

THE CITY OF CALGARY LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021 July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022
34P2022	August 15, 2022
66P2022	December 20, 2022
56P2022	January 2, 2023
28P2023	May 16, 2023
34P2023	June 20, 2023
2H2023	June 20, 2023
65P2023	September 19, 2023

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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- (28.2) “**Central Business District Improvement Fund**” means a civic fund into which financial contributions made towards additional **floor area ratio** in accordance with the incentive provisions in Part 13, Division 3 are collected. 15P2016
- (29) “**City Manager**” means the Chief Administrative Officer of The City or the employee of The City who has been delegated the authority to exercise the powers, duties, and functions of the Chief Administrative Officer under this Bylaw. 20P2022
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (30.1) “**climate adaptation**” means actions, programs and tools intended to reduce negative impacts of **climate change** on built and natural infrastructure, the economy and people. 2H2022
- (30.2) “**climate change**” means a long-term change in the average weather patterns that have come to define Earth’s local, regional and global climates due to the increase in atmospheric **greenhouse gases** caused by human activities. 2H2022
- (30.3) “**climate mitigation**” means actions, programs and tools that limit or prevent **greenhouse gas** emissions from going into the atmosphere, or activities that remove **greenhouse gases** from the atmosphere through natural or technological means. 2H2022
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11. 51P2008
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**: 39P2010, 7P2011, 5P2015
- (a) **Artist’s Studio**; 42P2019
 - (a.1) **Child Care Service**; 27P2021
 - (a.2) **Convenience Food Store**; 27P2021
 - (b) *deleted* 27P2021
 - (c) **Drinking Establishment – Small**;
 - (c.1) **Health Care Service**; 27P2021

- (d) **Information and Service Provider;**
- (e) **Office;**
- (f) **Outdoor Café;**
- (g) **Print Centre;**
- 27P2021 (h) **Restaurant: Food Service Only;**
- 27P2021 (i) **Restaurant: Licensed;**
- 27P2021 (j) *deleted*
- (k) **Retail and Consumer Service;**
- 65P2023 (l) **Service Organization;** and
- 65P2023 (m) **Specialty Food Store.**
- 65P2023 (n) *deleted*

- (33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.
- (34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.
- (35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.
- 44P2013 (36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:
 - (a) located on the same block face not separated by a **street**;
 - (b) in the case of **low density residential district** where the **building** is on a **parcel** designated as a **residential district**; and
 - (c) where the **building** is not an **Accessory Residential Building**.
- 3P2010 (37) “**contextual building depth average**” means:
 - (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
 - (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
 - (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.
- 3P2010 (38) *deleted*

- (h) **Utilities** installed or constructed within a **street** or a utility right-of-way;
- (i) *deleted* 5P2013
- (j) a **Power Generation Facility – Small** required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;
- (k) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (l) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**:
- (i) does not use an internal combustion engine; and
 - (ii) is located entirely within an existing approved **building**;
- (m) the **City's** use of land which it either owns or has an equitable interest in for a purpose approved by **Council** in connection with any **Utility**; 65P2023
- (n) the construction of a **Contextual Single Detached Dwelling** when on a **parcel** that is identified as:
- (i) Block 4 Plan 9711796;
 - (ii) Block 6 Plan 9711978;
 - (iii) Lot 1 Plan 8711504;
 - (iv) Block 3 Plan 7203JK;
 - (v) Lots 1 through 3 Block 4 Plan 8810907;
 - (vi) Block 5 Plan 7627JK;
 - (vii) Lot 1 Block 6 Plan 8811565;
 - (viii) Lots 2 through 5 Block 8 Plan 8910156;
 - (ix) Lot 1 Block 1 Plan 8810212;
 - (x) Block 1 Plan 6368JK;
 - (xi) Lot 2 Block 1 Plan 8810882;
 - (xii) Meridian 5 Range 2 Township 25 Section 8 Quarter South West containing 64.7 hectares (160 Acres) more or less excepting thereout:
- (A) The Westerly 150 feet in perpendicular width throughout of said quarter section containing 3.67 hectares (9.06 Acres) more or less.

(B)

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

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

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

(xiv) Meridian 5 Range 2 Township 25 Section 5

That portion of the North East Quarter which lies to the north of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 30.9 hectares (76.16 acres) more or less excepting thereout:

Plan	Number	Hectares	(Acres) More or Less
Subdivision	8110054	7.60	18.78
Subdivision	0110288	1.579	3.90
Subdivision	0310801	3.261	8.06
Subdivision	0311537	0.0002	0.0004
Subdivision	0313145	9.648	23.83
Road	0410951	1.247	3.08
Road	0411502	0.277	0.68
Subdivision	0512903	4.677	11.56

(xv) Meridian 5 Range 2 Township 25 Section 5

That portion of the North West Quarter which lies to the North of the parcel on Plan 53/28 and to the east of the transmission line right of way on Plan 79JK, containing 20.9 hectares (51.67 acres) more or less excepting thereout:

	Hectares	(Acres) More or Less
A) Plan 0110288 subdivision	4.020	9.93

(xvi) Lot 35 through 40 Block 90 Plan 0614543;

(xvii) Lot 59 through 99 Block 90 Plan 0614543; and

(xviii) Lots 2 through 4 Block 6 Plan 8910893

any of which may be further subdivided from time to time;

65P2023

(o) a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:

44P2022

- (i) it is located in the **I-G, I-B** or **I-C** districts;
- (ii) it does not include additions, exterior alterations, or changes to site plans; and
- (iii) unless otherwise referenced in subsection (iv), the proposed **use** is listed as a **permitted use** in the district; and
- (iv) a **development permit** is required for a change of **use** for a **building** or portion of a **building** if the proposed **use** is one of the following **uses**:

(A) **Brewery, Winery and Distillery**; and

65P2023

- 65P2023 (p) a change of **use** for a **building** or portion of a **building** does not require a **development permit** if:
- (i) it is located in the C-N1, C-N2, C-C1, C-C2, C-COR1, C-COR2, C-COR3, C-O, C-R1, C-R2, C-R3, CC-MHX, CC-X, CC-COR, CR20-C20/R20, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, CC-ER, MU-1 and MU-2 districts;
 - (ii) it does not include additions, exterior alterations, or changes to site plans; and
 - (iii) the proposed **use** is listed as a **permitted** use in the district.
- 1P2009 **25.1** The following **developments** do not require a **development permit**:
- (a) **Public Transit System;**
- 4P2012 (a.1) temporary structures affiliated with a **City** approved street festival;
- 4P2012, 32P2012 (a.2) any activity and associated structures granted a permit through the Parks and Pathways Bylaw;
- (b) **Utilities – Linear;**
- 32P2012 (c) **developments** as defined in section 8(2) of Bylaw 2P80 that comply with the rules of The City of Calgary Land Use Bylaw 2P80, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008;
- 32P2012, 11P2014 (d) **developments** as defined in section 7 of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, that have commenced and comply with the rules of the Municipal District of Rockyview or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008, and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in APPENDIX A of Order in Council 333/2007;
- 32P2012, 11P2014, 37P2017 (e) **developments** as defined in Section 8(2) of Part 10, that comply with the rules of Part 10 and have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to designation of the parcel under another part of this bylaw;
- 11P2014, 37P2017, 33P2019 (f) **developments** located in the **floodway**, which are being conducted by, or on behalf of, the **City** for the purpose of erosion control, where the primary purpose is to protect public infrastructure;
- 37P2017, 33P2019 (g) **targeted grazing** on **City** owned lands carried on by, or on behalf of, the **City**; and

- (h) **Urban Agriculture** where: 33P2019
- (i) trees and shrubs required on the *parcel* in conjunction with an approved *development permit*, are retained;
 - (ii) there are no *local food sales*; and
 - (iii) there is a maximum of one ancillary *building* 10.0 square metres or less in area for the purposes of storage.
- 25.2 (1)** Unless otherwise stated in subsections (4) and (5), the following *developments* do not require a *development permit* if the conditions of section 24 are met: 30P2017
- (a) An addition to a *building* where:
- (i) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1;
 - (ii) it is not listed on the *City* inventory of evaluated historic resources; and 67P2018
 - (iii) the addition does not increase the *gross floor area* of the *building* by more than 1000.0 square metres.
- (2)** Unless otherwise stated in subsections (4) and (5), a change of *use* for a *building* or portion of a *building* does not require a *development permit* if: 52P2018
- (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
 - (b) it is a listed *use* in the district.
- (3)** Unless otherwise stated in subsections (4) and (5), exterior alterations for *buildings* not listed on the *City* inventory of evaluated historic resources, do not require a *development permit* if: 67P2018
- (a) it is located within the “Centre City Enterprise Area” as illustrated on Map 2.1; and
 - (b) it is a listed *use* in the district.
- (4)** The following *uses* are not exempt under subsections (1), (2) and(3):
- (a) *deleted* 25P2018, 27P2021
 - (a.1) **Cannabis Store;** 26P2018
 - (a.2) **Custodial Care;** 25P2018
 - (b) **Liquor Store;**
 - (c) *deleted* 25P2018
 - (d) **Nightclub;**
 - (e) **Pawn Shop;** and
 - (f) **Payday Loan.**

(5) The following **uses** are not exempt under subsections (1), (2) and (3) where they are located within 30 metres of a freight rail corridor **property line**:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Dwelling Unit;**
- (e) **Emergency Shelter;**
- (f) *deleted*
- (g) **Hospital;**
- (h) **Jail;**
- (i) **Residential Care;**
- (j) **School – Private;**
- (k) **School Authority – School; and**
- (l) **Temporary Shelter.**

28P2021

(6) **Parcels** designated with a Direct Control District, whether so designated before or after the effective date of this Bylaw, are subject to the **development permit** exemption clauses contained in this section unless specifically indicated otherwise in the Direct Control Bylaw.

(7) Subsections (1), (3), (4), (5) and (6) remain in effect until December 31, 2026.

77P2019,
27P2021,34P2023

- (i) **Waste Disposal and Treatment Facility** is deemed to be the **Waste Storage Site use** when **waste**, other than **hazardous waste**, is stored in piles or inside **buildings** before being transported to another **parcel** for treatment or disposal; and 44P2022
- (j) **Equipment Yard** is deemed to be the **Storage Yard use**. 44P2022
- (5) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Retail and Consumer Service use**: 39P2010
- (a) **Beauty and Body Service**;
- (b) **Household Appliance and Furniture Repair Service**;
- (c) **Personal Apparel Service**;
- (d) **Photographic Studio**;
- (e) **Proshop**;
- (f) **Retail Store**; and
- (g) **Video Store**
- (6) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Backyard Suite use**: 24P2014
- (a) **Secondary Suite – Detached Garage**; and
- (b) **Secondary Suite – Detached Garden**.
- (7) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, a **Beverage Container Drop-Off Depot** is deemed to be the **Recyclable Material Drop-Off Depot**. 16P2018
- (8) In any **development permit** or Direct Control District approved after the effective date of this Bylaw: 25P2018
- (a) *deleted* 27P2021
- (b) **Medical Marihuana Production Facility** is deemed to be the **Cannabis Facility use**.
- (9) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Health Care Service use**: 27P2021
- (a) **Cannabis Counselling**;
- (b) **Counselling Service**;
- (c) **Health Care Services Laboratory – With Clients**; and
- (d) **Medical Clinic**.
- (10) In any **development permit** or Direct Control District approved after the effective date of this Bylaw, **Market** is deemed to be **Retail and Consumer Service**. 27P2021

- 27P2021 (11) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Restaurant: Food Service Only use**:
- 65P2023 (a) **Restaurant Food Service – Large;**
- 65P2023 (b) **Restaurant Food Service – Medium;**
- 65P2023 (c) **Restaurant Food Service – Small; and**
- 65P2023 (d) **Take Out Food Service** when liquor is not served or sold on the premises.
- 27P2021 (12) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Restaurant: Licensed use**:
- 65P2023 (a) **Restaurant: Licensed – Large;**
- 65P2023 (b) **Restaurant: Licensed – Medium;**
- 65P2023 (c) **Restaurant: Licensed – Small;**
- 65P2023 (d) **Restaurant: Neighbourhood; and**
- 65P2023 (e) **Take Out Food Service** when liquor is served or sold on the premises.
- 44P2022 (13) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **Vehicle Storage use**:
- (a) **Vehicle Storage – Large;**
- (b) **Vehicle Storage – Passenger; and**
- (c) **Vehicle Storage – Recreational.**
- 44P2022 (14) In any *development permit* or Direct Control District approved after the effective date of this Bylaw, the following **uses** are deemed to be the **General Industrial – Light use** when the use is located in, or the Direct Control district references the I-B District:
- (a) **Specialized Industrial.**
- 42P2019 **Pop-up Uses**
- 134.2 (1) In this section and in section 25, “pop-up uses” means any one or more of the following:
- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Auction Market - Other Goods;**
- (d) **Billiard Parlour;**
- 32P2020 (d1) **Catering Service – Minor;**

