (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 30.0 metres.

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

Purpose

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

Permitted Uses

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

Discretionary Uses

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

17P2009

- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

53P2008

- (2) The following *uses* are additional **discretionary uses** if they are located in *buildings* used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School – Private;**
 - (e) **School Authority Purpose – Major; and**
 - (f) **Service Organization.**
- (3) The following *uses* are additional **discretionary uses** on a *parcel* in the Residential – Contextual One Dwelling District that has a *building* used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Purpose

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Minor Residential Addition;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

17P2009

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

17P2009

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

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

57P2008

409 (1) Unless otherwise referenced in subsection (2):

- (a) The minimum **parcel width** is 7.5 metres; and
- (b) the maximum parcel width is 11.6 metres.

53P2008

(2) For **corner parcels, parcels** on the bulb of a cul-de-sac or **parcels** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction:

- (a) the minimum **parcel width** is 7.5 metres; and
- (b) the maximum **parcel width** is 14.0 metres.

Parcel Depth

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

Parcel Area

411 The minimum area of a **parcel** is 233.0 square metres.

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

Purpose

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

Permitted Uses

425 (1) The following *uses* are *permitted uses* in the Residential – Contextual One / Two Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Minor Residential Addition;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational;** and
- (i) **Utilities.**

17P2009

(2) The following *uses* are *permitted uses* on a *parcel* that has a *building* used or previously used as a **Community Recreation Facility** or **School Authority – School**:

53P2008

- (a) **Community Recreation Facility;**
- (b) **School Authority – School;** and
- (c) **School Authority Purpose – Minor.**

Discretionary Uses

426 (1) The following *uses* are *discretionary uses* in the Residential – Contextual One / Two Dwelling District:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**

17P2009

- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Duplex Dwelling;**
- (f) **Home Occupation – Class 2;**
- (g) **Place of Worship – Small;**
- (h) **Power Generation Facility – Small;**
- (i) **Residential Care;**
- (j) **Secondary Suite;**
- (k) **Semi-detached Dwelling;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Single Detached Dwelling;**
- (p) **Temporary Residential Sales Centre; and**
- (q) **Utility Building.**

53P2008

- (2) The following *uses* are additional *discretionary uses* if they are located in *buildings* used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School Authority Purpose – Major;**
 - (e) **School – Private; and**
 - (f) **Service Organization.**
- (3) The following *uses* are additional *discretionary uses* on a *parcel* in the Residential – Contextual One / Two Dwelling District that has a *building* used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

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

Purpose

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

Permitted Uses

445 The following *uses* are *permitted uses* in the Residential – One Dwelling District:

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

17P2009

Discretionary Uses

446 The following *uses* are *discretionary uses* in the Residential – One Dwelling District:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**

17P2009

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

Parcels Designated R-1s

447 *Parcels* designated R-1s have the same *permitted* and *discretionary uses* referenced in sections 445 and 446, with the additional *discretionary use*:

- (a) **Secondary Suite.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

- 450**
- (1) Unless otherwise referenced in subsection (2) and (3), the minimum *parcel width* is 10.0 metres.
 - (2) The minimum *parcel width* for a parcel containing a **Secondary Suite – Attached Above Grade, Secondary Suite – Attached Below Grade** or a **Secondary Suite – Detached Garage** is 11.0 metres.
 - (3) The minimum *parcel width* for a parcel containing a **Secondary Suite – Attached At Grade** or a **Secondary Suite – Detached Garden** is 13.0 metres.

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

Purpose

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

Permitted Uses

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

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

17P2009

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**

17P2009

- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

57P2008

464 (1) Unless otherwise referenced in subsection (2):

- (a) The minimum *parcel width* is 7.5 metres; and
- (b) the maximum *parcel width* is 11.6 metres.

53P2008

(2) For *corner parcels*, *parcels* on the bulb of a cul-de-sac or *parcels* with a *front property line* shared with a *street* at a point where the *street* has a significant change in direction:

- (a) the minimum *parcel width* is 7.5 metres; and
- (b) the maximum *parcel width* is 14.0 metres.

Parcel Depth

465 The minimum *parcel depth* is 22.0 metres.

Parcel Area

466 The minimum area of a *parcel* is 233.0 square metres.

Parcel Coverage

57P2008

467 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum *parcel coverage* is 50.0 per cent of the area of a *parcel*.

