

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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NOTE:

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

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

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

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

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

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

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

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- (b) is a **use** within the Eating and Drinking Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) requires a minimum of 2.85 **motor vehicle parking stalls** per 10.0 square metres of **public area**;
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **public area**.

185 “Drive Through”

- (a) means a **use**:
 - (i) where services are provided to patrons who are in a motor vehicle; 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 have outdoor speakers provided:
 - (i) the speakers are not located within 23.0 metres of a **property line** of any **parcel** designated as a **residential district**; or
 - (ii) they are separated from a **residential district** by a **building**;
- (d) must screen any drive through aisles that are adjacent to a **residential district**;
- (e) must not have any drive through aisles in a **setback area**;
- (f) must fence any drive through aisles, where necessary, to prevent access to a **lane** or **street**;
- (g) must not have pedestrian access into the premises that crosses a drive through aisle;

- (h) must have 5.0 vehicle stacking spaces per order board or ordering window, for the purpose of queuing motor vehicles;
- (i) requires a minimum of 5.0 **motor vehicle parking stalls**; and
- (j) does not require **bicycle parking stalls – class 1** or **class 2**.

186 “Dry-cleaning and Fabric Care Plant”

- (a) means a **use**:
 - (i) where clothes, fabrics or rugs are cleaned;
 - (ii) where solvents are used in the process of laundering;
 - (iii) that has a **gross floor area** larger than 150.0 square metres;
 - (iv) where vehicles may pick up and deliver items associated with the **use**;
 - (iv.1) that may have an area for customers to drop-off and pick-up the clothes, fabrics or rugs;
 - (v) that may contain the administrative functions associated with the **use**; and
 - (vi) that does not involve the production or sale of goods as part of the **use**;
- (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 **motor vehicle parking stalls** per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

32P2009

Roof Equipment Projection

- 349** (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

68P2008

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

Secondary Suite – Setbacks

12P2010

- 351** (1) For a **Secondary Suite** the minimum **building setback**:
- (a) from a **front property line**, must be equal to or greater than the minimum **building setback** from the **front property line** for the **main residential building**;
 - (b) from a **rear property line**, must be equal to or greater than the minimum **building setback** from the **rear property line** for the **main residential building**; and
 - (c) from a **side property line**, must be equal to or greater than the minimum **building setback** from the **side property line** for the **main residential building**.
- (2) For a **Secondary Suite – Detached Garage**, the minimum **building setback**:
- (a) from a **rear property line** is:
 - (i) 1.5 metres for that portion of the **building** used as a **Secondary Suite – Detached Garage**; and
 - (ii) 0.6 metres for that portion of the **building** used as a **private garage**;
 - (b) from a **side property line** is 1.2 metres.
- (3) For a **Secondary Suite – Detached Garden**, the minimum **building setback**:
- (a) from a **rear property line** is 1.5 metres; and
 - (b) from a **side property line** is 1.2 metres.

Secondary Suite – Building Separation

12P2010

- 351.1** A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**.

12P2010, 34P2010

Secondary Suite – Floor Area

- 352 (1)** The maximum floor area of a **Secondary Suite**, excluding any area covered by stairways, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
 - (b) when located on a *parcel* with a *parcel width* less than 13.0 metres.
- (2)** The maximum floor area of a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**, excluding any area covered by stairways, is 70.0 square metres.
- (3)** The maximum *floor area* in subsections (1) and (2) may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.

12P2010

Secondary Suite – Outdoor Private Amenity Space

- 353** A **Secondary Suite**, **Secondary Suite – Detached Garage** and **Secondary Suite – Detached Garden** must have a *private amenity space* that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

12P2010

Secondary Suite – Density

- 354** There must not be more than one **Secondary Suite**, **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden** located on a *parcel*.

12P2010

Secondary Suite – Entry and Stairways

355 *deleted*

Secondary Suite – Building Height

- 356 (1)** The maximum *building height* is:
- (a) 5.0 metres for a **Secondary Suite – Detached Garden**; and
 - (b) 7.5 metres for a **Secondary Suite – Detached Garage**.
- (2)** *deleted*

12P2010

Parcels Deemed Conforming

- 357** Where the area of a *parcel* is less than the required minimum area for a *use* in a **low density residential district**, the minimum required area of that *parcel* for that *use* is the area of the *parcel* at the time of such district designation.

Dwellings Deemed Conforming

- 358** (1) **Decks** greater than 1.5 metres in height, **landings** and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- (2) When a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum **building height**, minimum **building setback** from a **front property line** and maximum **building depth** determined at the time of the **development** are the requirements until further **development** occurs on the **parcel**.
- (3) The **building setback** from the **front property line** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
- (b) the **building setback** from the **front property line** is:
- (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
- (ii) a minimum of 3.0 metres for any other **residential district**; and
- (c) the **main residential building**:
- (i) has not been added to after the effective date of this Bylaw; or
- (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a **building setback** from the **front property line**.
- (4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:
- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
- (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.

Personal Sales

- 359** **Personal sales** may be conducted on a **parcel** a total of eight days in any calendar year.