- (e) **Cinema;**
 - (f) **Computer Games Facility;**
 - (g) **Conference and Event Facility;**
 - (h) *deleted* 27P2021
 - (i) **Fitness Centre;**
 - (i.1) **Food Kiosk;** 32P2020
 - (i.2) **Health Care Service;** 27P2021
 - (j) **Indoor Recreation Facility;**
 - (k) **Information and Service Provider;**
 - (l) **Instructional Facility;**
 - (m) **Library;**
 - (n) *deleted* 27P2021
 - (o) *deleted* 27P2021
 - (p) **Museum;**
 - (q) **Office;**
 - (r) **Performing Arts Centre;**
 - (s) **Pet Care Service;**
 - (t) **Print Centre;**
 - (t.1) **Restaurant: Food Service Only;** 27P2021
 - (t.2) *deleted* 27P2021
 - (t.3) *deleted* 27P2021
 - (t.4) **Restaurant: Licensed;** 27P2021
 - (t.5) *deleted* 27P2021
 - (t.6) *deleted* 27P2021
 - (t.7) *deleted* 27P2021
 - (u) **Retail and Consumer Service;**
 - (v) **Specialty Food Store;**
 - (v.1) *deleted* 32P2020,
65P2023
 - (w) **Veterinary Clinic;** and
 - (x) educational, recreational, sporting, social, and worship activity that includes, but is not limited to a wedding, circus, birthday, trade show, and ceremony.
- (2) "Pop-up uses" may occur where:

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

32P2020

42P2019

Interim Uses

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

- (a) **Artist’s Studio;**
 - (a.1) **Catering Service – Minor;**
 - (a.2) **Food Kiosk;**
 - (a.3) **Fitness Centre;**
 - (a.4) **Indoor Recreation Facility;**
- (b) **Information and Service Provider;**
 - (b.1) *deleted*
- (c) **Office;**
- (d) **Print Centre;**
 - (d.1) **Restaurant: Food Service Only;**
 - (d.2) *deleted*
 - (d.3) *deleted*
 - (d.4) **Restaurant: Licensed;**
 - (d.5) *deleted*

32P2020

32P2020

32P2020

32P2020

32P2020,
27P2021

27P2021

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27P2021

27P2021

27P2021

- (d.6) *deleted* 27P2021
- (d.7) *deleted* 27P2021
- (e) **Retail and Consumer Service**; and 65P2023
- (f) **Specialty Food Store.** 65P2023
- (g) *deleted* 32P2020,
65P2023
- (2) “interim uses” may occur where:
- (a) the “**Interim Uses**” are located:
- (i) in M-H1, M-H2, M-H3, M-X1, M-X2, in all **commercial districts**, in I-B, I-E, I-C, in all **mixed use districts**, in CC-MHX, CC-ET, CC-EIR, CC-EMU, CC-EPR, and CR20-C20/R20; and
- (ii) on a **parcel** designated as a Direct Control District, designated after the effective date of this Bylaw, and the Direct Control District is based on the land use districts listed in subsection (i);
- (b) the “interim uses” operate, excluding the time used to erect the activity, for a maximum of:
- (i) 6 consecutive months; and
- (ii) 6 months in a calendar year;
- (c) the **use area** is located on the ground floor of a **building** or within an enclosed shopping mall; and
- (d) may display merchandise related to the **use** outside of a **building**, provided the merchandise does not impede pedestrian movement. 32P2020

Division 2: Defined Uses

Defined Terms

135 In this Bylaw, the following terms have the following meanings.

136 *deleted*

65P2023

137 *deleted*

65P2023

138 “Accessory Residential Building”

12P2010, 5P2013,
44P2013,24P2014

- (a) means a *use* where a *building*:
 - (i) accommodates a *use* that is subordinate to the main residential *use* on a *parcel*;
 - (ii) is not attached to a *main residential building* except where the attachment is entirely below *grade* or directly below a *patio*; and
 - (iii) may be attached to a **Backyard Suite** on a *parcel* where a **Backyard Suite** is a listed *use* in the applicable land use district;
- (b) is a *use* with in the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require *motor vehicle parking stalls*, and
- (d) does not require *bicycle parking stalls - class 1 or class 2*.

15P2016

139 “Addiction Treatment”

- (a) means a *use*:
 - (i) where one or more persons with alcohol, drug or similar addiction issues live under the care or supervision of professional health or counselling care providers; and
 - (ii) that has at least one staff person at the facility at all times;
- (b) is a *use* within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a *low density residential district*;
- (d) requires a minimum of 1.0 *motor vehicle parking stalls* per three (3) residents; and
- (e) does not require *bicycle parking stalls – class 1 or class 2*.

140 “Adult Mini-Theatre”

- (a) means a *use*:
 - (i) where live performances, motion pictures, video tapes, video discs, slides or any type of electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown;
 - (ii) that may operate in conjunction with another approved *use*;
 - (iii) where each separate viewing area has a maximum viewing capacity of 20 seats; and
 - (iv) that must be approved only on a *parcel* designated as a Direct Control District that specifically includes **Adult Mini-Theatre** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw;
- (c) must be located in a *building* at least 460.0 metres from the *property line* of any *parcel* that:
 - (i) is designated as a *residential district*;
 - (ii) has an existing **School Authority – School** or **School – Private**;
 - (iii) has a **Place of Worship**;
 - (iv) has a **Park** or **Natural Area**;
 - (v) has any *use* that may have a playground as an element of the *use*; or
 - (vi) has an existing **Adult Mini-Theatre**; and
- (d) requires a minimum number of *motor vehicle parking stalls* based on a parking study required at the time of land use redesignation application.

141 “Amusement Arcade”

- (a) means a *use* where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee;

- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**;
- 48P2020 (d) *deleted*
- (e) does not require **bicycle parking stalls – class 1**; and
- (f) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.
- 32P2009 **142** *deleted*
- 32P2009 **143** *deleted*
- 144 “Artist’s Studio”**
- (a) means a **use**:
- (i) where art is produced by individuals;
- (ii) that may include the instruction of the art to one person at a time; and
- (iii) that may include the sale of art pieces produced by that **use**;
- 32P2009 (b) is a **use** within the General Industrial Group in Schedule A to this Bylaw;
- 48P2020 (c) *deleted*
- (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**.
- 145 “Asphalt, Aggregate and Concrete Plant”**
- (a) means a **use**:
- (i) where rock, gravel, sand and other earth material is sorted and stockpiled;
- (ii) where rock may be crushed;
- (iii) where asphalt may be produced;
- (iv) where cement may be mixed;
- (v) where part of the process associated with the **use** may be located outside of a **building**;

- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) may display merchandise related to the **use** outside of a **building**, provided the merchandise does not impede pedestrian movement; 32P2020
- (c.1) may provide seating for the purpose of food consumption for the activities identified in (a)(vii). 27P2021
- (d) may only stock merchandise on the premises in quantities sufficient only to supply the premises;
- (e) may contain laundering services provided it:
- (i) does not include a **Dry-cleaning and Fabric Care Plant**; and
 - (ii) is not located within a **Live Work Unit**;
- (f) when located in the C-R1 District, may incorporate the following **uses** within a **Retail and Consumer Service**, provided the requirements referenced in subsection (g) are satisfied:
- (i) **Amusement Arcade**;
 - (ii) **Computer Games Facility**;
 - (iii) *deleted* 27P2021
 - (iv) **Financial Institution**;
 - (v) **Fitness Centre**;
 - (vi) **Health Care Service**; 27P2021
 - (vii) *deleted* 27P2021
 - (viii) **Office**;
 - (ix) **Pet Care Service**;
 - (x) **Print Centre**;
 - (xi) **Radio and Television Studio**;
 - (xii) *deleted* 27P2021
 - (xiii) **Restaurant: Food Service Only**; and 27P2021, 65P2023
 - (xiv) *deleted* 65P2023
 - (xv) **Veterinary Clinic**;
- (g) must only incorporate the **uses** referenced in section (f) when those **uses**:
- (i) are located in an existing approved **building**;
 - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
 - (iii) are located within a **use area** that contains a **Retail and Consumer Service**;

- (iv) do not exceed 10.0 per cent of the **use area** of the **Retail and Consumer Service** within which they are located; and
- (v) do not have direct customer access outside of the **Retail and Consumer Service** within which they are located;

48P2020

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

24P2014

287 “Rowhouse Building”

- (a) means a **use** where a **building**:
 - (i) contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
 - (ii) where one façade of each **Dwelling Unit** directly faces a public **street**;
 - (iii) where no intervening **building** is located between the **street** facing façade of each **Dwelling Unit** and the **adjacent** public **street**;
 - (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public sidewalk or an **adjacent** public **street**;
 - (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
 - (vi) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

- (xi) that may not include or be combined with any of the following **uses**: 44P2022
- (A) **Hazardous Waste Management Facility**;
 - (B) **Landfill**; or
 - (C) **Waste Storage Site**;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) may cover piles or stacks of goods, materials and supplies associated with the **use**, with tarps or a structure with a roof but it must be open on the sides; and
- (d) *deleted* 48P2020
- (e) does not require **bicycle parking stalls – class 1 or class 2**.

314 “Supermarket”

13P2008

- (a) means a **use**:
- (i) where fresh and packaged food is sold;
 - (ii) where daily household necessities may be sold;
 - (iii) that will be contained entirely within a **building**;
 - (iv) that has a minimum **gross floor area** greater than 465.0 square metres;
 - (v) that may include a limited seating area no greater than 15.0 square metres for the consumption of food prepared on the premises; and
 - (vi) that may include the preparation of food and non-alcoholic beverages for human consumption; 39P2010, 5P2013
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) that is located in the C-R1 District may incorporate the following **uses** within a **Supermarket**, provided the requirements referenced in subsection (d) are satisfied:
- (i) **Amusement Arcade**;
 - (ii) **Computer Games Facility**;
 - (iii) *deleted* 27P2021
 - (iv) **Financial Institution**;
 - (v) **Fitness Centre**;
 - (vi) **Health Care Service**; 27P2021
 - (vii) *deleted* 27P2021
 - (ix) **Office**;

- (x) **Pet Care Service;**
- (xi) **Print Centre;**
- (xii) **Power Generation Facility – Small;**
- (xiii) **Radio and Television Studio;**
- 27P2021 (xiv) **Restaurant: Food Service Only;**
- 27P2021 (xv) *deleted*
- 65P2023 (xvi) **Retail and Consumer Service;** and
- 65P2023 (xvii) *deleted*
- (xviii) **Veterinary Clinic;**
- (d) must only incorporate the *uses* referenced in subsection (c) when those *uses*:
 - (i) are located in an existing approved **building**;
 - (ii) are located in a **use area** that is a minimum of 3600.0 square metres;
 - (iii) are located within a **use area** that contains a **Supermarket**;
 - 27P2021 (iv) do not exceed 10.0 per cent of the **use area** of the **Supermarket** within which they are located;
 - 27P2021 (v) do not have direct customer access outside of the **Supermarket** within which they are located; and
 - 27P2021 (vi) do not exceed a **public area** of 300.0 square metres for **Restaurant: Food Service Only**.
- 48P2020 (e) *deleted*
- (f) does not require **bicycle parking stalls – class 1**; and
- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

315 *deleted*

65P2023

316 “Temporary Residential Sales Centre”

67P2008, 71P2008

- (a) means a *use*:
 - (i) where *units* are offered for sale to the public;
 - (ii) that is located in a *residential district*;
 - (iii) that may include sales offices and displays of materials used in the construction of the *units* that are offered for sale; and
 - (iv) that must only occur:
 - (A) in a *unit*, which may be temporarily modified to accommodate the *use*; or
 - (B) in a temporary *building*;
- (b) is a *use* within the Sales Group in Schedule A to this Bylaw;
- (c) must not operate for longer than:
 - (i) two (2) years when located in a *low density residential district*; or
 - (ii) four (4) years when located in a *multi-residential district*;
- (d) does not require *motor vehicle parking stalls*; and
- (e) does not require *bicycle parking stalls – class 1 or class 2*.

317 “Temporary Shelter”

- (a) means a *use*:
 - (i) where an existing **building** is used to provide temporary sleeping accommodation for persons in need of short term accommodation;
 - (ii) that has staff providing supervision of the people being accommodated at all times the facility is being operated;
 - (iii) that only provides limited additional services such as shower or laundry facilities; and
 - (iv) that restricts the provision of meals to persons staying at the facility;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

318 “Tire Recycling”

- (a) means a *use*:
 - (i) where used automotive tires are stored, recycled and processed; and
 - (ii) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Tire Recycling** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of land use redesignation application.