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

Purpose

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

Permitted Uses

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

- (a) **Accessory Residential Building;**
- (b) **Duplex Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling;**
- (i) **Special Function Tent – Recreational; and**
- (j) **Utilities.**

17P2009

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**

17P2009

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

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

479 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 15.0 metres for a *parcel* containing a **Secondary Suite**; and
- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

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

Purpose

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

Permitted Uses

490 The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District: 13P2008

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Minor Residential Addition;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Rowhouse;**
- (g) **Sign – Class A;**
- (h) **Special Function Tent – Recreational; and**
- (i) **Utilities.**

490.1 The following *uses* are *permitted uses* in the Residential – Low Density Multiple Dwelling District where there is only one *main residential building* located on a *parcel*: 13P2008

- (a) **Duplex Dwelling; and**
- (b) **Semi-detached Dwelling.**

Discretionary Uses

491 (1) *Uses* listed in Section 490.1 are *discretionary uses* in the Residential – Low Density Multiple Dwelling District where there is more than one *main residential building* on a *parcel*. 13P2008

(2) The following *uses* are *discretionary uses* in the Residential – Low Density Multiple Dwelling District:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**

17P2009

- (d.1) **Home Based Child Care – Class 2;**
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) **Secondary Suite;**
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**

71P2008

- (k.1) **Sign – Class D;**
- (l) **Sign – Class E;**
- (m) **Single Detached Dwelling;**
- (n) **Temporary Residential Sales Centre;**
- (o) **Townhouse;** and
- (p) **Utility Building.**

Rules

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

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

13P2008

Density

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

- (a) **50 units** per hectare for **Rowhouses**; and
- (b) **38 units** per hectare where there is a **Townhouse** or more than one **main residential building** on a **parcel**.

Division 10: Residential – Manufactured Home (R-MH) District

Purpose

- 506** (1) The Residential – Manufactured Home District is intended to accommodate existing and new residential *development* in the form of **Manufactured Home Parks** and **Manufactured Homes** in the *Developed Area* and the *Developing Area*.
- (2) Areas of land greater than 16.0 hectares and less than 8.0 hectares should not be designated Residential - Manufactured Home District for a **Manufactured Home Park**.

Permitted Uses

507 The following *uses* are *permitted uses* in the Residential – Manufactured Home District:

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

17P2009

Discretionary Uses

508 The following *uses* are *discretionary uses* in the Residential – Manufactured Home District:

- (a) **Community Entrance Feature;**
- (b) **Home Occupation – Class 2;**
- (c) **Manufactured Home Park;**
- (d) **Power Generation Facility – Small;**
- (e) **Sign – Class B;**
- (f) **Sign – Class C;**
- (g) **Sign – Class E;**

- (h) **Temporary Residential Sales Centre**; and
- (i) **Utility Building**.

Rules

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

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

Density

510 The maximum **density** for a **Manufactured Home** located on a individual **parcel** is one **unit** per **parcel**.

Parcel Width

511 The minimum **parcel width** is 9.8 metres.

Parcel Frontage

512 The minimum frontage on an internal roadway is 9.0 metres.

Parcel Area

513 The minimum area of a **parcel** is 270.0 square metres.

Parcel Coverage

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

Building Setback Areas

515 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 516.

Building Setbacks from a Property Line

516 The minimum **building setback** for a **Manufactured Home** located on an individual **parcel** is:

- (a) 3.0 metres from a **front property line**;
- (b) 1.2 metres from any **side property line**; and
- (c) 3.0 metres from a **rear property line**.

Division 11: Residential – Cottage Housing (R-CH) District

Purpose

- 525** The Residential – Cottage Housing District is intended to accommodate new *development*, in the *Developed Area* and the *Developing Area*, in the form of a comprehensively designed *cottage housing cluster*, which is characterized by:
- (a) the provision of **Cottage Buildings** which are smaller in scale than other low density residential building forms;
 - (b) a high quality of aesthetics, *building* design, function, *landscaping*, materials and site design;
 - (c) a centrally located common open space, around which the **Cottage Buildings** are clustered, and at least one façade of each **Dwelling Unit** must have direct exposure to the common open space;
 - (d) comprehensively planned *development* that uses site and *building* design to integrate and interface with the surrounding *low density residential district* context; and
 - (e) being located on a *parcel* that is immediately *adjacent* to a *lane* and *adjacent* to other *parcels* that are designated with *low density residential districts*.