Building Height

3P2010

- 360** (1) Unless otherwise referenced in (5), the **building height** of a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling**, must not exceed a height plane described in this section.
- (2) When the difference between the **average building reference point** at the front corners of the **parcel** and those at the rear of the **parcel** is greater than or equal to 1.0 metres, the **building height** must not be greater than a height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the **parcel** to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest **average building reference point**; and
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the **average building reference points** at the front corners of the **parcel** and those at the rear of the **parcel** is less than 1.0 metres, the **building height** must not be greater than the height plane that:
- (a) begins at the highest **average building reference point**;
 - (b) extends vertically to the maximum **building height** plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the **parcel**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3).

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

Purpose

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

Permitted Uses

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

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

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;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

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

Rules

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

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

Number of Main Residential Buildings on a Parcel

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

Parcel Width

- 3P2010, 34P2010 **409** (1) The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
- (c) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**.
- (2) The maximum **parcel width** is 11.6 metres unless the **parcel** is:
- (a) a **corner parcel**;
- (b) a **parcel** on the bulb of a cul-de-sac; or
- (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

Parcel Depth

34P2010

- 410** (1) Unless referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.
- (2) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 30.0 metres.

Parcel Area

34P2010

- 411** (1) Unless referenced in subsection (2), the minimum area of a **parcel** is 233.0 square metres.
- (2) The minimum area of a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 400.0 square metres.

Parcel Coverage

- 412** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** is 50.0 per cent of the area of a **parcel** where:
- (a) the area of a **parcel** is equal to or less than 300.0 square metres; and
- (b) the **parcel width** is less than 10.0 metres.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

413 *deleted*

3P2010

Building Setback Areas

- 414** The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 415, 416 and 417.

Building Setback from Front Property Line

- 415** (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.
- (2) *deleted*
- (3) *deleted*

3P2010

46P2009

3P2010

46P2009

- (4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 416 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required by subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- 3P2010 (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:

- (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) *deleted* 3P2010

Building Setback from Rear Property Line

417 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 418 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of: 3P2010
- (a) 8.6 metres; or
 - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) *deleted* 3P2010
- (3) For all other **uses**, the maximum **building height** is 10.0 metres.
- 419 *deleted* 3P2010
- 420 *deleted* 3P2010
- 421 *deleted* 3P2010
- 422 *deleted* 3P2010

Motor Vehicle Parking Stalls

10P2009

423 The minimum number of **motor vehicle parking stalls** is 2.0 stalls for a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**, where either is located on a **parcel** with a **parcel width** less than 9.0 metres.

- (c) **Indoor Recreation Facility;**
- (d) **Outdoor Recreation Area;**
- (e) **Park Maintenance Facility – Large;** and
- (f) **Park Maintenance Facility – Small.**

Rules

427 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;
- (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 425(2) and 426(2) and (3).

Number of Main Residential Buildings on a Parcel

13P2008

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

Parcel Width

429 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (a.1) 9.0 metres for a **parcel** containing a **Secondary Suite**;
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; 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**.

34P2010

12P2010,
34P2010

Parcel Depth

- 12P2010
- 430** (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 – Detached Garage** or **Secondary Suite – Detached Garden** is 30.0 metres.

Parcel Area

- 12P2010, 34P2010
- 431** The minimum area of a *parcel* is:
- (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
 - (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
 - (c) 400.0 square metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; and
 - (d) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel* area of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 3P2010
- 432** The maximum *parcel coverage* is 45.0 per cent of the area of a *parcel*, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.
- 433** *deleted*

Building Setback Areas

- 434** The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 435, 436 and 437.

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;**
- (h.1) **Secondary Suite;**
- (h.2) **Secondary Suite – Detached Garage;**
- (h.3) **Secondary Suite – Detached Garden;**
- (i) **Sign – Class B;**

17P2009

34P2010

34P2010

34P2010

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

Rules

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

3P2010, 34P2010

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

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a **parcel** containing a **Secondary Suite**; and
- (c) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**.

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

- (a) a **corner parcel**;
- (b) a **parcel** on the bulb of a cul-de-sac; or
- (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

34P2010

Parcel Depth

465 (1) Unless referenced in subsection (2), the minimum **parcel depth** is 22.0 metres.

(2) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 30.0 metres.

34P2010

Parcel Area

466 (1) Unless referenced in subsection (2), the minimum area of a **parcel** is 233.0 square metres.

- (2) The minimum area of a **parcel** containing a **Secondary Suite – Detached Garage** or a **Secondary Suite – Detached Garden** is 400.0 square metres.

Parcel Coverage

- 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**. 57P2008
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum **parcel coverage** is 60.0 per cent of the area of a **parcel** where:
- (a) the area of a **parcel** is less than 265.0 square metres; and
 - (b) the **parcel width** is less than 8.7 metres.
- (3) Unless otherwise referenced in subsection (4), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel** where the **parcel width** is greater than 11.0 metres.
- (4) The maximum **parcel coverage** referenced in subsections (1), (2) and (3) 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

- 468 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 469, 470 and 471.

Building Setback from Front Property Line

- 469 The minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
 - (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

- 470 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.

(4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) that provides unrestricted vehicle access to the rear of the **parcel**.

3P2010

(5) One **building setback** from a **side property line** may be reduced to zero metres where:

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

3P2010

(6) *deleted*

Building Setback from Rear Property Line

471 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

13P2008

472 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres.