319 “Townhouse”

- (a) means a **building**:
 - (i) comprising three or more **Dwelling Units**;
 - (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
 - (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
 - (iv) that does not include a **Rowhouse Building**;

71P2008

24P2014

- (y) **Sign – Class E;**
 - (z) **Specialty Food Store;**
 - (aa) *deleted* 65P2023
 - (bb) **Temporary Residential Sales Centre;** 33P2019
 - (bb.1) **Urban Agriculture;** and 33P2019
 - (cc) **Utility Building.**
- (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) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (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

7P2011

- 639** (1) The maximum **floor area ratio** is 4.0.
- (2) The maximum **floor area ratio** for all **buildings** on **parcels** designated M-H1 District is the number following the letter “F” when indicated on the Land Use District Maps, which must be less than 4.0.

Density

- 640** (1) The minimum **density** for **parcels** designated M-H1 District is 150 **units** per hectare. 13P2008
- (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 purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

9P2012

51P2008

Landscaping

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

7P2011

Building Height

- 644** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **building height** is 26.0 metres.
- (2) The maximum **building height** for **parcels** designated M-H1 is the number following the letter “h” indicated on the Land Use District Maps, expressed in metres, which must be less than 26.0 metres.

- (x) **Sign – Class B;**
 - (y) **Sign – Class C;**
 - (z) **Sign – Class D;**
 - (aa) **Sign – Class E;**
 - (bb) **Specialty Food Store;**
 - (cc) *deleted* 65P2023
 - (dd) **Temporary Residential Sales Centre;** 33P2019
 - (dd.1) **Urban Agriculture;** and 33P2019
 - (ee) **Utility Building.**
- (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:** 24P2014
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 33P2011
 - (b) *deleted* 24P2014
 - (c) *deleted* 24P2014
 - (d) *deleted*
 - (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. 7P2011

Maximum Floor Area Ratio

- 650** (1) The maximum *floor area ratio* is 5.0.
- (2) The maximum *floor area ratio* for all *buildings on parcels* designated M-H2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 5.0.

Density

- 651** (1) The minimum *density* for *parcels* designated M-H2 District is 150 *units* per hectare. 13P2008

- (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) H-GO, 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.

56P2022

51P2008

Landscaping

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

- (y) **Sign – Class C;**
 - (z) **Sign – Class D;**
 - (aa) **Sign – Class E;**
 - (bb) **Specialty Food Store;**
 - (cc) *deleted* 65P2023
 - (dd) **Temporary Residential Sales Centre;** 33P2019
 - (dd.1) **Urban Agriculture;** and 33P2019
 - (ee) **Utility Building.**
- (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) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (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

13P2008

- 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).
- (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 purpose district*; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

9P2012

51P2008

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.

- (z) **Specialty Food Store;**
- (aa) *deleted* 65P2023
- (bb) **Temporary Residential Sales Centre;** 33P2019
- (bb.1) **Urban Agriculture;** and 33P2019
- (cc) **Utility Building.**
- (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:** 24P2014
 - (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 33P2011
 - (b) *deleted* 24P2014
 - (c) *deleted* 24P2014
 - (d) *deleted*
 - (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.
- (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**.

51P2008

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):

- (q) **Print Centre;**
 - (r) **Residential Care;**
 - (s) **Restaurant: Food Service Only;** 27P2021
 - (s.1) **Restaurant: Licensed;** 27P2021
 - (t) **Retail and Consumer Service;**
 - (u) **Service Organization;**
 - (v) **Sign – Class B;**
 - (w) **Sign – Class C;**
 - (x) **Sign – Class D;**
 - (y) **Sign – Class E;**
 - (z) **Specialty Food Store;**
 - (aa) *deleted* 65P2023
 - (bb) **Temporary Residential Sales Centre;** 33P2019
 - (bb.1) **Urban Agriculture;** and 33P2019
 - (cc) **Utility Building.**
- (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) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (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.

7P2011

Floor Area Ratio

- 682** (1) The maximum *floor area ratio* is 3.0.
- (2) The maximum *floor area ratio* for all *buildings* on *parcels* designated M-X2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 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

51P2008

- 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*.

Landscaping

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

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

Purpose

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

Permitted Uses

- 702 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District:
- (a) **Park**;
 - (b) **Sign – Class A**;
 - (c) **Sign – Class B**;
 - (d) **Sign – Class D**; and
 - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 1 District if they are located within existing approved **buildings**:
- (a) *deleted* 39P2010,
17P2009,
32P2009
 - (b) **Convenience Food Store**; 65P2023
 - (c) *deleted* 27P2021

- 27P2021 (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Health Care Service;**
- (g) **Home Based Child Care – Class 1;**
- (h) **Home Occupation – Class 1;**
- 42P2019 (h.1) **Information and Service Provider;**
- (i) **Instructional Facility;**
- (j) **Library;**
- 27P2021 (k) *deleted*
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Print Centre;**
- (o) **Protective and Emergency Service;**
- 27P2021 (p) **Restaurant: Food Service Only;**
- 65P2023 (q) **Retail and Consumer Service;** and
- 65P2023 (r) **Specialty Food Store.**
- 65P2023 (s) *deleted*

Discretionary Uses

- 703 (1)** *Uses* listed in subsection 702(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Neighbourhood 1 District.
- (2)** *Uses* listed in subsection 702(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** The following **uses** are **discretionary uses** in the Commercial – Neighbourhood 1 District:
- (a) **Addiction Treatment;**
 - (b) **Artist’s Studio;**
 - 24P2011 (b.1) **Assisted Living;**
 - 22P2016 (b.2) **Brewery, Winery and Distillery;**
 - 25P2018, 27P2021 (b.3) *deleted*
 - 26P2018 (b.4) **Cannabis Store;**
 - (c) **Child Care Service;**

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

Purpose

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

Permitted Uses

- 722 (1)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District:
- (a) **Park**;
 - (b) **Sign – Class A**;
 - (c) **Sign – Class B**;
 - (d) **Sign – Class D**; and
 - (e) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Commercial – Neighbourhood 2 District if they are located within existing approved **buildings**:
- (a) *deleted* 39P2010
 - (b) **Catering Service – Minor**; 65P2023

- 27P2021 (c) **Convenience Food Store;**
 (d) *deleted*
 (e) **Financial Institution;**
 (f) **Fitness Centre;**
- 27P2021 (g) **Health Care Service;**
 (h) **Home Based Child Care – Class 1;**
 (i) **Home Occupation – Class 1;**
 (j) **Information and Service Provider;**
 (k) **Instructional Facility;**
 (l) **Library;**
- 27P2021 (m) *deleted*
 (n) **Office;**
 (o) **Pet Care Service;**
 (p) **Print Centre;**
 (q) **Protective and Emergency Service;**
- 27P2021 (r) **Restaurant: Food Service Only;**
 (s) **Retail and Consumer Service;**
- 65P2023 (t) **Specialty Food Store; and**
- 65P2023 (u) *deleted*
 (v) **Veterinary Clinic.**

Discretionary Uses

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

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

Purpose

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

Permitted Uses

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

39P2010,
17P2009,
32P2009

65P2023

- 27P2021 (c) **Convenience Food Store;**
- (d) *deleted*
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- 27P2021 (g) **Health Care Service;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Instructional Facility;**
- (l) **Library;**
- 27P2021 (m) *deleted*
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- 27P2021 (t) *deleted*
- 27P2021 (u) **Restaurant: Food Service Only;**
- 27P2021 (u.1) *deleted*
- (v) **Retail and Consumer Service;**
- (w) **Specialty Food Store;**
- (x) **Supermarket;**
- 65P2023 (y) *deleted*
- (z) **Vehicle Rental – Minor; and**
- (aa) **Veterinary Clinic.**
- 27P2021 (3) Unless otherwise stated in subsection 740(2.1), the following **uses** are **permitted uses** in the Commercial – Community 1 District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less::
- (a) **Restaurant: Licensed;**

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

Purpose

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

Permitted Uses

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

- (z) **Service Organization;**
 - (aa) **Specialty Food Store;**
 - (bb) **Supermarket;**
 - (cc) *deleted* 65P2023
 - (dd) **Vehicle Rental – Minor;**
 - (ee) **Vehicle Sales – Minor;** and
 - (ff) **Veterinary Clinic.**
- (3) Unless otherwise stated in subsection 759(2.1), the following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres: 27P2021
- (a) **Restaurant: Food Service Only.**
- (4) Unless otherwise stated in subsection 759(2.1), the following **uses** are **permitted uses** in the Commercial – Community 2 District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less: 27P2021
- (a) **Restaurant: Licensed.**

Discretionary Uses

- 759 (1) **Uses** listed in subsection 758(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Community 2 District.
- (1.1) **Uses** listed in subsections 758(3) are **discretionary uses** in the Commercial – Community 2 District if they are located within existing approved **buildings** and if the **public area** is 300.0 square metres or greater. 27P2021
- (1.2) **Uses** listed in subsections 758(4) are **discretionary uses** in the Commercial – Community 2 District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres. 27P2021
- (1.3) The following uses are **discretionary uses** in the Commercial – Community 2 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**
- (2) **Uses** listed in subsection 758(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

- 27P2021 (2.1) The following uses are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district;
- (a) **Restaurant: Food Service Only**; and
 - (b) **Restaurant: Licensed.**
- (3) The following **uses** are **discretionary uses** in the Commercial – Community 2 District:
- (a) **Artist’s Studio**;
 - (b) **Auto Service – Major**;
 - (c) **Auto Service – Minor**;
 - 37P2014 (c.1) **Beverage Container Quick Drop Facility**;
 - (d) **Billiard Parlour**;
 - 22P2016 (d.1) **Brewery, Winery and Distillery**;
 - 25P2018, 27P2021 (d.2) *deleted*
 - 26P2018 (d.3) **Cannabis Store**;
 - (e) **Car Wash – Multi Vehicle**;
 - (f) **Car Wash – Single Vehicle**;
 - (g) **Child Care Service**;
 - (h) **Cinema**;
 - 67P2008 (h.1) **Conference and Event Facility**;
 - (i) **Dinner Theatre**;
 - (j) **Drinking Establishment – Small**;
 - (k) **Drinking Establishment – Medium**;
 - (l) **Drive Through**;
 - (m) **Dwelling Unit**;
 - 49P2017 (m.1) **Food Production**;
 - (n) **Funeral Home**;
 - (o) **Gas Bar**;
 - (p) **Home Occupation – Class 2**;
 - (q) **Hotel**;
 - (r) **Indoor Recreation Facility**;
 - (s) **Liquor Store**;
 - (t) **Live Work Unit**;

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

Purpose

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

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

Permitted Uses

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

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

- 39P2010, 17P2009 **(2)** The following *uses* are ***permitted uses*** in the Commercial – Corridor 1 District if they are located within existing approved ***buildings***:
- 65P2023 (a) ~~deleted~~
- (b) **Catering Service – Minor;**
- (c) **Convenience Food Store;**
- 27P2021 (d) ~~deleted~~
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- 27P2021 (g) **Health Care Service;**
- (h) **Home Based Child Care – Class 1;**
- (i) **Home Occupation – Class 1;**
- (j) **Information and Service Provider;**
- (k) **Library;**
- 27P2021 (l) ~~deleted~~
- (m) **Museum;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Protective and Emergency Service;**
- (s) **Radio and Television Studio;**
- 27P2021 (t) ~~deleted~~
- 27P2021 (t.1) ~~deleted~~
- (u) **Retail and Consumer Service;**
- (v) **Service Organization;**
- 65P2023 (w) **Specialty Food Store; and**
- 65P2023 (x) ~~deleted~~
- (y) **Veterinary Clinic.**
- 27P2021 **(3)** Unless otherwise stated in subsection 778(2.1), the following *uses* are ***permitted uses*** in the Commercial – Corridor 1 District if they are located within existing approved ***buildings*** and if the ***public area*** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**