Permitted Uses

- 526** The following *uses* are *permitted uses* in the Residential – Cottage Housing District:

- (a) **Home Based Child Care – Class 1;** 17P2009
- (a.1) **Home Occupation – Class 1;** 17P2009
- (b) **Sign – Class A;**
- (c) **Special Function Tent – Recreational; and**
- (d) **Utilities.**

Discretionary Uses

- 527** The following *uses* are *discretionary uses* in the Residential – Cottage Housing District:

- (a) **Accessory Residential Building;**
- (b) **Community Entrance Feature;**
- (c) **Cottage Building;**

- (d) **Home Occupation – Class 2;**
- (e) **Power Generation Facility – Small;**
- (f) **Temporary Residential Sales Centre;** and
- (g) **Utility Building.**

Rules

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

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

Building Density

529 The maximum *density* for each *cottage housing cluster* is 65.0 **Dwelling Units** per hectare.

Block Face Requirement

530 In the *Developed Area*, each block face must not contain more than one *cottage housing cluster*.

Parcel Width

531 The minimum *parcel width* for a *cottage housing cluster* is 22.0 metres.

Parcel Depth

532 The minimum *parcel depth* for a *cottage housing cluster* is 30.0 metres.

Parcel Area

533 The minimum area of a *parcel* for a *cottage housing cluster* is 760.0 square metres.

Parcel Coverage

534 The maximum *parcel coverage* is 50.0 per cent of the area of the *parcel*, which must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not provided in a *private garage*.

Building Setback Areas

535 The depth of all *setback areas* must be equal to the minimum *building setback* required in section 536.

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

Purpose

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

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

Permitted Uses

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

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

17P2009

- (g) **Special Function Tent – Recreational;** and
 - (h) **Utilities.**
- (2) The following *uses* are *permitted uses* on a parcel in the Multi-Residential – Contextual Grade-Oriented District that has a *building* used or previously used as a **School Authority – School**:
- (a) **School Authority – School;** and
 - (b) **School Authority Purpose – Minor.**

Discretionary Uses

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

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

17P2009

- (s) **Sign – Class E;**
 - (t) **Single Detached Dwelling;**
 - (u) **Temporary Residential Sales Centre;** and
 - (v) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* if they are located in *buildings* used or previously used as **School Authority – School** in the Multi-Residential – Contextual Grade-Oriented District:
- (a) **Child Care Service;** 17P2009
 - (a.1) **Library;** 17P2009
 - (b) **Museum;**
 - (c) **School – Private;**
 - (d) **School Authority Purpose – Major;** and
 - (e) **Service Organization.**
- (3) The following *uses* are additional *discretionary uses* on a *parcel* in the Multi-Residential – Contextual Grade-Oriented District that has a *building* used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large;** and
 - (f) **Park Maintenance Facility – Small.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those *uses* referenced in sections 577(2) and 578(2) and (3).

Density

- 580** (1) The maximum *density* for *parcels* designated M-CG District is 111 *units* per hectare.
- (2) The maximum *density* for *parcels* designated M-CG District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in *units* per hectare; and
 - (b) the number after the letter “d” must not exceed the maximum *density* referenced in subsection (1).

At Grade Orientation of Units

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

13P2008

Setback Area

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

Building Setbacks

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

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

Purpose

586 The Multi-Residential – Contextual Low Profile District:

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

Permitted Uses

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

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

17P2009

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

Discretionary Uses

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

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

17P2009

Division 4: Multi-Residential – Contextual Medium Profile (M-C2) (M-C2d#) District

Purpose

595 The Multi-Residential – Contextual Medium Profile District:

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

Permitted Uses

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

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

17P2009

53P2008

- (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Special Function Tent – Recreational; and**
 - (g) **Utilities.**
- (2) The following *uses* are **permitted uses** on a *parcel* that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School; and**
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

17P2009

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

Division 5: Multi-Residential – At Grade Housing (M-G) (M-Gd#) District

Purpose

605 The Multi-Residential – At Grade Housing District:

- (a) is intended to apply to the *Developing Area*;
- (b) has **Multi-Residential Development** that will typically have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings;
- (c) has **Multi-Residential Development** designed to provide all *units* with pedestrian direct access to *grade*;
- (d) has **Multi-Residential Development** of low height and low *density*;
- (e) is intended to be in close proximity or *adjacent* to low density residential development;
- (f) requires that **Multi-Residential Development** achieves a minimum *density*;
- (g) provides for *permitted use Multi-Residential Development* on small *parcels*;
- (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

606 The following *uses* are *permitted uses* in the Multi-Residential – At Grade Housing District:

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

17P2009

- (g) **Special Function Tent - Recreational;** and
- (h) **Utilities.**

Discretionary Uses

607 The following *uses* are *discretionary uses* in the Multi-Residential – At Grade Housing District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (e) **Home Occupation – Class 2;**
- (f) **Live Work Unit;**
- (g) **Multi-Residential Development;**
- (h) **Place of Worship – Medium;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class D;**
- (o) **Sign – Class E;**
- (p) **Temporary Residential Sales Centre;** and
- (q) **Utility Building.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