(2) The maximum **building height** is 11.0 metres where:

- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
- (b) the **parcel width** is equal to or greater than 10.0 metres.

Motor Vehicle Parking Stalls

10P2009

473 The minimum number of **motor vehicle parking stalls** is 2.0 stalls for a **Single Detached Dwelling** located on a **parcel** with a **parcel width** less than 9.0 metres.

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

Purpose

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

Permitted Uses

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

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

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;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**

- 12P2010 (i) *deleted*
- 12P2010 (i.1) **Secondary Suite – Detached Garage;**
- 12P2010 (i.2) **Secondary Suite – Detached Garden;**
- (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**;
- 34P2010 (a.1) 9.0 metres for a *parcel* containing a **Secondary Suite**;
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- 12P2010, 34P2010 (c) 13.0 metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; 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**.

Parcel Depth

- 480** (1) Unless otherwise specified in subsection (2), the minimum *parcel depth* is 22.0 metres.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden** is 30.0 metres. 12P2010,
34P2010

Parcel Area

- 481** The minimum area of a *parcel* is:
- (a) 330.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**; and 12P2010,
34P2010
- (d) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 482** (1) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of a *parcel*.
- (2) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Semi-detached Dwelling** or **Duplex Dwelling** is 50.0 per cent of the area of a *parcel*. 13P2008
- (3) The maximum *parcel coverage* referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.
- (4) For all other *uses*, the maximum *parcel coverage* is 45.0 per cent.

Building Setback Areas

- 483** The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 484, 485 and 486.

Building Setback from Front Property Line

484 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

485 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel**, when no provision is made for a **private garage** on the front or side of a **building**.

71P2008

(3) For a **parcel** containing a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.

(4) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:

- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.

(5) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) provides unrestricted vehicle access to the rear of the **parcel**.

(6) One **building setback** from a **side property line** may be reduced to zero metres where:

Parcel Width

494 The minimum *parcel width* is:

- (a) 10.0 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 13.0 metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**;
- (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**; and
- (e) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse** or **Townhouse**.

12P2010,
34P2010

Parcel Depth

495 (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 – Detached Garage** or **Secondary Suite – Detached Garden** is 30.0 metres.

12P2010,
34PP2010

Parcel Area

496 The minimum *parcel area* is:

- (a) 330.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a *parcel* containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**;
- (d) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse** or **Townhouse**.

12P2010,
34P2010

Parcel Coverage

- 497** (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:
- (a) 45.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
 - (b) 50.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
 - (c) 60.0 per cent of the area of the *parcel* for each **Rowhouse** or **Townhouse**.
- (2) The maximum *parcel* coverage referenced in subsection (1), 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

- 498** The depth of all *setback areas* must be equal to the minimum *building setback* required in sections 499, 500 and 501.

Building Setback from Front Property Line

- 499** The minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
 - (b) 3.0 metres for a *laneless parcel*.

Building Setback from Side Property Line

- 500** (1) For a *laned parcel*, the minimum *building setback* from any *side property line* is 1.2 metres.
- (2) For a *laneless parcel*, the minimum *building setback* from any *side property line* is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the *parcel*, when no provision is made for a *private garage* on the front or side of a *building*.
- (3) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, provided there is no portion of a *building*, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.

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:

17P2009

- (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**;
- (n.1) **Secondary Suite**;
- (n.2) **Secondary Suite – Detached Garage**;
- (n.3) **Secondary Suite – Detached Garden**;
- (o) **Semi-detached Dwelling**;
- (p) **Sign – Class B**;
- (q) **Sign – Class C**;
- (r) **Sign – Class D**;
- (s) **Sign – Class E**;

34P2010

34P2010

34P2010

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

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

53P2008

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

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

Discretionary Uses

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;**
- (n.1) **Secondary Suite;**
- (n.2) **Secondary Suite – Detached Garage;**
- (n.3) **Secondary Suite – Detached Garden;**

17P2009

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34P2010

34P2010

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**;

17P2009

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

34P2010

Discretionary Uses

637 (1) 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;**
- (u) **Sign – Class D;**
- (v) **Sign – Class E;**
- (w) **Specialty Food Store;**
- (x) **Temporary Residential Sales Centre;**
- (y) **Utility Building;** and
- (z) **Video Store.**

- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density Low Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Duplex Dwelling**;
 - (b) **Secondary Suite**;
 - (c) **Secondary Suite – Detached Garage**;
 - (d) **Secondary Suite – Detached Garden**;
 - (e) **Semi-detached Dwelling**; and
 - (f) **Single Detached Dwelling**.

Rules

- 638** 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
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

- 639** The maximum **floor area ratio** is 4.0.

Density

13P2008

- 640** (1) The minimum **density** for **parcels** designated M-H1 District is 150 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-H1 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-H1 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 be less than the minimum **density** referenced in subsection (1).

Setback Area

- 641** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 642.

Building Setbacks

- 642** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.

- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
 - (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

Landscaping

- 643** At least 50.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 644** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 26.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**; and
 - (b) 26.0 metres measured from **grade** at a distance greater than 4.0 metres from that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**; and
 - (b) 26.0 metres measured from **grade** at a distance greater than 6.0 metres from that shared **property line**.