Discretionary Uses

- 778 (1)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 1 District.
- (1.1)** *Uses* listed in subsections 777(3) are **discretionary uses** in the Commercial – Corridor 1 District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres. 27P2021
- (1.2)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only**; and
- (b) **Restaurant: Licensed.**
- (2)** *Uses* listed in subsection 777(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial *use* that has been approved after the **parcel** was designated as a commercial land use district.
- (2.1)** The following *uses* are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial *use* that has been approved after the **parcel** was designated as a commercial land use district; 27P2021
- (a) **Restaurant: Food Service Only**; and
- (b) **Restaurant: Licensed.**
- (3)** The following *uses* are **discretionary uses** in the Commercial – Corridor 1 District:
- (a) *deleted* 65P2023
- (b) **Addiction Treatment**;
- (c) **Artist’s Studio**;
- (c.1) **Assisted Living**; 24P2014
- (d) **Billiard Parlour**;
- (d.1) **Brewery, Winery and Distillery**; 22P2016
- (d.2) *deleted* 25P2018,
27P2021
- (d.3) **Cannabis Store**; 26P2018
- (e) **Child Care Service**;
- (f) **Cinema**;
- (g) **Computer Games Facility**;
- (g.1) **Conference and Event Facility**; 67P2008

- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- 49P2017 (k.1) **Food Production;**
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- 32P2009 (n) **Indoor Recreation Facility;**
- (o) **Instructional Facility;**
- 46P2019 (o.1) **Kennel;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013, 42P2019, 27P2021 (q.1) *deleted*
- 28P2016, 25P2018 (q.2) *deleted*
- (r) **Outdoor Café;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Pawn Shop;**
- 43P2015 (u.1) **Payday Loan;**
- (v) **Place of Worship – Small;**
- (w) **Post-secondary Learning Institution;**
- (x) **Residential Care;**
- 27P2021 (y) *deleted*
- 27P2021 (z) *deleted*
- 27P2021 (aa) *deleted*
- (bb) **Seasonal Sales Area;**
- 14P2010 (cc) **Sign – Class C;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Social Organization;**
- 4P2012 (gg) **Special Function – Class 2;**
- 10P2009, 4P2012 (gg.1) *deleted*
- 33P2019 (hh) **Supermarket;**

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

Purpose

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

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

Permitted Uses

797 (1) The following **uses** are **permitted uses** in the Commercial – Corridor 2 District:

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

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

- (a) *deleted* 39P2010,
71P2008,
17P2009
- (b) *deleted* 65P2023
- (c) **Catering Service – Minor**;
- (d) **Convenience Food Store**;
- (e) *deleted* 65P2023
- (f) **Financial Institution**; 27P2021

- 27P2021 (g) **Fitness Centre;**
- 27P2021 (h) **Health Care Service;**
- (i) **Home Based Child Care – Class 1;**
- (j) **Home Occupation – Class 1;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- 27P2021 (m) *deleted*
- (n) **Museum;**
- (o) **Office;**
- (p) **Pet Care Service;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Protective and Emergency Service;**
- (t) **Radio and Television Studio;**
- 27P2021 (u) **Restaurant: Food Service Only;**
- 27P2021 (v) *deleted*
- 27P2021 (w) *deleted*
- 27P2021 (w.1) *deleted*
- (x) **Retail and Consumer Service;**
- (y) **Service Organization;**
- 65P2023 (z) **Specialty Food Store; and**
- 65P2023 (aa) *deleted*
- (bb) **Veterinary Clinic.**
- 27P2021 (3) Unless otherwise stated in 798(2.1), the following **uses** are **permitted uses** in the Commercial – Corridor 2 District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
 - (a) **Restaurant: Licensed.**

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

Purpose

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

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

Permitted Uses

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

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

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

- (a) *deleted* 39P2010
- (b) *deleted* 65P2023
- (b.1) **Artist’s Studio**; 42P2019

- (c) **Auction Market – Other Goods;**
- 37P2014, 16P2018 (c.1) *deleted*
- 37P2014 (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Catering Service – Minor;**
- (e) **Convenience Food Store;**
- 27P2021 (f) *deleted*
- (g) **Financial Institution;**
- (h) **Fitness Centre;**
- 27P2021 (i) **Health Care Service;**
- (j) **Health Services Laboratory – Without Clients;**
- (k) **Information and Service Provider;**
- (l) **Instructional Facility;**
- 27P2021 (m) **Library;**
- (n) *deleted*
- (o) **Museum;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Protective and Emergency Service;**
- (u) **Radio and Television Studio;**
- 16P2018 (u.1) **Recyclable Material Drop-Off Depot;**
- 27P2021 (v) *deleted*
- 27P2021 (w) *deleted*
- 27P2021 (x) *deleted*
- 27P2021 (y) *deleted*
- 21P2021 (y.1) *deleted*
- (z) **Retail and Consumer Service;**
- (aa) **Service Organization;**
- (bb) **Specialty Food Store;**

- (cc) **Supermarket;**
 - (dd) *deleted* 65P2023
 - (ee) **Vehicle Rental – Minor;**
 - (ff) **Vehicle Sales – Minor;** and
 - (gg) **Veterinary Clinic.**
- (3) Unless otherwise stated in subsection 815(2.1), the following **uses** are **permitted uses** in the Commercial – Corridor 3 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres: 27P2021
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**

Discretionary Uses

- 815 (1) **Uses** listed in subsection 814(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Corridor 3 District.
- (1.1) The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District if they are located within existing approved **buildings** and if the **public area** is 300.0 square metres or greater: 27P2021
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**
- (1.2) The following **uses** are **discretionary uses** in the Commercial – Corridor 3 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**
- (2) **Uses** listed in subsection 814(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (2.1) The following **uses** are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district; 27P2021
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**

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

- (a) **Amusement Arcade;**
- (b) **Auto Body and Paint Shop;**
- (c) **Auto Service – Major;**
- (d) **Auto Service – Minor;**
- 37P2014 (e) *deleted*
- (f) **Billiard Parlour;**
- 22P2016 (f.1) **Brewery, Winery and Distillery;**
- 25P2018, (f.2) *deleted*
- 27P2021
- 26P2018, (f.3) **Cannabis Store;**
- (g) **Car Wash – Multi-Vehicle;**
- (h) **Car Wash – Single Vehicle;**
- (i) **Child Care Service;**
- (j) **Cinema;**
- (k) **Computer Games Facility;**
- 67P2008 (k.1) **Conference and Event Facility;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Drive Through;**
- 49P2017 (p.1) **Food Production;**
- (q) **Funeral Home;**
- (r) **Gaming Establishment – Bingo;**
- (s) **Gas Bar;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- 46P2019 (u.1) **Kennel;**
- 67P2008, 46P2019 (u.2) **Large Vehicle Sales;**
- (v) **Liquor Store;**

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

Purpose

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

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

Permitted Uses

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

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

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

- (a) *deleted* 27P2021
- (b) **Information and Service Provider**;
- (c) **Instructional Facility**; 32P2009
- (d) *deleted* 27P2021
- (e) **Office**; and
- (f) **Post-secondary Learning Institution**.

(3) The following **uses** are **permitted uses** in existing approved **buildings** in the Commercial – Office District if:

- 65P2023 (a) *deleted*
- 39P2010 (b) they are located on or below the ground floor of the **building**:
- 65P2023 (i) *deleted*
- 42P2019 (i.1) **Artist’s Studio**;
- (ii) **Computer Games Facility**;
- (iii) **Convenience Food Store**;
- (iv) **Financial Institution**;
- (v) **Fitness Centre**;
- 27P2021 (vi) **Health Care Service**;
- (vii) **Indoor Recreation Facility**;
- (viii) **Library**;
- (ix) **Pet Care Service**;
- (x) **Power Generation Facility – Small**;
- (xi) **Print Centre**;
- (xii) **Protective and Emergency Service**;
- (xiii) **Radio and Television Studio**;
- 27P2021 (xiv) *deleted*
- 27P2021 (xv) *deleted*
- 65P2023 (xvi) **Retail and Consumer Service**; and
- 42P2019, 65P2023 (xvi.1) **Specialty Food Store**.
- 65P2023 (xvii) *deleted*

(4) The following **uses** are **permitted uses** in existing approved **buildings** in the Commercial – Office District if:

- 65P2023 (a) *deleted*
- (b) they are located on or below the ground floor of the **building**;
and
- (c) the **public area** is 150.0 square metres or less:
- (i) **Restaurant: Food Service Only**; and
- (ii) **Restaurant: Licensed**.

Discretionary Uses

- 830 (1)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Office District.
- (1.1)** The following **uses** are **discretionary uses** in the Commercial – Office District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres: 27P2021
- (a) **Restaurant: Food Service Only**; and
- (b) **Restaurant: Licensed.**
- (2)** *Uses* listed in subsection 829(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.
- (3)** *Uses* listed in subsection 829(3) are **discretionary uses** in the Commercial – Office District if:
- (a) they are proposed for a new **building** or new addition to a **building**; or 65P2023
- (b) *deleted* 65P2023
- (c) they are located above the ground floor of the **building**.
- (3.1)** The following **uses** are **discretionary uses** in the Commercial – Office District if: 27P2021
- (a) they are proposed for a new **building** or new addition to a **building**; or 65P2023
- (b) *deleted* 65P2023
- (c) they are located above the ground floor of the **building**:
- (i) **Restaurant: Food Service Only**; and
- (ii) **Restaurant: Licensed.**
- (4)** The following **uses** are **discretionary uses** in the Commercial – Office District:
- (a) *deleted* 25P2018,
27P2021
- (a.1) **Child Care Service**; 67P2008, 25P2018
- (a.2) **Conference and Event Facility**; 25P2018
- (b) **Drinking Establishment – Medium**;
- (c) **Drinking Establishment – Small**;

49P2017	(c.1) Food Production;
28P2016, 49P2017, 25P2018	(c.2) <i>deleted</i>
	(d) Outdoor Café;
43P2015	(d.1) Payday Loan;
	(e) Power Generation Facility – Medium;
27P2021	(f) <i>deleted</i>
27P2021	(g) <i>deleted</i>
27P2021	(g.1) <i>deleted</i>
	(h) Sign – Class C;
	(i) Sign – Class E;
	(j) Sign – Class F;
30P2011	(j.1) Sign – Class G;
4P2012	(k) Special Function – Class 2;
10P2009,4P2012	(k.1) <i>deleted</i>
33P2019	(k.2) Urban Agriculture;
38P2013	(l) Utility Building;
38P2013	(m) Veterinary Clinic; and
39P2010	(n) <i>deleted</i>
38P2013	(o) Wind Energy Conversion System – Type 1.

Rules

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

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

Floor Area Ratio

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

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

Purpose

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

Permitted Uses

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

71P2008,
17P2009,
32P2009,
39P2010

65P2023

65P2023

- 37P2014, 42P2019
- (c) **Amusement Arcade;**
 - (c.1) **Artist's Studio;**
 - (c.2) **Beverage Container Quick Drop Facility;**
 - (d) **Billiard Parlour;**
 - (e) **Catering Service – Minor;**
 - (f) **Cinema;**
 - (g) **Computer Games Facility;**
 - (h) **Convenience Food Store;**

27P2021

 - (i) *deleted*
 - (j) **Dinner Theatre;**
 - (k) **Financial Institution;**
 - (l) **Fitness Centre;**
 - (m) **Funeral Home;**

27P2021

 - (n) **Health Care Service;**
 - (o) **Home Based Child Care – Class 1;**
 - (p) **Home Occupation – Class 1;**
 - (q) **Indoor Recreation Facility;**
 - (r) **Information and Service Provider;**
 - (s) **Instructional Facility;**
 - (t) **Library;**

27P2021

 - (u) *deleted*
 - (v) **Museum;**
 - (w) **Office;**
 - (x) **Pawn Shop;**
 - (y) **Performing Arts Centre;**
 - (z) **Pet Care Service;**
 - (aa) **Power Generation Facility – Small;**
 - (bb) **Print Centre;**
 - (cc) **Protective and Emergency Service;**

- (dd) **Restaurant: Food Service Only;** 27P2021
- (ee) *deleted* 27P2021
- (ff) *deleted* 27P2021
- (gg) *deleted* 27P2021
- (hh) *deleted* 27P2021
- (hh.1) *deleted* 27P2021
- (ii) **Retail and Consumer Service;**
- (jj) **Service Organization;**
- (kk) **Specialty Food Store;**
- (ll) **Supermarket;**
- (mm) *deleted* 65P2023
- (nn) **Vehicle Rental – Minor;**
- (oo) **Vehicle Sales – Minor; and**
- (pp) **Veterinary Clinic.**
- (3) Unless otherwise stated in subsection 863(2.1), the following **uses** are **permitted uses** in the Commercial – Regional 2 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres: 27P2021
- (a) **Restaurant: Licensed.**

Discretionary Uses

- 863 (1)** **Uses** listed in subsection 862(2) are **discretionary uses** if they are located in new **buildings** or new additions to existing **buildings** in the Commercial – Regional 2 District.
- (1.1) The following **uses** are **discretionary uses** in the Commercial – Regional 2 District if they are located within existing approved **buildings** and if the **public area** is 300.0 square metres or greater: 27P2021
- (a) **Restaurant: Licensed.**
- (1.2) The following **uses** are **discretionary uses** in the Commercial – Regional 2 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Licensed.**
- (2) **Uses** listed in subsection 862(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