**Division 6: Multi-Residential – Low Profile
(M-1) (M-1d#) District**

Purpose

616 The Multi-Residential – Low Profile District:

- (a) is intended to apply to the *Developing Area*;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and more traffic generation than both low density residential dwellings and the M-G District;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of low height and medium *density*;
- (e) is intended to be in close proximity or *adjacent* to low density residential development;
- (f) requires that **Multi-Residential Development** achieves a minimum *density*;
- (g) provides for *permitted use* **Multi-Residential Development** on small *parcels*;
- (h) provides private and common 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

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

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

17P2009

- (g) **Special Function Tent - Recreational;** and
- (h) **Utilities.**

Discretionary Uses

618 The following *uses* are *discretionary uses* in the Multi-Residential – Low Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Multi-Residential Development;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Power Generation Facility – Small;**
- (l) **Residential Care;**
- (m) **Sign – Class B;**
- (n) **Sign – Class C;**
- (o) **Sign – Class D;**
- (p) **Sign – Class E;**
- (q) **Temporary Residential Sales Centre;** and
- (r) **Utility Building.**

Rules

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

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;

**Division 7: Multi-Residential – Medium Profile
(M-2) (M-2d#) District**

Purpose

625 The Multi-Residential – Medium Profile District:

- (a) is intended to apply to the ***Developing Area***;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than ***low density residential districts*** and the M-G and M-1 Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has **Multi-Residential Development** of medium height and medium ***density***;
- (e) has **Multi-Residential Development** where intensity is measured by ***floor area ratio*** to provide flexibility in ***building*** form and **Dwelling Unit** size and number;
- (f) is intended to be in close proximity or ***adjacent*** to, low density residential development;
- (g) is intended to be typically located at community nodes or transit and transportation corridors and nodes;
- (h) requires that **Multi-Residential Development** achieves a minimum ***density***;
- (i) provides for ***permitted use Multi-Residential Development*** on small ***parcels***;
- (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

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

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

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- (c) **Multi-Residential Development – Minor;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;**
- (g) **Special Function Tent - Recreational; and**
- (h) **Utilities.**

Discretionary Uses

627 The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Multi-Residential Development;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Power Generation Facility – Small;**
- (l) **Residential Care;**
- (m) **Sign – Class B;**
- (n) **Sign – Class C;**
- (o) **Sign – Class D;**
- (p) **Sign – Class E;**
- (q) **Temporary Residential Sales Centre; and**
- (r) **Utility Building.**

Division 8: Multi-Residential – High Density Low Rise (M-H1) (M-H1d#) District

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**;

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- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

Discretionary Uses

637 The following *uses* are *discretionary uses* in the Multi-Residential – High Density Low Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Beauty and Body Service;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Office;**
- (l) **Personal Apparel Service;**
- (m) **Place of Worship – Medium;**
- (n) **Place of Worship – Small;**
- (o) **Power Generation Facility – Small;**
- (p) **Print Centre;**
- (q) **Residential Care;**
- (r) **Retail Store;**
- (s) **Sign – Class B;**
- (t) **Sign – Class C;**

Division 9: Multi-Residential – High Density Medium Rise (M-H2) (M-H2d#) District

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;**

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- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Beauty and Body Service;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Personal Apparel Service;**
- (n) **Photographic Studio;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**

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;**

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- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A**
- (f) **Special Function Tent - Recreational; and**
- (g) **Utilities.**

Discretionary Uses

659 The following *uses* are *discretionary uses* in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Beauty and Body Service;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Home Occupation – Class 2;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Office;**
- (m) **Personal Apparel Service;**
- (n) **Photographic Studio;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**

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;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**

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- (e) **Sign – Class A;**
- (f) **Special Function Tent - Recreational;** and
- (g) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Beauty and Body Service;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Office;**
- (l) **Personal Apparel Service;**
- (m) **Place of Worship – Medium;**
- (n) **Place of Worship – Small;**
- (o) **Power Generation Facility – Small;**
- (p) **Print Centre;**
- (q) **Residential Care;**
- (r) **Retail Store;**
- (s) **Sign – Class B;**
- (t) **Sign – Class C;**
- (u) **Sign – Class D;**

Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2d#) District

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

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Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Beauty and Body Service;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Home Occupation – Class 2;**
- (i) **Live Work Unit;**
- (j) **Multi-Residential Development;**
- (k) **Office;**
- (l) **Personal Apparel Service;**
- (m) **Place of Worship – Medium;**
- (n) **Place of Worship – Small;**
- (o) **Power Generation Facility – Small;**
- (p) **Print Centre;**
- (q) **Residential Care;**

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) **Beauty and Body Service**;

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- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – with Clients;**
- (g.1) **Home Based Child Care – Class 1;**
- (h) **Home Occupation – Class 1;**
- (i) **Household Appliance and Furniture Repair Service;**
- (j) **Instructional Facility – Inside;**
- (k) **Library;**
- (l) **Medical Clinic;**
- (m) **Office;**
- (n) **Personal Apparel Service;**
- (o) **Pet Care Service;**
- (p) **Photographic Studio;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Retail Store;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service;** and
- (w) *deleted*
- (x) **Video Store.**

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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.