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**;

17P2009

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

34P2010

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **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;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail Store;**
- (w) **Sign – Class B;**
- (x) **Sign – Class C;**
- (y) **Sign – Class D;**

- (z) **Sign – Class E;**
 - (aa) **Specialty Food Store;**
 - (bb) **Take Out Food Service;**
 - (cc) **Temporary Residential Sales Centre;**
 - (dd) **Utility Building;** and
 - (ee) **Video Store.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density Medium Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
 - (b) **Secondary Suite;**
 - (c) **Secondary Suite – Detached Garage;**
 - (d) **Secondary Suite – Detached Garden;**
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

- 649** 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
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Maximum Floor Area Ratio

- 650** The maximum **floor area ratio** is 5.0.

Density

13P2008

- 651** (1) The minimum **density** for **parcels** designated M-H2 District is 150 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-H2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-H2 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 be less than the minimum **density** referenced in subsection (1).

Setback Area

652 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 653.

Building Setbacks

- 653** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a street is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres when that **parcel** is designated as a:
- (a) **low density residential district**; or
 - (b) M-CG, M-C1, M-G, M-1 or M-X1 District.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

51P2008

Landscaping

654 At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

655 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 50.0 metres.

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;**

17P2009

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

34P2010

Discretionary Uses

659 (1) 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;**
- (s) **Residential Care;**
- (t) **Restaurant: Food Service Only – Small;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail Store;**
- (w) **Sign – Class B;**
- (x) **Sign – Class C;**

- (y) **Sign – Class D;**
 - (z) **Sign – Class E;**
 - (aa) **Specialty Food Store;**
 - (bb) **Take Out Food Service;**
 - (cc) **Temporary Residential Sales Centre;**
 - (dd) **Utility Building;** and
 - (ee) **Video Store.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – High Density High Rise District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
 - (b) **Secondary Suite;**
 - (c) **Secondary Suite – Detached Garage;**
 - (d) **Secondary Suite – Detached Garden;**
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

- 660** 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
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

- 661** (1) The maximum **floor area ratio** is 11.0.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-H3 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be greater than 5.0 and less than 11.0.

Density

- 662** (1) The minimum **density** for **parcels** designated M-H3 District is 300 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-H3 District, unless established as referenced in subsection (3).

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- (3) The maximum **density** for **parcels** designated M-H3 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 be less than the minimum **density** referenced in subsection (1).

Setback Area

- 663** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 664.

Building Setbacks

- 664** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 6.0 metres.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

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Landscaping

- 665** At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 666** (1) Unless otherwise referenced in subsection (2), the maximum **building height** for **parcels** designated M-H3 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres.

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.**

34P2010

Discretionary Uses

670 (1) 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;**
- (v) **Sign – Class E;**
- (w) **Specialty Food Store;**
- (x) **Temporary Residential Sales Centre;**
- (y) **Utility Building;** and
- (z) **Video Store.**

- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Low Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling**;
 - (b) **Secondary Suite**;
 - (c) **Secondary Suite – Detached Garage**;
 - (d) **Secondary Suite – Detached Garden**;
 - (e) **Semi-detached Dwelling**; and
 - (f) **Single Detached Dwelling**.

Rules

- 671** 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
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Density

- 672** (1) The minimum **density** for **parcels** designated M-X1 District is 50 **units** per hectare. 13P2008
- (2) The maximum **density** for **parcels** designated M-X1 District is 148 **units** per hectare. 13P2008
- (3) The maximum **density** for **parcels** designated M-X1 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 be less than the minimum **density** referenced in subsection (1) or exceed the maximum **density** referenced in subsection (2).

Setback Area

- 673** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 674.

Building Setbacks

- 674** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.

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- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or a **multi-residential district**.

Landscaping

- 675** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 676** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

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:

17P2009

- (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.**

34P2010

Discretionary Uses

680 (1) 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;**
- (r) **Retail Store;**
- (s) **Sign – Class B;**
- (t) **Sign – Class C;**

- (u) **Sign – Class D;**
 - (v) **Sign – Class E;**
 - (w) **Specialty Food Store;**
 - (x) **Take Out Food Service;**
 - (y) **Temporary Residential Sales Centre;**
 - (z) **Utility Building;** and
 - (aa) **Video Store.**
- (2) The following **uses** are additional **discretionary uses** in the Multi Residential – Medium Profile Support Commercial District if they are located on a **parcel** in the **developed area** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
 - (b) **Secondary Suite;**
 - (c) **Secondary Suite – Detached Garage;**
 - (d) **Secondary Suite – Detached Garden;**
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

- 681** 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
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

- 682** The maximum **floor area ratio** is 3.0.

Density

13P2008

- 683** (1) The minimum **density** for **parcels** designated M-X2 District is 60 **units** per hectare.
- (2) There is no maximum **density** for **parcels** designated M-X2 District, unless established as referenced in subsection (3).
- (3) The maximum **density** for **parcels** designated M-X2 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 be less than the minimum **density** referenced in subsection (1).

Setback Areas

684 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 685.

Building Setbacks

- 685** (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or any **multi-residential district**.