- 27P2021 (2.1) The following **uses** are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district;
- (a) **Restaurant: Licensed.**
- (3) The following **uses** are **discretionary uses** in the Commercial – Regional 2 District:
- (a) **Auto Service – Major;**
- (b) **Auto Service – Minor;**
- 16P2018 (c) *deleted*
- 22P2016 (c.1) **Brewery, Winery and Distillery;**
- 25P2018, (c.2) *deleted*
- 27P2021 (c.3) **Cannabis Store;**
- 26P2018 (d) **Car Wash – Multi Vehicle;**
- (e) **Car Wash – Single Vehicle;**
- (f) **Child Care Service;**
- 67P2008 (f.1) **Conference and Event Facility;**
- (g) **Drinking Establishment – Large;**
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Drive Through;**
- (k) **Dwelling Unit;**
- 49P2017 (k.1) **Food Production;**
- (l) **Gaming Establishment – Bingo;**
- (m) **Gas Bar;**
- (n) **Home Occupation – Class 2;**
- (o) **Hotel;**
- (p) **Liquor Store;**
- (q) **Live Work Unit;**
- 5P2013, 42P2019, (q.1) *deleted*
- 27P2021 (q.2) *deleted*
- 28P2016, 25P2018 (r) **Night Club;**
- (s) **Outdoor Café;**
- (t) **Parking Lot – Grade;**

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

Purpose

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

Permitted Uses

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

- 71P2008, 32P2009,
39P2010 (2) The following *uses* are *permitted uses* in the Commercial Regional –
3 District if they are located within existing approved *buildings*:
- 65P2023 (a) *deleted*
- 65P2023 (b) *deleted*
- (c) **Amusement Arcade;**
- 37P2014, 16P2018 (c.1) *deleted*
- 37P2014 (c.2) **Beverage Container Quick Drop Facility;**
- (d) **Catering Service – Minor;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- 27P2021 (g) *deleted*
- (h) **Dinner Theatre;**
- (i) **Financial Institution;**
- (j) **Fitness Centre;**
- (k) **Funeral Home;**
- 27P2021 (l) **Health Care Service;**
- (m) **Indoor Recreation Facility;**
- (n) **Information and Service Provider;**
- (o) **Instructional Facility;**
- (p) **Library;**
- 27P2021 (q) *deleted*
- (r) **Museum;**
- (s) **Office;**
- (t) **Pawn Shop;**
- (u) **Performing Arts Centre;**
- (v) **Pet Care Service;**
- (w) **Power Generation Facility – Small;**
- (x) **Print Centre;**
- (y) **Protective and Emergency Service;**
- (z) **Radio and Television Studio;**
- 16P2018 (z.1) **Recyclable Material Drop-Off Depot;**
- 27P2021 (aa) *deleted*
- 27P2021 (bb) *deleted*

- (cc) *deleted* 27P2021
- (dd) *deleted* 27P2021
- (dd.1) *deleted* 27P2021
- (ee) **Retail and Consumer Service;**
- (ff) **Service Organization;**
- (gg) **Specialty Food Store;**
- (hh) **Supermarket;**
- (ii) *deleted* 65P2023
- (jj) **Vehicle Rental – Minor;**
- (kk) **Vehicle Sales – Minor; and**
- (ll) **Veterinary Clinic.**
- (3) Unless otherwise stated in subsection 882(2.1), the following **uses** are **permitted uses** in the Commercial – Regional 3 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres: 27P2021
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**

Discretionary Uses

- 882 (1)** **Uses** listed in subsection 881(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Commercial – Regional 3 District.
- (1.1) The following **uses** are **discretionary uses** in the Commercial – Regional 3 District if they are located within existing approved **buildings** and if the **public area** is 300.0 square metres or greater: 27P2021
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**
- (1.2) The following **uses** are **discretionary uses** in the Commercial – Regional 3 District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**
- (2) **Uses** listed in subsection 881(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district.

- 27P2021 (2.1) The following **uses** are **discretionary uses** if they are proposed in an existing **building** that does not have at least one commercial **use** that has been approved after the **parcel** was designated as a commercial land use district;
- (a) **Restaurant: Food Service Only**; and
 - (b) **Restaurant: Licensed.**
- (3) The following **uses** are **discretionary uses** in the Commercial – Regional 3 District:
- 42P2019 (a) **Artist’s Studio**;
- (a.1) **Auto Service – Major**;
 - (b) **Auto Service – Minor**;
- 37P2014 (c) *deleted*
- (d) **Billiard Parlour**;
- 22P2016 (d.1) **Brewery, Winery and Distillery**;
- 25P2018, 27P2021 (d.2) *deleted*
- 26P2018 (d.3) **Cannabis Store**;
- (e) **Car Wash – Multi-Vehicle**;
 - (f) **Car Wash – Single Vehicle**;
 - (g) **Child Care Service**;
 - (h) **Cinema**;
- 67P2008 (h.1) **Conference and Event Facility**;
- (i) **Drinking Establishment – Large**;
 - (j) **Drinking Establishment – Medium**;
 - (k) **Drinking Establishment – Small**;
 - (l) **Drive Through**;
- 49P2017 (l.1) **Food Production**;
- (m) **Gaming Establishment – Bingo**;
 - (n) **Gas Bar**;
 - (o) **Hotel**;
 - (p) **Liquor Store**;
- 5P2013, 42P2019, 27P2021 (p.1) *deleted*
- 28P2016, 25P2018 (p.2) *deleted*
- (q) **Night Club**;
 - (r) **Outdoor Café**;

Discretionary Uses

32P2009

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

(a) *deleted*

44P2022

(b) on a *parcel* that does not have both sewer and water systems provided by the *City*.

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

(a) **Auction Market – Other Goods;**

(b) **Auction Market – Vehicles and Equipment;**

(b.1) *deleted*

22P2016, 49P2017

(c) **Building Supply Centre;**

(d) **Bulk Fuel Sales Depot;**

(d.1) **Cannabis Facility;**

25P2018

(e) **Child Care Service;**

(f) **Convenience Food Store;**

(g) **Custodial Quarters;**

(h) **Drive Through;**

(i) *deleted*

44P2022

(j) **Gas Bar;**

(k) **Instructional Facility;**

(l) **Kennel;**

(m) **Large Vehicle and Equipment Sales;**

9P2012

(m.1) *deleted*

7P2014, 25P2018

(n) **Office;**

(o) **Outdoor Café;**

(p) **Pet Care Service;**

(p.1) **Place of Worship – Large;**

36P2011

(q) **Print Centre;**

(r) **Restaurant: Food Service Only;**

27P2021

(s) *deleted*

27P2021

(t) **Restaurant: Licensed;**

27P2021

(u) *deleted*

27P2021

- 30P2011 (v) **Restored Building Product Sales Yard;**
- 4P2012 (w) **Salvage Yard;**
- 4P2012 (x) **Self Storage Facility;**
- (y) **Storage Yard;**
- (z) **Sign – Class E;**
- 30P2011 (aa) **Sign – Class F;**
- 4P2012 (aa.1) **Sign – Class G;**
- 4P2012 (bb) **Special Function – Class 2;**
- (cc) *deleted*
- 38P2013, (dd) *deleted*
65P2023
- 33P2019 (dd.1) **Urban Agriculture;**
- 44P2022 (dd.2) **Vehicle Rental – Minor;**
- 38P2013 (ee) **Vehicle Sales – Minor;**
- 38P2013 (ff) **Veterinary Clinic;**
- 38P2013 (gg) **Wind Energy Conversion System – Type 1; and**
- (hh) **Wind Energy Conversion System – Type 2.**
- 26P2018 (3) The following *uses* are **discretionary uses** in the Industrial – General (I-G) District on a *parcel* with a **Cannabis Facility**:
- (a) **Cannabis Store.**

Rules

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

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

Building Size

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

27P2021

Use Area

910.1 (1) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

Floor Area Ratio

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

- (n) **Parking Lot – Structure;**
- (n.1) **Payday Loan;** 43P2015
- (o) **Post-secondary Learning Institution;**
- (p) **Power Generation Facility – Medium;**
- (q) **Printing, Publishing and Distributing;**
- (r) *deleted* 27P2021
- (s) *deleted* 27P2021
- (t) **Retail and Consumer Service;**
- (u) **Self Storage Facility;**
- (v) **Sign – Class C;**
- (w) **Sign – Class E;**
- (x) **Sign – Class F;**
- (x.1) **Sign – Class G;** 30P2011
- (y) **Special Function – Class 2;** 4P2012
- (z) *deleted* 4P2012
- (aa) **Specialty Food Store;**
- (bb) *deleted* 65P2023
- (bb.1) **Urban Agriculture;** 33P2019
- (cc) **Utility Building;** 38P2013
- (dd) **Vehicle Rental – Minor; and** 32P2009, 38P2013
- (ee) **Wind Energy Conversion System – Type 1.** 38P2013
- (2.1) The following **uses** are **discretionary uses** in the Industrial – Business District if the **public area** is 150.0 square metres or less: 27P2021
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**
- (3) The following **uses** are **discretionary uses** in the Industrial – Business District if they are located within a **building** containing at least one **use** listed in subsection 923(2):
- (a) **Brewery, Winery and Distillery;** 22P2016
- (a.1) **Drinking Establishment – Medium;** 22P2016
- (b) *deleted* 27P2021
- (c) *deleted* 27P2021

27P2021

(3.1) The following **uses** are **discretionary uses** in the Industrial – Business District if they are located within a **building** containing at least one use listed in subsection 923(2), and the **public area** is greater than 150.0 square metres:

- (a) **Restaurant: Food Service Only**; and
- (b) **Restaurant: Licensed**.

Rules

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

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

Floor Area Ratio

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

Building Height

57P2008

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

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

Use Area

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

32P2009, 39P2010

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

27P2021

(3) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

32P2009

Storage of Goods, Materials and Supplies

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

Front Setback Area

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

(k)	Outdoor Café;	
(k.1)	Place of Worship – Large;	36P2011
(k.01)	Payday Loan;	43P2015
(l)	Power Generation Facility – Medium;	
(m)	Restaurant: Licensed;	27P2021
(n)	<i>deleted</i>	39P2010
(o)	Self Storage Facility;	
(p)	Sign – Class C;	
(q)	Sign – Class E;	
(r)	Sign – Class F;	
(r.1)	<i>deleted</i>	30P2011, 4P2013
(s)	Special Function – Class 2;	4P2012
(t)	<i>deleted</i>	4P2012
(u)	Specialty Food Store;	
(v)	<i>deleted</i>	38P2013, 65P2023
(v.1)	Urban Agriculture;	33P2019
(w)	Utility Building; and	38P2013
(x)	Wind Energy Conversion System – Type 1.	38P2013

Rules

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

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

Floor Area Ratio

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

Building Height

942 The maximum *building height* is 12.0 metres.

Activities and Objects Prohibited

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

Use Area

- 944** (1) Unless otherwise referenced in subsection (2), the maximum *use area* is 300.0 square metres.
- 32P2009 (2) The following *uses* do not have a *use area* restriction:
- (a) **Convenience Food Store**;
 - (b) **General Industrial – Light**;
 - (c) **Self Storage Facility**; and
 - (d) **Specialty Food Store**;
- 27P2021 (3) The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

32P2009

Storage of Goods, Materials and Supplies

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

Front Setback Area

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

Rear Setback Area

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

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

Purpose

32P2009

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

Permitted Uses

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

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

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

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

32P2009,
39P2010

16P2018

37P2014

27P2021

- 27P2021
 - (g) **Fitness Centre;**
 - (h) **General Industrial – Light;**
 - (i) **Health Care Service;**
 - (j) **Indoor Recreation Facility;**
 - (k) **Information and Service Provider;**
 - (l) **Instructional Facility;**
- 27P2021
 - (m) *deleted*
 - (n) **Office;**
 - (o) **Pawn Shop;**
 - (p) **Pet Care Service;**
 - (q) **Print Centre;**
- 29P2016
 - (q.1) **Protective and Emergency Service;**
 - (r) **Radio and Television Studio;**
- 16P2018
 - (r.1) **Recyclable Material Drop-Off Depot;**
- 27P2021
 - (s) **Restaurant: Food Service Only;**
- 27P2021
 - (t) *deleted*
 - (u) **Retail and Consumer Service;**
 - (v) **Service Organization;**
 - (w) **Specialty Food Store;**
- 65P2023
 - (x) *deleted*
 - (y) **Vehicle Rental – Minor;**
 - (z) **Vehicle Sales – Minor; and**
 - (aa) **Veterinary Clinic.**

(g)	Custodial Quarters;	
(h)	Drive Through;	
(i)	<i>deleted</i>	44P2022
(j)	Fleet Service;	
(j.1)	Health Care Service;	46P2021
(k)	Information and Service Provider;	
(l)	Instructional Facility;	
(m)	Kennel;	
(n)	Large Vehicle and Equipment Sales;	9P2012
(o)	Office;	
(p)	Outdoor Café;	
(p.1)	Payday Loan;	43P2015
(q)	Pet Care Service;	
(r)	Print Centre;	
(s)	Recreational Vehicle Sales;	
(t)	Restaurant: Food Service Only;	27P2021
(u)	Restaurant: Licensed;	27P2021
(v)	Restored Building Product Sales Yard;	
(w)	Salvage Yard;	
(x)	Self Storage Facility;	
(y)	Service Organization;	
(z)	Storage Yard;	
(aa)	Sign – Class C;	
(bb)	Sign – Class E;	
(cc)	Sign – Class F;	
(cc.1)	Sign – Class G;	
(dd)	Special Function – Class 2;	30P2011
(ee)	<i>deleted</i>	4P2012
(ff)	<i>deleted</i>	4P2012. 65P2023
(ff.1)	Urban Agriculture;	33P2019
(ff.2)	Vehicle Rental – Minor;	44P2022
(gg)	Vehicle Sales – Minor;	38P2013
(hh)	Veterinary Clinic;	38P2013
(ii)	Wind Energy Conversion System – Type 1; and	38P2013
(jj)	Wind Energy Conversion System – Type 2.	38P2013

Rules

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

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

Building Size

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

Floor Area Ratio

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

Building Height

973 The maximum *building height* is 16.0 metres.

27P2021

Use area

973.1 The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

32P2009

Screening

974 (1) Loading docks and mechanical equipment that are part of a *building* must be *screened* from view of an *adjacent expressway* or *major street*.

(2) Where a *use* has outdoor activities or equipment located outside of a *building*, those activities or equipment must be *screened* from view of:

- (a) an *adjacent expressway, major street, LRT corridor* or regional pathway; or
- (b) a *street* or *lane* where the *street* or *lane* separates the *parcel* from a *residential district* or *special purpose district*.

Building Setback

32P2009

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

Front Setback Area

975 Where the *parcel* shares a *front property line* with a *street* and the length of that *front property line* is:

- (a) less than 45.0 metres, there is no requirement for a *front setback area*;

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

Purpose

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

Permitted Uses

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

Discretionary Uses

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

- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- 71P2008 (q.1) **Sign – Class F;**
- 4P2012 (q.2) **Special Function – Class 2;**
- 13P2013, 38P2013 (r) **Spectator Sports Facility;**
- 33P2019 (r.1) **Urban Agriculture;**
- 14P2010, 38P2013 (s) **Utility Building;**
- 38P2013 (t) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (u) **Wind Energy Conversion System – Type 2.**
- 67P2008, 39P2010 **(2)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre or Spectator Sports Facility**:
 - 65P2023 (a) *deleted*
 - (b) **Child Care Service;**
 - (c) **Conference and Event Facility;**
 - 27P2021 (d) *deleted*
 - 46P2021 (d.1) **Health Care Service;**
 - 27P2021 (e) **Restaurant: Food Service Only;**
 - 27P2021 (f) *deleted*
 - 27P2021 (g) **Restaurant: Licensed; and**
 - 27P2021 (h) *deleted*
 - (i) **Retail and Consumer Service.**
- 67P2008, 39P2010 **(3)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park**:
 - 27P2021 (a) **Restaurant: Food Service Only;**
 - 27P2021 (b) **Restaurant: Licensed; and**
 - (c) **Retail and Consumer Service.**

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

Purpose

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

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

Permitted Uses

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

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

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

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

- 27P2021 (c) *deleted*
- 42P2019, 27P2021 (d) **Fitness Centre;**
- 27P2021 (d.1) **Health Care Service;**
- (d.2) **Information and Service Provider;**
- (e) **Instructional Facility;**
- (f) **Library;**
- 27P2021 (g) *deleted*
- (h) **Office;**
- (i) **Power Generation Facility – Small;**
- (j) **Print Centre;**
- (k) **Retail and Consumer Service;**
- 65P2023 (l) **Service Organization;** and
- 65P2023 (m) **Specialty Food Store.**
- 65P2023 (n) *deleted*

- (3) The following *uses* are *permitted uses* on a *parcel* in the Centre City Multi-Residential High Rise Support Commercial District that has a *building* used or previously used as a **School Authority – School**:
- (a) **School Authority – School;** and
- (b) **School Authority Purpose – Minor.**

Discretionary Uses

- 1134 (1) *Uses* listed in subsection 1133(2) are *discretionary uses* if they are located in proposed *buildings* or proposed additions to *buildings* in the Centre City Multi-Residential High Rise Support Commercial District.
- (2) *Uses* listed in subsection 1133(2) are *discretionary uses* if they are proposed in a *building* which, at the time the application is made, had a *use* not listed in this District.
- (3) The following *uses* are *discretionary uses* in the Centre City Multi-Residential High Rise Support Commercial District:
- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- 25P2018, 27P2021 (b.1) *deleted*
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- 9P2012 (e) **Community Recreation Facility;**

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

Purpose

1162 The Centre City Mixed Use District:

- (a) is intended to provide for a mix of commercial, residential and a limited range of light industrial *uses* on sites within the Centre City area; 75P2008
- (b) is intended for mixed *uses* that are sensitive to adjacent districts that allow residential *uses*;
- (c) provides intense *development* where intensity is measured by *floor area ratio*;
- (d) provides a *building* form that is street oriented at *grade*; and
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

Permitted Uses

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

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and 4P2012
- (d.1) *deleted* 10P2009,
4P2012
- (e) **Utilities**.

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

- (a) *deleted* 65P2023
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) *deleted* 27P2021
- (e) **Fitness Centre**;
- (f) **Health Care Service**; 27P2021
- (g) **Home Based Child Care – Class 1**;
- (h) **Home Occupation – Class 1**;
- (i) **Information and Service Provider**;
- (j) **Library**;

- 27P2021 (k) *deleted*
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Power Generation Facility– Small;**
- (o) **Print Centre;**
- (p) **Protective and Emergency Service;**
- (q) **Radio and Television Studio;**
- 27P2021 (r) *deleted*
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- 65P2023 (u) **Specialty Food Store;** and
- 65P2023 (v) *deleted*
- (w) **Temporary Residential Sales Centre.**

- 27P2021 (3) Unless otherwise stated in subsection 1164(2.1), the following **uses** are **permitted uses** in the Centre City Mixed Use District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only.**

Discretionary Uses

1164 (1) **Uses** listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.

- 27P2021 (1.1) The following **uses** are **discretionary uses** in the Centre City Mixed Use District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:

(a) **Restaurant: Food Service Only.**

- 27P2021 (1.2) The following **uses** are **discretionary uses** in the Centre City Mixed Use District if they are located in proposed **buildings** or proposed additions to existing **buildings**:

(a) **Restaurant: Food Service Only.**

(2) **Uses** listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.

- 27P2021 (2.1) The following **uses** are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district;

(a) **Restaurant: Food Service Only.**

(3)	The following <i>uses</i> are <i>discretionary uses</i> in the Centre City Mixed Use District:	32P2009
(a)	<i>deleted</i>	65P2023
(b)	Addiction Treatment;	
(c)	Artist's Studio;	
(c.1)	Assisted Living;	24P2011
(c.2)	Beverage Container Quick Drop Facility;	37P2014
(d)	Billiard Parlour;	
(d.1)	Brewery, Winery and Distillery;	22P2016
(d.2)	<i>deleted</i>	25P2018, 27P2021
(d.3)	Cannabis Store;	26P2018
(e)	Child Care Service;	
(f)	Cinema;	
(f.1)	Community Recreation Facility;	2P2012
(g)	Computer Games Facility;	
(g.1)	Conference and Event Facility;	46P2019
(h)	Custodial Care;	
(i)	Dinner Theatre;	
(j)	Drinking Establishment – Medium	
(k)	Drinking Establishment – Small;	
(l)	Dwelling Unit;	
(m)	Financial Institution;	
(m.1)	Food Kiosk;	2P2012
(n)	General Industrial – Light;	
(o)	Home Occupation – Class 2;	
(p)	Hotel;	
(q)	Indoor Recreation Facility;	
(r)	Instructional Facility;	
(r.1)	Kennel;	46P2019
(s)	Liquor Store;	
(t)	Live Work Unit;	
(t.1)	<i>deleted</i>	5P2013, 42P2019, 27P2021
(t.2)	<i>deleted</i>	28P2016, 25P2018

- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- 43P2015 (z.1) **Payday Loan**
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- 27P2021 (ff) *deleted*
- 35P2019, (gg) **Restaurant: Licensed;**
- 27P2021 (hh) *deleted*
- 35P2019, 2P2012, (hh.1) *deleted*
- 27P2021 (hh.2) **School – Private;**
- 35P2019, 16P2018 (hh.3) **School Authority – School;**
- 35P2019 (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**
- (ll) **Sign – Class F;**
- 30P2011, 4P2013 (ll.1) *deleted*
- (mm) **Social Organization;**
- 4P2012 (nn) **Special Function – Class 2;**
- (oo) **Supermarket;**
- 33P2019 (oo.1) **Urban Agriculture;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**
- 4P2013 (4) An existing **Sign – Class G** is a *discretionary use* where:
 - (a) it existed on the *parcel* prior to March 1, 2013; and
 - (b) the previously approved *development permit* issued by the *City* has not expired.

- (h) **Residential Care**; and
- (i) **Utility Building**.

Motor Vehicle Parking Stall Requirements

38P2009

- 1177 (1)** Unless otherwise specified in this section, 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 Commercial Land Use Districts referenced in Part 11, Division 4.
- (2)** For the area bounded by the CPR tracks, the Elbow River, 12 Avenue and 14 Street SW, the *motor vehicle parking stall* requirement is:
- (a) no requirement for **Cinema, Dinner Theatre, Drinking Establishment – Small, Drinking Establishment – Medium, Night Club, Performing Arts Centre, Restaurant: Food Service Only, and Restaurant: Licensed**; 27P2021
 - (b) unless specified in subsection (b.1), a minimum of 1.0 stall per 100.0 square metres of *gross usable floor area* for **Information and Service Provider, Liquor Store, Office, Pet Care Service, Print Centre, and Retail and Consumer Service**. 39P2010,
65P2023
 - (b.1) no requirement for **Computer Games Facility, Convenience Food Store, Food Kiosk, Liquor Store, Outdoor Café and Retail and Consumer Service** located on the ground floor of a *building* where: 39P2010
 - (i) the *building* contains a **Dwelling Unit, Hotel, Multi-Residential Development**, or **Office** located above the ground floor; or
 - (ii) the *use area* is less than 465.0 square metres;
 - (c) a maximum of 1.5 stalls per **Dwelling Unit**; and
 - (d) For all *uses* other than **Dwelling Units**: 13P2018
 - (i) a maximum of 100 per cent of the minimum required *motor vehicle parking stalls* may be provided for *developments*; and
 - (ii) the *development authority* may consider a relaxation of the minimum number of required *motor vehicle parking stalls* for *developments* of up to 25 per cent only where:
 - (A) an off-site transportation improvements in lieu of parking fee is paid, calculated at the rate per *motor vehicle parking stall* established

by **Council** in effect at the time the payment is made; and

(B) the rules in section 124 are met.

Supplies and Products

1178 All materials, supplies and products must be contained within a **building**.

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

Purpose

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

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

5P2013

Permitted Uses

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

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

10P2009,
4P2012
10P2009,
4P2012

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

39P2010

- (a) *deleted*
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) *deleted*
- (e) **Financial Institution**;
- (f) **Fitness Centre**;

65P2023

27P2021

- 27P2021 (g) **Health Care Service;**
 (h) **Home Based Child Care – Class 1;**
 (i) **Home Occupation – Class 1;**
 (j) **Information and Service Provider;;**
 (k) **Library;**
- 27P2021 (l) *deleted*
 (m) **Museum;**
 (n) **Office;**
 (o) **Pet Care Service;**
 (p) **Power Generation Facility – Small;**
 (q) **Print Centre;**
 (r) **Protective and Emergency Service;**
 (s) **Radio and Television Studio;**
- 27P2021 (t) *deleted*
 (u) **Retail and Consumer Service;**
 (v) **Service Organization;**
 (w) **Specialty Food Store;**
- 65P2023 (x) *deleted*
 (y) **Temporary Residential Sales Centre; and**
 (z) **Veterinary Clinic.**
- 27P2021 (3) Unless otherwise stated in subsection 1181(2.1), the following **uses** are **permitted uses** in the Centre City Commercial Corridor District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only.**

Discretionary Uses

- 1181 (1) **Uses** listed in subsection 1180(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Commercial Corridor District.
- 27P2021 (1.1) The following **uses** are **discretionary uses** in the Centre City Commercial Corridor District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:
- (a) **Restaurant: Food Service Only.**

- (1.2) The following **uses** are **discretionary uses** in the Centre City Commercial Corridor District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only.**
- (2) **Uses** listed in subsection 1180(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.
- (2.1) The following **uses** are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district; 27P2021
- (a) **Restaurant: Food Service Only.**
- (3) The following **uses** are **discretionary uses** in the Centre City Commercial Corridor District:
- (a) *deleted* 65P2023
- (b) **Addiction Treatment;**
- (c) **Artist's Studio;**
- (c.1) **Assisted Living;** 24P2011
- (d) **Billiard Parlour;**
- (d.1) **Brewery, Winery and Distillery;** 22P2016
- (d.2) *deleted* 25P2018,
27P2021
- (d.3) **Cannabis Store;** 26P2018
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (g.1) **Conference and Event Facility;** 46P2019
- (h) **Custodial Care;**
- (i) **Drinking Establishment – Medium;**
- (j) **Drinking Establishment – Small;**
- (k) **Dwelling Unit;**
- (k.1) **Food Production;** 49P2017
- (l) **Home Occupation – Class 2;**
- (m) **Hotel;**
- (n) **Indoor Recreation Facility;** 32P2009, 9P2012
- (o) **Instructional Facility;**

46P2019	(o.1) Kennel;
	(p) Liquor Store;
	(q) Live Work Unit;
5P2013, 42P2019, 27P2021	(q.1) <i>deleted</i>
28P2016, 25P2018	(q.2) <i>deleted</i>
	(r) Outdoor Café;
	(s) Parking Lot – Grade;
	(t) Parking Lot – Structure;
	(u) Pawn Shop;
43P2015	(u.1) Payday Loan;
	(v) Place of Worship – Small;
	(w) Post-secondary Learning Institution;
	(x) Residential Care;
27P2021	(y) <i>deleted</i>
27P2021	(z) Restaurant: Licensed;
27P2021	(aa) <i>deleted</i>
	(bb) Seasonal Sales Area;
	(cc) Sign – Class C;
	(dd) Sign – Class E;
	(ee) Sign – Class F;
30P2011, 4P2013	(ee.1) <i>deleted;</i>
	(ff) Social Organization;
4P2012	(gg) Special Function – Class 2;
33P2019	(hh) Supermarket;
33P2019	(hh.1) Urban Agriculture; and
	(ii) Utility Building.

Rules

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

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

Division 2: Centre City East Village Transition District (CC-ET)

Purpose

1243 The Centre City East Village Transition District is intended to provide for:

- (a) an important transition between the higher **density** commercial and **Office uses** of the downtown core and the more residential character of East Village;
- (b) a mix of **uses** within the transition zone between Downtown and East Village;
- (c) **development** of higher **density** and larger **building** massing than the rest of the East Village Districts;
- (d) a greater variety of **Office**, discretionary commercial, institutional and residential **uses**; and
- (e) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1244 (1) The following **uses** are **permitted uses** in the Centre City East Village Transition District:

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

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

- (a) *deleted* 65P2023
- (b) *deleted* 65P2023
- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Information and Service Provider;**
- (h) **Instructional Facility;**
- (i) **Museum;**

- 27P2021 (j) **Pet Care Service;**
- 65P2023 (k) **Power Generation Facility – Small;**
- 65P2023 (l) **Print Centre;**
- 65P2023 (m) **Radio and Television Studio;**
- 27P2021 (n) *deleted*
- 65P2023 (o) **Retail and Consumer Service; and**
- 65P2023 (p) **Specialty Food Store.**
- 27P2021 (q) *deleted*
- (3) The following **uses** are **permitted uses** in the Centre City East Village Transition District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only.**

Discretionary Uses

- 1245 (1) The following **uses** are **discretionary uses** in the Centre City East Village Transition District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2) **Uses** listed in subsection 1244(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Transition District.
- 27P2021 (2.1) The following **uses** are **discretionary uses** in the Centre City East Village Transition District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:
- (a) **Restaurant: Food Service Only.**
- 27P2021 (2.2) The following **uses** are **discretionary uses** in the Centre City East Village Transition District if they are located in proposed **buildings** or proposed additions to existing **buildings**:
- (a) **Restaurant: Food Service Only.**
- (3) The following **uses** are **discretionary uses** in the Centre City East Village Transition District:
- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Brewery, Winery and Distillery;**
- 25P2018, 27P2021 (e.1) *deleted*

Division 3: Centre City East Village Integrated Residential District (CC-EIR)

Purpose

1253 The Centre City East Village Integrated Residential District is intended to provide for:

- (a) a mixed *use* area that integrates residential *uses* with a broad range of commercial, cultural and entertainment *uses*;
- (b) commercial *uses* located on the ground floor; and
- (c) a *building* form that is *street* oriented at *grade*.

Permitted Uses

1254 (1) The following *uses* are *permitted uses* in the Centre City East Village Integrated Residential District:

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

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

- (a) *deleted* 65P2023
- (b) *deleted* 65P2023
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) **Radio and Television Studio;**

- 27P2021 (m) *deleted*
- 65P2023 (n) **Retail and Consumer Service;** and
- 65P2023 (o) **Specialty Food Store.**
- 65P2023 (p) *deleted*
- 27P2021 (3) The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only.**

Discretionary Uses

- 1255 (1) The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2) **Uses** listed in subsection 1254(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Integrated Residential District.
- 27P2021 (2.1) The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:
- (a) **Restaurant: Food Service Only.**
- 27P2021 (2.2) The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District if they are located in proposed **buildings** or proposed additions to existing **buildings**:
- (a) **Restaurant: Food Service Only.**
- (3) The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District:
- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Brewery, Winery and Distillery;**
- 25P2018, 27P2021 (e.1) *deleted*
- 26P2018 (e.2) **Cannabis Store;**
- (f) **Child Care Service;**

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

Purpose

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

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

Permitted Uses

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

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

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

- (a) *deleted* 65P2023
- (b) *deleted* 65P2023
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) *deleted* 27P2021
- (m) **Retail and Consumer Service; and** 65P2023

- 65P2023 (n) **Specialty Food Store.**
- 65P2023 (o) *deleted*
- 27P2021 (3) The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only.**

Discretionary Uses

- 1261 (1) The following **uses** are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2) **Uses** listed in subsection 1260(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.
- 27P2021 (2.1) The following **uses** are **discretionary uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:
- (a) **Restaurant: Food Service Only.**
- 27P2021 (2.2) The following **uses** are **discretionary uses** in the Centre City East Village Mixed Use District if they are located in proposed **buildings** or proposed additions to existing **buildings**:
- (a) **Restaurant: Food Service Only.**
- (3) The following **uses** are **discretionary uses** in the Centre City East Village Mixed Use District:
- (a) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Brewery, Winery and Distillery;**
- 25P2018, 27P2021 (c.1) *deleted*
- 26P2018 (c.2) **Cannabis Store;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Community Recreation Facility;**
- 27P2021 (g) *deleted*
- (h) **Drinking Establishment – Medium;**
- (i) **Drinking Establishment – Small;**
- (j) **Dwelling Unit;**

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

Purpose

1265 The Centre City East Village Primarily Residential District is intended to provide for:

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

Permitted Uses

1266 (1) The following *uses* are *permitted uses* in the Centre City East Village Primarily Residential District:

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

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

- (a) *deleted* 65P2023
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Pet Care Service;**
- (g) **Power Generation Facility – Small;**
- (h) **Print Centre;**
- (i) **Restaurant: Food Service Only;** 27P2021
- (j) **Retail and Consumer Service;** and 65P2023

65P2023 (k) **Specialty Food Store.**

65P2023 (l) *deleted*

Discretionary Uses

1267 (1) The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

(2) **Uses** listed in subsection 1266(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.

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

65P2023 (a) *deleted*

(b) **Artist’s Studio;**

(c) **Assisted Living;**

25P2018,
27P2021 (c.1) *deleted*

26P2018 (c.2) **Cannabis Store;**

(d) **Child Care Service;**

(e) **Community Entrance Feature;**

(f) **Community Recreation Facility;**

27P2021 (g) *deleted*

(h) **Drinking Establishment – Small;**

(i) **Dwelling Unit;**

(j) **Food Kiosk;**

49P2017 (j.1) **Food Production;**

27P2021 (j.2) **Health Care Service;**

(k) **Home Occupation – Class 2;**

(l) **Hotel;**

(m) **Indoor Recreation Facility;**

(n) **Instructional Facility;**

(o) **Liquor Store;**

(p) **Live Work Unit;**

42P2019,
27P2021 (q) *deleted*

27P2021 (r) *deleted*

25P2018 (s) *deleted*

Division 7: Centre City East Village Recreational District (CC-ER)

Purpose

1277 The Centre City East Village Recreational District is intended to be characterized by:

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

Permitted Uses

1278 The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park**;
- (b) **Protective and Emergency Service**; and
- (c) **Utilities**.

Discretionary Uses

1279 The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature**;
- (b) **Food Kiosk**;
- (c) *deleted* 27P2021
- (c.1) **Health Care Service**; 46P2021
- (d) **Outdoor Café**;
- (e) **Power Generation Facility – Small**;
- (f) **Restaurant: Food Service Only**; 27P2021
- (g) **Restaurant: Licensed**; 27P2021
- (g.1) **Retail and Consumer Service**; 27P2021
- (h) **Sign – Class A**;
- (i) **Sign – Class B**;
- (j) **Sign – Class D**;
- (k) **Sign – Class E**;
- (l) **Special Function – Class 2**;

- 33P2019,
65P2023
33P2019
- (m) *deleted*
 - (m.1) **Urban Agriculture**; and
 - (n) **Utility Building.**
- 27P2021,
46P2021
- (2) *deleted*

Rules

1280 In addition to the rules in this District, all **uses** in this District must comply with:

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

Building Design

16P2018

1281 The *parcel* located north of 7 Avenue S.E., south of 6 Avenue S.E. and between 4 Street S.E. and Riverfront Lane S.E. is allowed a maximum of one **building** with:

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

Use Area

27P2021,
46P2021

1281.1(1) The maximum **use area** for a **Health Care Service** located on the ground floor of a **building** is 200.0 square metres, unless the **use** activities are limited to counselling, in which case the maximum **use area** is 465.0 square metres.

46P2021

(2) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

Use Activities

27P2021

1281.2 **Retail and Consumer Service uses** in this District are limited to the following activities:

- (a) market for the sale of new or used goods and food products, not including live animals, by multiple vendors renting tables or space either in an enclosed building or outdoors.

1282 *deleted*

1283 *deleted*

1284 *deleted*

Division 2: Commercial Residential District (CR20-C20/R20)

Purpose

- 1305** The Commercial Residential District (CR20-C20/R20) is intended to be characterised by: 16P2018
- (a) **developments** that contribute to the Downtown's role as the predominant destination for business, retail, entertainment and cultural activities in the City;
 - (b) a mix of commercial, residential and cultural **uses** within the Downtown;
 - (c) intensive high-rise, high-density **developments** where intensity is measured by **floor area ratio**;
 - (d) **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm;
 - (e) **buildings** that incorporate a mix of **uses**;
 - (f) varying maximum base **density** with incentive **density** over and above base **density** to achieve commercial residential mixed use, public benefit and amenities within the same community;
 - (g) active, pedestrian focused **uses** on the ground floor and **Plus 15 Network** level of **buildings**; 20P2022
 - (h) **developments** that promote the preservation and reuse of historic resources.
 - (i) the connection of **buildings** to the **Plus 15 Network**; 20P2022
 - (j) improved and expanded public transportation; and
 - (k) **parcels** that are intended to transition **uses** and **building** forms to the surrounding neighbourhoods if they are located in the Transition Area as illustrated in Map 11.

Permitted Uses

- 1306 (1)** The following **uses** are **permitted uses** in the CR20-C20/R20 District:
- (a) **Park**;
 - (b) **Protective and Emergency Service**;
 - (c) **Sign – Class A**;
 - (d) **Sign – Class B**;
 - (e) **Sign – Class D**; and
 - (f) **Utilities**.