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) **Beauty and Body Service**;

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- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – With Clients;**
- (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility – Inside;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Office;**
- (p) **Personal Apparel Service;**
- (q) **Pet Care Service;**
- (r) **Photographic Studio;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Restaurant: Food Service Only – Small;**
- (v) **Retail Store;**
- (w) **Specialty Food Store;**
- (x) **Take Out Food Service;**
- (y) *deleted*
- (z) **Veterinary Clinic; and**
- (aa) **Video Store.**

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Division 4: Commercial – Community 1 (C-C1) District

Purpose

- 738 (1)** The Commercial – Community 1 District is intended to be characterized by:
- (a) small to mid-scale commercial developments;
 - (b) developments located within a community or along a commercial **street**;
 - (c) one or more commercial **uses** within a **building**;
 - (d) motor vehicle access to sites;
 - (e) pedestrian connections from the public sidewalk to and between the **buildings**;
 - (f) **building** location, **setback areas** and **landscaping** that limit the effect of commercial **uses** on nearby **residential districts**; and
 - (g) opportunities for residential and office **uses** to be in the same **building** as commercial **uses**.
- (2)** Areas of land greater than 3.2 hectares should not be designated Commercial – Community 1 District.

Permitted Uses

- 739 (1)** The following **uses** are **permitted uses** in the Commercial – Community 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 – Community 1 District if they are located within existing approved **buildings**:
- (a) **Accessory Food Service**;
 - (b) **Beauty and Body Service**;

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- (c) **Catering Service - Minor;**
- (d) **Convenience Food Store;**
- (e) **Counselling Service;**
- (f) **Financial Institution;**
- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – with Clients;**
- (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility – Inside;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Personal Apparel Service;**
- (r) **Pet Care Service;**
- (s) **Photographic Studio;**
- (t) **Print Centre;**
- (u) **Protective and Emergency Service;**
- (v) **Radio and Television Studio;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Retail Store;**
- (z) **Specialty Food Store;**
- (aa) **Supermarket;**
- (bb) **Take Out Food Service;**

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

Purpose

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

Permitted Uses

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

- (d) **Sign – Class D;** and
- (e) **Utilities.**
- (2) The following *uses* are *permitted uses* in the Commercial – Community 2 District if they are located within existing approved *buildings*:
 - (a) **Accessory Food Service;**
 - (b) **Amusement Arcade;**
 - (c) **Beauty and Body Service;**
 - (d) **Catering Service – Minor;**
 - (e) **Computer Games Facility;**
 - (f) **Convenience Food Store;**
 - (g) **Counselling Service;**
 - (h) **Financial Institution;**
 - (i) **Fitness Centre;**
 - (j) **Health Services Laboratory – with Clients;**
 - (j.1) **Home Based Child Care – Class 1;**
 - (k) **Home Occupation – Class 1;**
 - (l) **Household Appliance and Furniture Repair Service;**
 - (m) **Information and Service Provider;**
 - (n) **Instructional Facility – Inside;**
 - (o) **Library;**
 - (p) **Medical Clinic;**
 - (q) **Museum;**
 - (r) **Office;**
 - (s) **Pawn Shop;**
 - (t) **Personal Apparel Service;**
 - (u) **Pet Care Service;**
 - (v) **Photographic Studio;**

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**Division 6: Commercial – Corridor 1 f#h#
(C-COR1f#h#) District**

Purpose

776 The Commercial – Corridor 1 District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial developments on both sides of a **street**;
- (c) **buildings** that are close to each other, the **street** and the public sidewalk;
- (d) **lanes** for motor vehicle access to parking and **buildings**;
- (e) **building** location, **setback areas**, and **landscaping** that limit the effect of commercial **uses** on adjoining **residential districts**;
- (f) opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (g) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (h) varying **building height** established through maximum **building height** for individual **parcels**.