51P2008

Landscaping

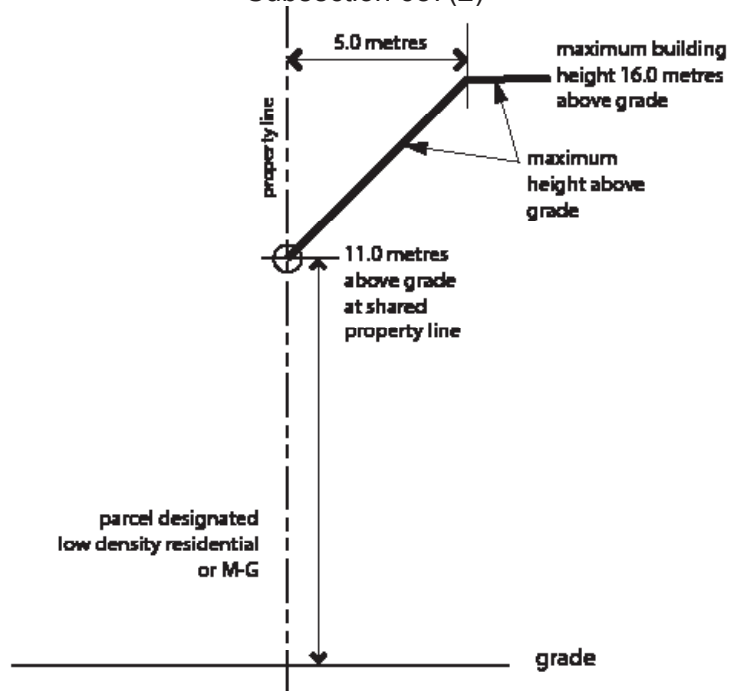
686 At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

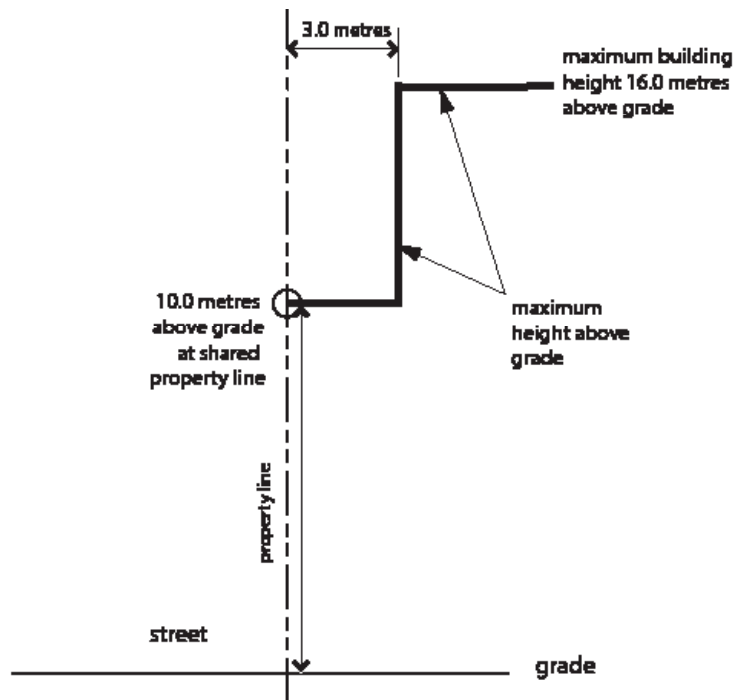
- 687** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 16.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 16.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.

- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 16.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Illustration 9:
Building Height in Multi-Residential – Medium Profile Support Commercial
(M-X2) District
Subsection 687(2)



Subsection 687(3)



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

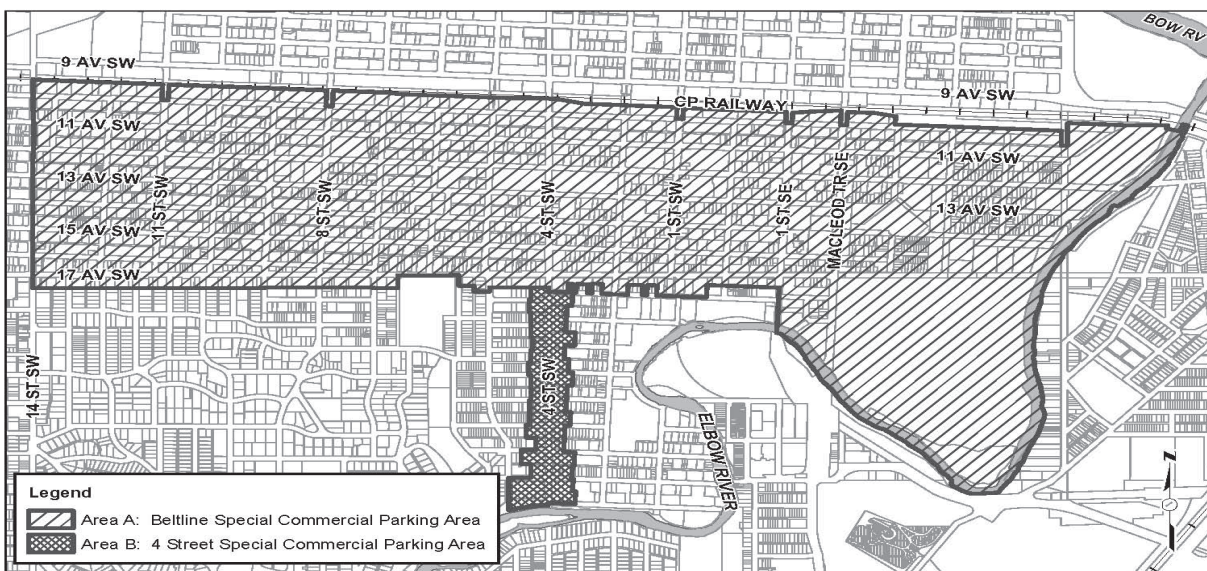
- 794** (1) The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of *units* is less than 20; and
 - (ii) 0.5 stalls per *unit* when the total number of *units* equals or exceeds 20; and
 - (b) all 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.