(2) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings**:

- 65P2023 (a) *deleted*
- 65P2023 (b) *deleted*
- (c) **Artist’s Studio;**
- (d) **Billiard Parlour;**
- (e) **Computer Games Facility;**
- (f) **Convenience Food Store;**
- (g) **Dinner Theatre;**
- (h) **Financial Institution;**
- (i) **Food Kiosk;**
- (j) **Home Occupation – Class 1;**
- (k) **Information and Service Provider;**
- (l) **Library;**
- (m) **Museum;**
- (n) **Office;**
- (o) **Pet Care Service;**
- (p) **Print Centre;**
- 27P2021 (q) *deleted*
- 27P2021 (r) *deleted*
- 27P2021 (s) *deleted*
- (t) **Retail and Consumer Service;**
- (u) **Specialty Food Store;**
- 65P2023 (v) **Supermarket; and**
- 65P2023 (w) *deleted*
- (x) **Veterinary Clinic.**

(2.1) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is less than 300.0 square metres:

- (a) **Restaurant: Food Service Only.**

(2.2) The following **uses** are **permitted uses** in the CR20-C20/R20 District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:

- (a) **Restaurant: Licensed.**

Division 2: Mixed Use - General (MU-1f#h#d#) District

Purpose

- 1365 (1)** The Mixed Use – General District is intended to:
- (a) be located along commercial **streets** where both residential **uses** and commercial **uses** are supported at **grade** facing the commercial **street**;
 - (b) accommodate a mix of residential and commercial **uses** in the same **building** or in multiple **buildings** throughout an area; and
 - (c) respond to local area context by establishing maximum **building height** for individual **parcels**.
- (2)** The Mixed Use – General District should only be located where a local area plan, or other policy, supports land use and **development** aligned with the purpose statements in subsection (1).

Permitted Uses

- 1366 (1)** The following **uses** are **permitted uses** in the Mixed Use – General District:
- (a) **Accessory Residential Building;**
 - (b) **Home Based Child Care – Class 1;**
 - (c) **Home Occupation – Class 1;**
 - (d) **Park;**
 - (e) **Sign – Class A;**
 - (f) **Sign – Class B;**
 - (g) **Sign – Class D;** and
 - (h) **Utilities.**
- (2)** The following **uses** are **permitted uses** in the Mixed Use – General District if they are located within an existing approved **building**:
- (a) *deleted*
 - (b) **Convenience Food Store;**
 - (c) **Fitness Centre;**
 - (d) **Information and Service Provider;**
 - (e) **Library;**
 - (f) **Pet Care Service;**
 - (g) **Power Generation Facility – Small;**

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- 27P2021 (h) **Print Centre;**
- 27P2021 (i) **Protective and Emergency Service;**
- 65P2023 (j) **Radio and Television Studio;**
- 65P2023 (k) *deleted*
- 65P2023 (l) *deleted*
- 65P2023 (m) **Retail and Consumer Service;**and
- 65P2023 (n) **Specialty Food Store.**
- 27P2021 (o) *deleted*
- 27P2021 (2.1) The following **uses** are **permitted uses** in the Mixed Use – General District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
 - (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**
- 27P2021 (3) The following **uses** are **permitted uses** in the Mixed Use – General District if they are located within an existing approved **building** and are not located on the ground floor:
 - (a) **Artist’s Studio;**
 - (b) **Catering Service – Minor;**
 - 27P2021 (c) *deleted*
 - (d) **Financial Institution;**
 - 27P2021 (e) **Health Care Service;**
 - (f) **Instructional Facility;**
 - 27P2021 (g) *deleted*
 - (h) **Office;**
 - (i) **Service Organization;** and
 - (j) **Veterinary Clinic.**

Discretionary Uses

1367 (1) **Uses** listed in subsections 1366(2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Mixed Use – General District.

- 27P2021 (1.1) The following **uses** are **discretionary uses** in the Mixed Use – General District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:
 - (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**

- (1.2) The following **uses** are **discretionary uses** in the Mixed Use – General District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only**; and
 - (b) **Restaurant: Licensed**.
- (2) **Uses** listed in subsection 1366(3) are **discretionary uses** in the Mixed Use – General District if they are located on the ground floor of an existing approved **building**.
- (3) The following **uses** are **discretionary uses** in the Mixed Use – General District:
- (a) *deleted* 65P2023
 - (b) **Addiction Treatment**;
 - (c) **Assisted Living**;
 - (d) **Brewery, Winery and Distillery**;
 - (d.1) *deleted* 25P2018,
27P2021
 - (d.2) **Cannabis Store**; 26P2018
 - (e) **Child Care Service**;
 - (f) **Community Recreation Facility**;
 - (g) **Computer Games Facility**;
 - (h) **Custodial Care**;
 - (i) **Drinking Establishment – Small**;
 - (j) **Dwelling Unit**;
 - (j.1) **Food Production**; 49P2017
 - (k) **Home Occupation – Class 2**;
 - (l) **Hotel**;
 - (m) **Indoor Recreation Facility**;
 - (m.1) **Kennel**; 46P2019
 - (n) **Liquor Store**;
 - (o) **Live Work Unit**;
 - (p) *deleted* 25P2018, 42P2019,
27P2021
 - (q) *deleted* 25P2018
 - (r) **Outdoor Café**;
 - (s) **Parking Lot – Structure**;
 - (t) **Place of Worship – Medium**;
 - (u) **Place of Worship – Small**;

- 27P2021 (v) **Post-secondary Learning Institution;**
- (w) **Residential Care;**
- 27P2021 (x) *deleted*
- 27P2021 (y) *deleted*
- (z) *deleted*
- (aa) **Seasonal Sales Area;**
- (bb) **Signs – Class C;**
- (cc) **Signs – Class E;**
- (dd) **Social Organization;**
- (ee) **Special Function – Class 2;**
- (ff) **Supermarket;**
- 33P2019 (ff.1) **Urban Agriculture;**
- (gg) **Utility Building;**
- (hh) **Vehicle Rental – Minor;** and
- (ii) **Vehicle Sales – Minor.**

Rules

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

- (a) The General Rules for Mixed Use Districts referenced in Part 14, Division 1;
- (b) The Rules Governing all Districts referenced in Part 3; and
- (c) The applicable Uses and Use Rules referenced in Part 4.

Floor Area Ratio

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

Density

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

Division 3: Mixed Use – Active Frontage (MU-2f#h#d#) District

Purpose

- 1375 (1)** Mixed Use – Active Frontage is intended to:
- (a) be located along commercial **streets** where active commercial **uses** are required at **grade** to promote activity at the **street** level;
 - (b) promote **developments** with storefronts along a continuous block face on the commercial **street**;
 - (c) accommodate a mix of commercial and residential **uses** in the same **building**;
 - (d) respond to local area context by establishing maximum **building height** for individual **parcels**.
- (2)** The Mixed Use - Active Frontage District should only be located where a local area plan, or other policy, supports land use and **development** aligned with the purpose statements in subsections (1).

Permitted Uses

- 1376 (1)** The following **uses** are **permitted uses** in the Mixed Use – Active Frontage District:
- (a) **Accessory Residential Building**;
 - (b) **Home Based Child Care – Class 1**;
 - (c) **Home Occupation – Class 1**;
 - (d) **Park**;
 - (e) **Sign – Class A**;
 - (f) **Sign – Class B**;
 - (g) **Sign – Class D**; and
 - (h) **Utilities**.
- (2)** The following **uses** are **permitted uses** in the Mixed Use – Active Frontage District if they are located within existing approved **buildings**:
- (a) *deleted*
 - (b) **Convenience Food Store**;
 - (c) **Fitness Centre**;
 - (d) **Information and Service Provider**;
 - (e) **Library**;

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- 27P2021 (f) **Pet Care Service;**
- 27P2021 (g) **Power Generation Facility – Small;**
- 65P2023 (h) **Print Centre;**
- 65P2023 (i) **Protective and Emergency Service;**
- 65P2023 (j) **Radio and Television Studio;**
- 27P2021 (k) *deleted*
- 27P2021 (l) *deleted*
- 65P2023 (m) **Retail and Consumer Service; and**
- 65P2023 (n) **Specialty Food Store.**
- 65P2023 (o) *deleted*
- 27P2021 (2.1) The following **uses** are **permitted uses** in the Mixed Use – Active Frontage District if they are located within existing approved **buildings** and if the **public area** is 150.0 square metres or less:
- (a) **Restaurant: Food Service Only; and**
- (b) **Restaurant: Licensed.**
- (3) The following **uses** are **permitted uses** in the Mixed Use – Active Frontage if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Artist’s Studio;**
- (b) **Catering Service – Minor;**
- 27P2021 (c) *deleted*
- (d) **Financial Institution;**
- 27P2021 (e) **Health Care Service;**
- (f) **Instructional Facility;**
- 27P2021 (g) *deleted*
- (h) **Office;**
- (i) **Service Organization; and**
- (j) **Veterinary Clinic.**

Discretionary Uses

1377 (1) **Uses** listed in subsections 1376(2) and (3) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Mixed Use - Active Frontage District.

- 27P2021 (1.1) The following **uses** are **discretionary uses** in the Mixed Use – Active Frontage District if they are located within existing approved **buildings** and if the **public area** is greater than 150.0 square metres:

- (a) **Restaurant: Food Service Only;** and
- (b) **Restaurant: Licensed.**
- (1.2) The following **uses** are **discretionary uses** in the Mixed Use – Active Frontage District if they are located in proposed **buildings** or proposed additions to existing **buildings**: 27P2021
- (a) **Restaurant: Food Service Only;** and
- (b) **Restaurant: Licensed.**
- (2) **Uses** listed in subsection 1376(3) are **discretionary uses** in the Mixed Use – Active Frontage District if they are located on the ground floor of an existing approved **building**.
- (3) The following **uses** are **discretionary uses** in the Mixed Use – Active Frontage District:
- (a) *deleted* 65P2023
- (b) **Addiction Treatment;**
- (c) **Amusement Arcade;**
- (d) **Assisted Living;**
- (e) **Billiard Parlour;**
- (f) **Brewery, Winery and Distillery;**
- (f.1) *deleted* 25P2018,
27P2021
- (f.2) **Cannabis Store;** 26P2018
- (g) **Child Care Service;**
- (h) **Cinema;**
- (i) **Community Recreation Facility;**
- (j) **Computer Games Facility;**
- (k) **Conference and Event Facility;**
- (l) **Custodial Care;**
- (m) **Dinner Theatre;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Unit**
- (p.1) **Food Production;** 49P2017
- (q) **Home Occupation – Class 2;**
- (r) **Hotel;**
- (s) **Indoor Recreation Facility;**

46P2019	(s.1) Kennel;
	(t) Liquor Store;
	(u) Live Work Unit;
42P2019, 27P2021	(v) <i>deleted</i>
25P2018	(w) <i>deleted</i>
	(x) Museum;
	(y) Outdoor Café;
	(z) Parking Lot – Structure;
	(aa) Pawn Shop;
	(bb) Payday Loan;
	(cc) Performing Arts Centre;
	(dd) Place of Worship – Medium;
	(ee) Place of Worship – Small;
	(ff) Post-secondary Learning Institution;
	(gg) Residential Care;
27P2021	(hh) <i>deleted</i>
27P2021	(ii) <i>deleted</i>
27P2021	(jj) <i>deleted</i>
	(kk) Seasonal Sales Area;
	(ll) Signs – Class C;
	(mm) Signs – Class E;
	(nn) Social Organization;
	(oo) Special Function – Class 2;
	(pp) Supermarket;
33P2019	(pp.1) Urban Agriculture;
	(qq) Utility Building;
	(rr) Vehicle Rental – Minor; and
	(ss) Vehicle Sales – Minor.

Rules

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

- (a) The General Rules for Mixed Use Districts referenced in Part 14, Division 1;

SCHEDULE A

GROUPS OF USES

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

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

CARE AND HEALTH GROUP

Addiction Treatment
Child Care Service
Custodial Care
Funeral Home
Health Care Service
Hospital
Residential Care

CULTURE AND LEISURE GROUP

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

DIRECT CONTROL USES

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

EATING AND DRINKING GROUP

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

GENERAL INDUSTRIAL GROUP

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

INDUSTRIAL SUPPORT GROUP

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

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
Hazardous Waste Management Facility
Landfill
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 Storage Site
Water Treatment Plant
Wind Energy Conversion System – Type 1
Wind Energy Conversion System – Type 2

OFFICE GROUP

Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017, 49P2017, 16P2018, 25P2018, 42P2019, 27P2021, 28P2021, 44P2022, 65P2023

RESIDENTIAL GROUP

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

SALES GROUP

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

SIGNS GROUP

Community Entrance Feature

Sign – Class A

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

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

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

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Freight Yard
 Recyclable Construction Material
 Collection Depot (temporary)
 Salvage Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage

SUBORDINATE USE GROUP

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

TEACHING AND LEARNING GROUP

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