Permitted Uses

777 (1) The following **uses** are **permitted uses** in the Commercial – Corridor 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 – Corridor 1 District if they are located within existing approved *buildings*:
- (a) **Accessory Food Service;**
 - (b) **Beauty and Body Service;**
 - (c) **Catering Service – Minor;**
 - (d) **Convenience Food Store;**
 - (e) **Counselling Service;**
 - (f) **Financial Institution;**
 - (g) **Fitness Centre;**
 - (h) **Health Services Laboratory – with Clients;**
 - (h.1) **Home Based Child Care – Class 1;**
 - (i) **Home Occupation – Class 1;**
 - (j) **Household Appliance and Furniture Repair Service;**
 - (k) **Information and Service Provider;**
 - (l) **Library;**
 - (m) **Medical Clinic;**
 - (n) **Museum;**
 - (o) **Office;**
 - (p) **Personal Apparel Service;**
 - (q) **Pet Care Service;**
 - (r) **Photographic Studio;**
 - (s) **Power Generation Facility – Small;**
 - (t) **Print Centre;**
 - (u) **Protective and Emergency Service;**
 - (v) **Radio and Television Studio;**
 - (w) **Restaurant: Food Service Only – Small;**
 - (x) **Retail Store;**
 - (y) **Service Organization;**

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- (2) For **development** on **parcels** greater than 0.4 hectares, the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
 - (i) 0.75 **stalls** per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls**;
 - (b) for each **Live Work Unit** is:
 - (i) 1.0 **stalls** per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls**;
 - (c) for an **Office**, when located on floors above the ground floor is:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
 - (d) for a **Retail Store** is:
 - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
 - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
 - (iii) where **Retail Store uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 3.0 stalls; and
 - (e) for a **Child Care Service, Cinema, Conference and Event Facility, Drinking Establishment – Medium, Home Occupation – Class 1, Home Occupation Class – 2, Hotel, Library, Museum, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, Seasonal Sales Area, Special Function Tent – Commercial and Special Function Tent – Recreational** is the minimum requirement referenced in Part 4;
 - (f) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
 - (g) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

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Excess Motor Vehicle Parking Stalls

792 Where the number of *motor vehicle parking stalls* provided for *uses*, not including **Dwelling Units** or **Live Work Units**, is in excess of 6.0 stalls per 100.0 square metres of *gross usable floor area*, those excess stalls must be located in either underground or structured parking.

Exclusive Use of Motor Vehicle Parking Stalls

793 *Motor vehicle parking stalls* required for *uses* in accordance with the District requirement referenced in section 791(2)(f), must not be signed or in any way identified as being other than for the use of all users on the *parcel*.

Required Bicycle Parking Stalls

- 794** (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of *units* is less than 20; and
 - (ii) 0.5 stalls per *unit* when the total number of *units* equals or exceeds 20; and
 - (b) all other *uses* is the minimum requirement referenced in Part 4.
- (2) The minimum number of *bicycle parking stalls – class 2* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) 2.0 stalls for *developments* of 20 *units* or less; and
 - (ii) 0.1 stalls per *unit* for *developments* of more than 20 *units*; and
 - (b) all other *uses* is 5.0 per cent of the minimum number of *motor vehicle parking stalls*.

Exclusive Use of Bicycle Parking Stalls

795 *Bicycle parking stalls – class 1* provided for **Dwelling Units** and **Live Work Units** are for the exclusive use of residents.

**Division 7: Commercial – Corridor 2 f#h#
(C-COR2 f#h#) District**

Purpose

796 The Commercial – Corridor 2 District is intended to be characterized by:

- (a) commercial development on both sides of **streets**;
- (b) **buildings** located varying distances from **streets**;
- (c) limited automotive **uses**;
- (d) primary access for motor vehicles to **parcels** from **streets** and **lanes**;
- (e) parking located on any of the front, side or rear of **buildings**;
- (f) pedestrian connections from public sidewalks, to and between **buildings**;
- (g) opportunities for residential and office **uses** to be in the same **building**;
- (h) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (i) varying **building height** established through maximum **building height** for individual **parcels**.

Permitted Uses

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

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

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- (c) **Beauty and Body Service;**
- (d) **Catering Service – Minor;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- (i) **Health Services Laboratory – with Clients;**
- (i.1) **Home Based Child Care – Class 1;**
- (j) **Home Occupation – Class 1;**
- (k) **Household Appliance and Furniture Repair Service;**
- (l) **Information and Service Provider;**
- (m) **Library;**
- (n) **Medical Clinic;**
- (o) **Museum;**
- (p) **Office;**
- (q) **Personal Apparel Service;**
- (r) **Pet Care Service;**
- (s) **Photographic Studio;**
- (t) **Power Generation Facility – Small;**
- (u) **Print Centre;**
- (v) **Protective and Emergency Service;**
- (w) **Radio and Television Studio;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Food Service Only – Small;**
- (z) **Restaurant: Licensed – Small;**
- (aa) **Retail Store;**
- (bb) **Service Organization;**