Map 7.1: Commercial Parking Reduction Map

38P2009



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

Purpose

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

Permitted Uses

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

32P2010 (2) *deleted*

32P2010 (3) *deleted*

Discretionary Uses

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

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

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

- (a) **Food Kiosk; and**
- (b) **Proshop.**

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

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

- (3) Those areas cross-hatched and illustrated as Area A and Area B on Map 8, and more particularly described as:
- (a) Area A: the full width of the Transportation and Utility Corridor lands from the north intersection of the Transportation and Utility Corridor and Deerfoot Trail N.E. to the intersection with the Transportation and Utility Corridor and 44 Street N.E.; and
 - (b) Area B: the full width of the Transportation and Utility Corridor lands from the intersection with the Transportation and Utility Corridor and Peigan Trail S.E. to the intersection between the Transportation and Utility Corridor and 130 Avenue S.E.
- (4) **Uses** that are not listed in this District are **discretionary uses** if, at the time of the effective date of this Bylaw, they were:
- (a) being carried on pursuant to a **development permit** issued by The City of Calgary, the Municipal District of Foothills, or the Municipal District of Rocky View; or
 - (b) being carried on in accordance with the applicable Land Use Bylaw in effect for the municipality where the use was located at the time the use commenced but were specifically exempted by that Land Use Bylaw from the requirement to obtain a **development permit**.
- (5) A **use** which meets the conditions of subsection (4) ceases to be a **discretionary use** if it is discontinued for six consecutive months or more.
- (6) The applicant for a **development permit** for a **use** pursuant to this section must show that the **use** complies with the conditions of subsection (4).

Rules

1095 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.

Development Permit Restrictions

- 1096 (1)** A **development permit** for a **discretionary use** must have a time limitation of no more than five years.
- (2)** Applications for **uses** which require permanent structures, **buildings**, or activities, which do not allow the easy removal, or allow access for utility maintenance, or which impair the intended purpose of the **parcel** as a utility corridor, must not be approved.
- (3)** When a **development permit** expires, all activities associated with that **development permit** must cease, and all **buildings** and improvements associated with that **use** must be removed from the **parcel** without further order from the **Development Authority**.

Projections into Setback Areas

- 1097** The rules referenced in subsections 1013(1) through (4) inclusive, do not apply to this District.

Setback Areas

- 1098** Where the **parcel** shares a **property line** with a **street** or **parcel** designated as a **residential district** or Special Purpose – Future Urban Development District, the **setback area** from that **property line** must have a minimum depth of 6.0 metres.

32P2010

Specific Rules for Landscaped Areas

- 1098.1 (1)** **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority** when the **development** is within 50.0 metres of:
- (a) a **major street** or **expressway**;
 - (b) a **parcel** designated as a **residential district**; or
 - (c) a parcel designated S-FUD.
- (2)** The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained as long as the **development** exists.
- (3)** **Screening** must be provided for the following **uses**:
- (a) **Equipment Yard**;
 - (b) **Freight Yard**;
 - (c) **Storage Yard**;
 - (d) **Vehicle Storage – Large**;
 - (e) **Vehicle Storage – Passenger**; and
 - (f) **Vehicle Storage – Recreational**.

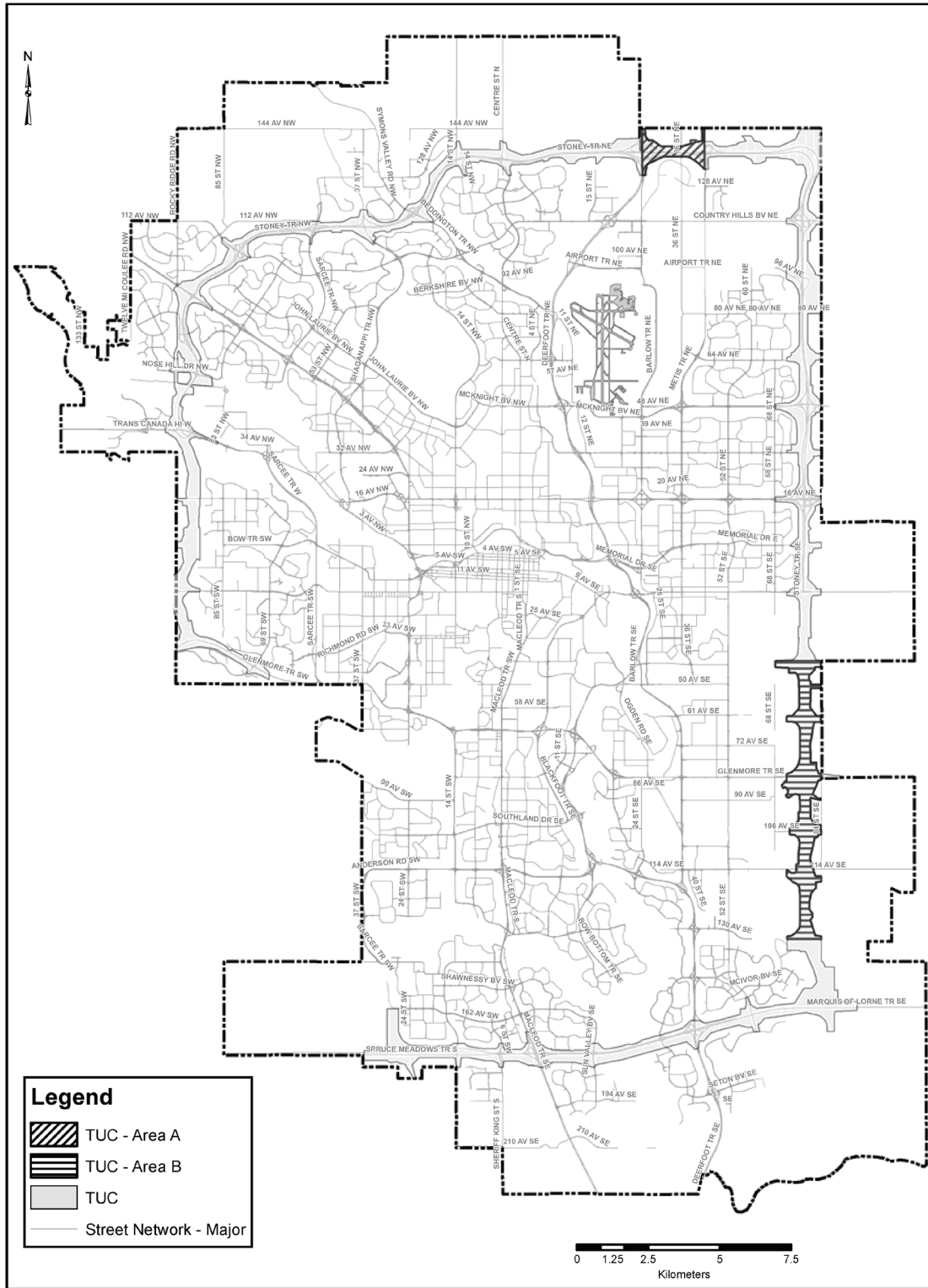
32P2010

Parcel Access

- 1098.2** A use must not have motor vehicle access from a residential street.

Map 8:
Special Purpose Transportation and Utility Corridor Areas

53P2008,
32P2010



Recycling Facilities

1116 Recycling facilities must be provided for every **Multi-Residential Development**.

Mechanical Screening

1117 Mechanical systems or equipment that are located outside of a **building** must be **screened**.

Visibility Setback

1118 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Retaining Walls

- 1119** (1) A **retaining wall** must not exceed 1.0 metres in height measured from lowest **grade** at any point next to the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metres must be maintained between **retaining walls** on a **parcel**.

Fences

- 1120** The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
 - (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
 - (c) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length.

Single detached, Semi-Detached, Duplex Dwellings and Secondary Suites

34P2010

1120.1 Any of the following **uses** must comply with the rules of the R-C2 District that apply to such **development**:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Duplex Dwelling**;
- (c) **Secondary Suite**;
- (d) **Secondary Suite – Detached Garage**;
- (e) **Secondary Suite – Detached Garden**;
- (f) **Semi-detached Dwelling**; or
- (g) **Single Detached Dwelling**.

Parcel Access

1121 All *developments* must comply with the Controlled Streets Bylaw.

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.**

- (4) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

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- (a) **Duplex Dwelling**;
- (b) **Secondary Suite**;
- (c) **Secondary Suite – Detached Garage**;
- (d) **Secondary Suite – Detached Garden**;
- (e) **Semi-detached Dwelling**; and
- (f) **Single Detached Dwelling**.

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**.

Parking

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1131.1 The minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls - class 1** and **bicycle parking stalls - class 2** is the requirement specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

- (e) **Community Recreational Facility;**
- (f) **Custodial Care;**
- (g) **Drinking Establishment – Small;**
- (h) **Dwelling Unit;**
- (i) **Home Occupation - Class 2;**
- (j) **Hotel;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Small;**
- (o) **Place of Worship – Medium;**
- (p) **Residential Care;**
- (q) **Restaurant Food Service Only – Small;**
- (r) **Restaurant Licensed - Small;**
- (s) **Sign – Class D;**
- (t) *deleted*
- (u) **Temporary Residential Sales Centre;** and
- (v) **Utility Building.**

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- (4) 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 Support Commercial District:

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

- (5) The following **uses** are additional **discretionary 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) **Community Recreation Facility;**
- (b) **Food Kiosk;**
- (c) **Indoor Recreation Facility;**

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- (d) **Outdoor Recreation Facility;**
 - (e) **Park Maintenance Facility - Large;** and
 - (f) **Park Maintenance Facility – Small.**
- (6) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:
- (a) **Duplex Dwelling;**
 - (b) **Secondary Suite;**
 - (c) **Secondary Suite – Detached Garage;**
 - (d) **Secondary Suite – Detached Garden;**
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

1135 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.

Maximum Floor Area Ratio

- 1136 (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

1137 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1138.

Building Setbacks

- 1138 (1)** The **building setback** from a **property line** shared with a **street** for the following **streets** is a minimum of 1.5 metres and a maximum of 3.0 metres:
- (a) 1 Street SE;
 - (b) 11 Street SW;
 - (c) 12 Avenue SW; and

- (d) 16 Avenue SW.
- (2) The **building setback** from a **property line** shared with all other **streets** is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** or another **parcel** is zero metres.

Floor Plate Restrictions

1139 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

1140 There is no maximum **building height**.

Landscaping

1141 A minimum of 30 per cent of the area of the **parcel** must be a **landscaped area**.

Use Area

- 1142** (1) Unless otherwise referenced in subsection (3) and (4), the maximum **use area** for **uses** on the ground floor of **buildings** in the Centre City Multi-Residential High Rise Support Commercial District is 300.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors in the Centre City Multi-Residential High Rise Support Commercial District.
- (3) The total of all **use areas** for **Medical Clinic** and **Counselling Service** within a **building** must not exceed 600.0 square metres.
- (4) The following **uses** do not have a ground floor **use area** restriction:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;**
 - (d) **Hotel;**
 - (e) **Place of Worship – Medium;**
 - (f) **Place of Worship – Small;**
 - (g) **Protective and Emergency Service;**
 - (h) **Residential Care;** and
 - (i) **Utility Building.**

Location of Uses Within Buildings

- 1143 (1) Counselling Service, Instructional Facility – Inside, Medical Clinic, Office, and Service Organization uses** must not be located on the ground floor of **buildings**.
- (2) “Commercial Uses” and Live Work Units:**
- (a) must be located on the first 2 floors only, with the exception of **Hotel uses**;
 - (b) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;
 - (c) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Hotel and Residential Care**;
 - (d) must have a separate exterior entrance from that of the **Dwelling Units**; and
 - (e) must not be located above any **Dwelling Unit**.
- (3)** Where this section refers to “Commercial Uses”, it refers to the listed **permitted** and **discretionary uses** in section 1133 and 1134, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Home Occupation - Class 1, Home Occupation - Class 2, Multi-Residential Development, Hotel, Live Work Unit, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care and Utility Building uses**.
- (4)** A minimum of 80 per cent of the **gross floor area** of **buildings** in the Centre City Multi-Residential High Rise Support Commercial District must contain **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Hotel, Live Work Units, Place of Worship – Small, Place of Worship – Medium, Protective and Emergency Service, Residential Care or Utility Building uses**.
- (5) Outdoor Café uses** must:
- (a) only be located between a **street** and the **use** to which it is subordinate; and
 - (b) not be located on the same block face where **Dwelling Units** or **Live Work Units** are located at **grade**.

Hotel Uses

1144 Hotel uses must:

- (a) consist of guest rooms and the ancillary reception functions and restaurant **uses** only;
- (b) not provide convention, banquet and meeting room facilities;
- (c) provide only the reception and other ancillary functions and restaurant **uses** on the ground floor; and
- (d) locate guest rooms above the ground floor.

Parking

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1144.1 The minimum number of required **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** is the required specified in the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1.

Use of Parking Areas

- 1145** (1) Only those **uses** listed in the Residential Group of Schedule A to this Bylaw, with the exception of **Hotel uses**, may share an area of a parking structure with residential **uses**.
- (2) All **uses** may share an entrance to areas of a parking structure.

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

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

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

Artist's Studio
Beverage Container Drop-Off Depot
Building Supply Centre
Health Services Laboratory – Without Clients
Household Appliance and Furniture Repair
Service
Motion Picture Production Facility
Recyclable Construction Material Collection
Depot (temporary)
Specialty Food Store

INFRASTRUCTURE GROUP

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

OFFICE GROUP

Counselling Service
Office
Service Organization

PERSONAL SERVICE GROUP

Beauty and Body Service
Funeral Home
Information and Service Provider
Personal Apparel Service
Pet Care Service
Photographic Studio
Print Centre

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008,67P2008, 1P2009, 32P2009, 12P2010, 14P2010

RESIDENTIAL GROUP

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

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and Equipment
 Convenience Food Store
 Financial Institution
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Pawn Shop
 Recreation Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail Store
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor
 Video Store

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Government Sign
 Property Management Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Identification Sign
 Any type of sign located in a building and not intended to be viewed from outside

Sign – Class B

Fascia Identification Sign

Sign – Class C

Freestanding Identification Sign

Sign – Class D

Canopy Identification Sign
 Projecting Identification Sign

Sign – Class E

Electronic Message Sign
 Flashing and Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Identification Sign
 Roof Sign
 Rotating Sign
 Strings of Pennants
 Temporary Sign Marker
 Any type of sign that employs stereo optic, video, motion picture, laser or other projection device
 Any type of sign that does not fit within any of the sign types listed in Classes A, B, C, D or F

Sign – Class F

Third Party Advertising Sign

STORAGE GROUP

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

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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