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**;

- (c) **Amusement Arcade;**
- (d) **Beauty and Body Service;**
- (e) **Billiard Parlour;**
- (f) **Catering Service – Minor;**
- (g) **Cinema;**
- (h) **Computer Games Facility;**
- (i) **Convenience Food Store;**
- (j) **Counselling Service;**
- (k) **Dinner Theatre;**
- (l) **Financial Institution;**
- (m) **Fitness Centre;**
- (n) **Funeral Home;**
- (o) **Health Services Laboratory – with Clients;**
- (o.1) **Home Based Child Care – Class 1;**
- (p) **Home Occupation – Class 1;**
- (q) **Household Appliance and Furniture Repair Service;**
- (r) **Indoor Recreation Facility;**
- (s) **Information and Service Provider;**
- (t) **Instructional Facility – Inside;**
- (u) **Library;**
- (v) **Medical Clinic;**
- (w) **Museum;**
- (x) **Office;**
- (y) **Pawn Shop;**
- (z) **Performing Arts Centre;**
- (aa) **Personal Apparel Service;**
- (bb) **Pet Care Service;**

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

Purpose

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

Permitted Uses

- 1026** The following *uses* are *permitted uses* in the Special Purpose – School, Park and Community Reserve District:
- (a) **Natural Area;**
 - (b) **Outdoor Recreation Area;**
 - (c) **Park;**
 - (d) **Park Maintenance Facility – Small;**
 - (e) **Power Generation Facility – Small;**
 - (f) **School Authority – School;**
 - (g) **School Authority Purpose – Minor;**
 - (h) **Sign – Class A;**
 - (i) **Special Function Tent – Recreational; and**
 - (j) **Utilities.**

Discretionary Uses

- 1027 (1)** The following *uses* are *discretionary uses* in the Special Purpose – School, Park and Community Reserve district;
- (a) **Community Entrance Feature;** 10P2009
 - (a.1) **Community Recreation Facility;** 10P2009
 - (b) **Food Kiosk;**

- (c) **Indoor Recreation Facility;**
- (d) **School Authority Purpose – Major;**
- (e) **Sign – Class B;**
- (f) **Sign – Class C;**
- (g) **Sign – Class D;**
- (h) **Sign – Class E; and**
- (i) **Utility Building.**

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- (2) The following *uses* are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility, Indoor Recreation Facility or School Authority – School** in the Special Purpose – School, Park and Community Reserve District:
 - (a) **Child Care Service.**

Rules

1028 In addition to the rules in this District, all *uses* in this District must comply with:

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

Front, Rear and Side Setback Area

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

Landscaping In Setback Areas

- 1030 (1)** All *setback areas* on a *parcel*, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.
- (2)** All *setback areas* must provide a minimum of:
 - (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School**;

Division 2: Centre City Multi-Residential High Rise District (CC-MH)

Purpose

1122 The Centre City Multi-Residential High Rise 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;
- (f) is primarily residential with a limited range of *uses* in the Care and Health Group and the Culture and Leisure Group of Schedule A of this Bylaw; and
- (g) provides landscaping to complement the design of the *development*, relationship to the public realm and help to screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

1123 (1) The following *uses* are *permitted uses* in the Centre City Multi-Residential 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;**
- (e) **Sign – Class A;**
- (e.1) **Special Function Tent – Recreational; and**
- (f) **Utilities.**

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(2) The following *uses* are *permitted uses* in the Centre City Multi-Residential High Rise 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

1124 (1) The following *uses* are *discretionary uses* in the Centre City Multi-Residential High Rise District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (b.1) **Child Care Service;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (e) **Home Occupation - Class 2;**
- (f) **Live Work Unit;**
- (g) **Multi-Residential Development;**
- (h) **Place of Worship – Medium;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class D;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

(2) The following *uses* are additional *discretionary uses* if they are located in *buildings* used or previously used as a **School Authority – School** in the Centre City Multi-Residential High Rise District:

- (a) **Library;**
- (b) **Museum;**
- (c) **School – Private;**
- (d) **School Authority Purpose – Major; and**
- (e) **Service Organization.**

(3) The following *uses* are additional *discretionary uses* on a *parcel* in the Centre City Multi-Residential High Rise District that has a *building* used or previously used as a **School Authority - School**:

- (a) **Community Recreation Facility;**
- (b) **Food Kiosk;**
- (c) **Indoor Recreation Facility;**
- (d) **Outdoor Recreation Area;**
- (e) **Park Maintenance Facility – Large; and**

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(f) **Park Maintenance Facility – Small.****Rules**

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

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

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

Setback Area

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

Building Setbacks

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

Floor Plate Restrictions

- 1129** Each floor of a *building* located partially or wholly above 25.0 metres above *grade* has a maximum:
- (a) *floor plate area* of 650.0 square metres; and
 - (b) horizontal dimension of 37.0 metres.

Building Height

1130 There is no maximum *building height*.

Landscaping

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

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;**
- (b) **Home occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Sign – Class B;**
- (f.1) **Special Function Tent – Recreational; and**
- (g) **Utilities.**

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(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:

- (a) **Artist's Studio;**
- (b) **Beauty and Body Service;**
- (c) **Convenience Food Store;**

- (d) **Counselling Service;**
 - (e) **Fitness Centre;**
 - (f) **Instructional Facility – Inside;**
 - (g) **Library;**
 - (h) **Medical Clinic;**
 - (i) **Office;**
 - (j) **Personal Apparel Service;**
 - (k) **Photographic Studio;**
 - (l) **Power Generation Facility – Small;**
 - (m) **Print Centre;**
 - (n) **Retail Store;**
 - (o) **Service Organization;**
 - (p) **Specialty Food Store;**
 - (q) **Take Out Food Service;** and
 - (r) **Video Store.**
- (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;**
 - (c) **Child Care Service;**
 - (d) **Community Entrance Feature;**

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

Purpose

1162 The Centre City Mixed Use District:

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

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Permitted Uses

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

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

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

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

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- (i) **Household Appliance and Furniture Repair Service;**
- (j) **Information and Service Provider;**
- (k) **Library;**
- (l) **Medical clinic;**
- (m) **Office;**
- (n) **Personal Apparel Service;**
- (o) **Pet Care Service;**
- (p) **Photographic Studio;**
- (q) **Power Generation Facility– Small;**
- (r) **Print Centre;**
- (s) **Protective and Emergency Service;**
- (t) **Radio and Television Studio;**
- (u) **Restaurant: Food Service Only – Small;**
- (v) **Retail Store;**
- (w) **Service Organization;**
- (x) **Specialty Food Store;**
- (y) **Take Out Food Service;**
- (z) **Temporary Residential Sales Centre; and**
- (aa) **Video Store.**

Discretionary Uses

- 1164 (1)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.
- (2)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Centre City Mixed Use District:
- (a) **Accessory Liquor Service;**
 - (b) **Addiction Treatment;**
 - (c) **Artist’s Studio;**
 - (d) **Billiard Parlour;**
 - (e) **Child Care Service;**
 - (f) **Cinema;**

Division 6: Centre City Commercial Corridor District (CC-COR)

Purpose

1179 The Centre City Commercial Corridor District is intended to be characterized by:

- (a) storefronts along a continuous block face;
- (b) commercial *developments* on both sides of a *street*;
- (c) *buildings* that are close to the *street* and the public sidewalk;
- (d) *building* location, *setback areas*, and *landscaping* that limit the effect of commercial uses on adjoining *residential districts*;
- (e) opportunities for commercial *uses* on the ground floor of *buildings* and residential and **Office uses** on upper floors;
- (f) varying maximum base density with bonus density over and above base density to achieve commercial residential mixed use, public benefit and amenities within the same community; and
- (g) varying *front setback* based on street type.

Permitted Uses

1180 (1) The following *uses* are *permitted uses* in the Centre City Commercial Corridor District:

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

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

- (a) **Accessory Food Service**;
- (b) **Beauty and Body Service**;
- (c) **Catering Service – Minor**;
- (d) **Convenience Food Store**;
- (e) **Counselling Service**;
- (f) **Financial Institution**;

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- (g) **Fitness Centre;**
- (h) **Health Services Laboratory – with Clients;**
- (h.1) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Household Appliance and Furniture Repair Service;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Medical Clinic;**
- (n) **Museum;**
- (o) **Office;**
- (p) **Personal Apparel Service;**
- (q) **Pet Care Service;**
- (r) **Photographic Studio;**
- (s) **Power Generation Facility – Small;**
- (t) **Print Centre;**
- (u) **Protective and Emergency Service;**
- (v) **Radio and Television Studio;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Retail Store;**
- (y) **Service Organization;**
- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Temporary Residential Sales Centre;**
- (cc) **Veterinary Clinic; and**
- (dd) **Video Store.**

Discretionary Uses

- 1181 (1)** *Uses* listed in subsection 1180(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Commercial Corridor District.
- (2)** *Uses* listed in subsection 1180(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following *uses* are **discretionary uses** in the Centre City Commercial Corridor District: