

5. USE AND DEVELOPMENT REGULATIONS

PART 5A

PURPOSE OF CHAPTER

- (1) The purpose of this Chapter is to indicate which land uses:
 - (a) may locate in a land use zone as a matter of right;
 - (b) may locate in a land use zone at the discretion of Council; and
 - (c) are prohibited in each land use zone.
- (2) The Chapter will also identify the development standards under which the permitted and discretionary uses may be developed.
- (3) The intent is to bring all regulations relating to the uses that are allowed on properties and the level of intensity at which the uses may be developed, in one Chapter for quick and easy reference. [1992/9250]

PART 5B

USE REGULATIONS

5B.1 LAND USE TABLES

All uses of land or development of land in every land use zone must be made in accordance with the table of land uses in this Part. [1992/9250]

5B.2 INTERPRETION OF LAND USE TABLES

Tables 5.1, 5.2, 5.3 and 5.4 list land uses that are permitted by right, permitted at Council's discretion and prohibited in the:

- (a) residential;
- (b) commercial;
- (c) industrial;
- (d) special; and
- (e) overlay zones. [1992/9250]

2.1 PERMITTED USES

Land uses permitted by right are marked by "P" at the intersection of the column and row, and require compliance with:

- (a) the general development regulations of Chapter 4;
- (b) the applicable development standards specified in this Chapter;
- (c) the general requirements of the specific land use zone in which they are located, as specified in either Chapter 6, 7, 8 or 9; and
- (d) any additional requirements imposed by:
 - (i) applicable overlay zone as described in Chapter 10;
 - (ii) Zoning Maps; or
 - (iii) additional requirements applicable to the use as specified in Chapters 11 to 18. [1992/9250]

2.2 DISCRETIONARY USES

- (1) Land uses that are permitted at the discretion of Council are marked "D" at the intersection of the column and row, and may be developed subject to:
 - (a) all requirements applicable to land uses permitted by right mentioned in Section 2.1; and
 - (b) any additional requirements imposed by Council as part of the discretionary use review process.
- (2) Each application for a discretionary use is considered as a unique case and shall not be regarded as a precedent for similar requests. [1992/9250]

2.3 PROHIBITED USES

- (1) Blank space is used in the tables to designate land uses that are prohibited in the land use zones.
- (2) Where a land use for which a blank space is shown existed in the land use zone prior to the coming into force of this Bylaw, that use may be continued as a legal non-conforming use, pursuant to Chapter 13 of this Bylaw. [1992/9250]

5B.3 LAND USE CLASSIFICATION

3.1 PURPOSE

The Classification of permitted and discretionary uses in land use zones in this Bylaw has been tied to the land use definitions provided in Chapter 2 of this Bylaw or the classifications of economic activities used in the *United States Standard Industrial Classification (SIC) Manual, 1987*. The classification of permitted and discretionary uses is intended to:

- (a) ensure that incompatible land uses are properly separated; and
- (b) facilitate the location of new land uses not specifically mentioned in this Bylaw. [1992/9250; 1999/10110]

3.2 AMENDMENTS TO CLASSIFICATION

Amendments may be made to the classification and definition of permitted and discretionary land uses in this Bylaw to reflect changes to the SIC Manual. [1992/9250]

3.3 COPY OF SIC MANUAL

A copy of the SIC Manual shall be made available for public use in the office of the Development Officer. [1992/9250]

3.4 OBLIGATION OF APPLICANT

An applicant for a land use approval, whether or not specifically mentioned or defined in this Bylaw, shall provide such information as is deemed necessary by the Development Officer in order to classify the land use. [1999/10110]

3.5 DEVELOPMENT OFFICER'S DETERMINATION IS FINAL

The determination of the Development Officer as to the proper classification of any land use shall be final subject only to appeal to the Development Appeals Board, as provided in Chapter 18 of this Bylaw. Land use definitions provided in Chapter 2 of this Bylaw shall prevail over SIC codes. The SIC codes shall be used to assist the Development Officer in interpreting land use where a specific land use definition is not provided in Chapter 2. [1992/9250; 1999/10110; 1999/10113]

3.6 TITLES AND CODES TO BE ASSIGNED

- (1) Permitted and discretionary uses shall be assigned SIC code numbers. Where appropriate, code titles may also be used. The code title used may be either major group title, group title, or industry title.
- (2) Code numbers used may be either major group number (two digit), group number (three digit), or industry (activity) number (four digit).
- (3) Where a two digit code number is listed as a permitted or discretionary use in a zone, any code number beginning with the same first two or three digits shall be a permitted or discretionary use in the zone.
- (4) Code "999" is used to represent an activity which is:
 - (a) not classified in the SIC manual;
 - (b) unique to the City; or
 - (c) defined in this Bylaw to reflect conditions in the City. [1992/9250]

5B.4 DETERMINING LAND USE FROM TABLES

In order to determine the use allowed for a specific site, the following approach may be followed:

- (a) identify the land use zone in which the parcel is located from the Zoning Maps;
- (b) if the parcel is zoned:
 - (i) residential, refer to Table 5.1;
 - (ii) commercial, refer to Table 5.2;
 - (iii) industrial, refer to Table 5.3;
 - (iv) special, refer to Table 5.4;
 - (v) overlay, refer to the Table for the appropriate underlying zone mentioned in clauses (i) to (iv). [1992/9250; 1993/9488; 1996/9776]

TABLE 5.1: TABLE OF LAND USES - RESIDENTIAL ZONES [2011-61]												
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹										
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited Use												
RESIDENTIAL												
Apartment	999								D			D
Apartment, Low Rise	999						D		P			D
Apartment, High Rise [1999/10110]	999								D			D
Apartment, Seniors Assisted Living – Low Rise [2005-34; 2011-8]	999						D	D	P			D
Apartment, Seniors Assisted Living – High Rise [2005-34]	999								D			D
Dwelling Unit	999											D ⁹
Dwelling Unit, Converted	999					D	D					P
Dwelling Unit, Detached	999	P	P	P	P	P	P	D	D		P ⁸	P
Dwelling Unit, Duplex	999			P	P	P	P	P	D		D	P
Dwelling Unit, Fourplex [2017-47]	999						P	P	P			P
Dwelling Unit, Mobile Home	999									P		
Dwelling Unit, Planned Group ¹⁸	999	D	D	D	D	D	D	D	D		D	D
Dwelling Unit, Semi-Detached	999			P	P	P	P	P	D		D	P
Dwelling Unit, Townhouse	999					D	D	P	P			P
Dwelling Unit, Triplex [2017-47]	999						P	P	P			P
Mobile Home Park	999									D		
Residential Homestay ¹² [2013-74]	999	D	D	D	D	D	D	D	D	D	D	P
Secondary Suite [2001-91]	999	P	P	P	P	P	P	P	P		P	P
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR

TABLE 5.1: TABLE OF LAND USES - RESIDENTIAL ZONES [2011-61]

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		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited Use												
SERVICES [2003-1; 2003-2]												
Art Gallery	841											
Bed and Breakfast Homestay ¹⁰ [2005-88]	702	D	D	D	D	D	D	D	D	D	D	P
Day Care Centre, Adult ¹¹ [1995/9736]	999	D	D	D	D	D	D	D	D	D	D	P
Day Care Centre, Child ¹¹ [1995/9736]	835	D	D	D	D	D	D	D	D	D	D	P
Residential Business ¹⁴ [2006-14; 2017-23]	999	P	P	P	P	P	P	P	P	P	P	P
Individual and Family Social Service Home ² [2003-1]	999					D	D		D			P
Labour Union Hall	999											
Library	823											P
Live/Work Unit ¹⁹ [2016-13]								D				
Nursery School ¹¹ [2003-1]	999	D	D	D	D	D	D	D	D	D	D	P
Religious Institution ¹⁵ [2013-64]	866	D	D	D	D	D	D	D	D	D	D	D
School, Private	821, 824 and 829											D
Supportive Living Home ²	805, 836	P	P	P	P	P	P	P	P	P	P	P
FINANCE AND REAL ESTATE												
Financial Institution	60											
Office	999											
CULTURE AND RECREATION												
Community Garden [2006-63]	999	P	P	P	P	P	P	P	P	P	P	P
Public Use ⁷ [2003-1]	999	P	P	P	P	P	P	P	P	P	P	P
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR

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LAND USE TYPE	SIC CODE	LAND USE ZONE ¹										
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited Use												
RETAIL TRADE												
Confectionery Store ²⁰ [2017-23]	544											D
House-Form Commercial	999											D
Licensed Dining Room	5812											
Licensed Restaurant	5812											
Mixed-Use Building	999											
Personal Service	999											
Repair Service	999											
Restaurant	5812											
Retail Use	54, 591, 5992-4											
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR

Notes:

- 1 Land use zone abbreviations are explained in Part 3B, Chapter 3.
- 2 Refer to the regulations in Subpart 6D.2, Chapter 6.
- 4 Deleted.
- 5 Deleted.
- 6 Deleted.
- 7 Refer to the regulations in Subpart 4C.2. [2003-1]
- 8 Includes zero lot line dwelling units.
- 9 Dwelling units in the same building as a permitted or discretionary use in the zone.
- 10 Refer to the regulations in Subpart 6D.1.
- 11 Refer to the regulations in Subpart 4C.1.
- 12 Refer to the regulations in Subpart 6D.5.
- 13 Deleted [2006-14].
- 14 Refer to the regulations in Subpart 6D.3.
- 15 Refer to the regulations in Subpart 9D.1 and development standards for the I-Institutional Zone in Table 5.9. [1997/9904]
- 16 Deleted [2005-34]
- 17 Deleted [2005-34]
- 18 Refer to the regulations in Subpart 6B.11. [1997/9904]
- 19 Only in locations designated, through secondary or concept plans, as “live/work” areas. [2016-13]
- 20 150 m² or less in gross floor area in the TAR zone. [2017-23]

TABLE 5.2: TABLE OF LAND USES - COMMERCIAL ZONES [2003-6]												
LAND USE TYPE	SIC CODE	LAND USE ZONE*										
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use												
RESIDENTIAL												
Apartment Dwelling Unit [2002-6]	999								D	D	P	P
Apartment, Low Rise [2002-6]	999					P	P		D	D	P	P
Apartment, High Rise [1999/10110; 2002-6]	+ 999					D			D	D	P	P
Apartment, Seniors Assisted Living – Low Rise [2005-34]	999					P	P		D	D	P	P
Apartment, Seniors Assisted Living – High Rise [2005-34]	999					D			D	D	P	P
Dwelling Unit [1999/10113; 2002-6]	999	P ³	D ³	D ³	P ³	D ³	D ³		D ³	D ³	P	P ³
Dwelling Unit, Converted	999						P					
Dwelling Unit, Detached [1999/10113, 2012-67]	999	D	D		D		P			D		P ⁴¹
Dwelling Unit, Duplex [2012-67]	999						P					P ⁴¹
Dwelling Unit, Fourplex [2002-6, 2012-67]	999					P	D				P	P ⁴¹
Dwelling Unit, Planned Group ³⁶ [2002-6]	999					P	D				P	
Dwelling Unit, Semi-Detached [2012-67]	999						P					P ⁴¹
Dwelling Unit, Townhouse [2002-6, 2012-67]	999					P	P				P	P ⁴¹
Dwelling Unit, Triplex [2002-6, 2012-67]	999					P	D				P	P ⁴¹
Residential Business ²⁴ [1995/9736; 1997/9904; 2002-6; 2006-14; 2017-23]	999	P	P	P	P	P	P		P	P	P	P
Residential Homestay ²⁵ [2013-74]	999	D	D		D		P			D		P
Secondary Suite [2001-91]	999	P	P		P		P			P		
AGRICULTURE												
Animal Hospital	074		P	P		P		P	P	P	P	
Animal Shelter	0752							P				
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D

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		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use												
FINANCE AND REAL ESTATE												
Financial Institution	60	P	P	P	P	P	P	P	P	P	P	P
Office, General [2012-45]	999	P ¹ D ³⁴	P ¹ D ⁸	P ¹ D ⁸	P ¹²	P ¹⁴ D ¹⁷	P ⁴⁰ D ⁴⁰	D	P ¹⁴ D ¹⁷	P ⁴⁰ D ⁴⁰	P ⁴⁰ D ⁴⁰	P
MANUFACTURING [2003-1]												
Prefabricated Homes ¹⁹	245							P				
Printing, Commercial [Bylaw 2008-40]	275									P	P	P
PUBLIC ADMINISTRATION												
Fire Station	9224					P				P		
Police Station	9221					P				P		
SERVICES [2003-1] [2003-6]												
Amusement Arcade	7993					D				D	P	P
Amusement Arcade, Licensed	7993									D	D	D
Amusement Park, Commercial	7996							D		D		
Automobile Rental and Leasing	751							P	D	P	P	P
Bed and Breakfast Homestay ²⁷ [2005-88]	702						P					
Bingo Parlour	7999					D			D	D	P	D
Bowling Centre	793					D			D	D	P	P
Car Wash ³² [1995/9730; 1995/9753]	7542					D		P	D	D	P	
Club [2003-6]	999		P	P	P	P	P		P	P	P	P
Club, Licensed [2003-6]	999		D ⁷	D ⁷	D ⁵	P ⁷ D ¹⁶	D		P ⁷ D ¹⁶	P	P	P
College, Community	8222											P
Community Centre [2003-2]	999	D	P	P	P	P	P		P	P	P	P
Day Care Centre, Adult ²⁹ [1995/9736, 2014-44]	999	P	P	P	P	P	P		P	P	P	P
Day Care Centre, Child ²⁹ [1995/9736, 2014-44]	835	P	P	P	P	P	P		P	P	P	P
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D

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KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use												
SERVICES (continued)												
Funeral Home	726								D	D		
Hotel	701							P	D	P		P
Hotel, Single Room Occupancy	702											P
Humanitarian Service Facility [2003-2]	999	D	P	P	P	P	P		P	P	P	P
Individual and Family Social Service Home ¹³ [1998/10054] [2003-1]	999				D	D	P		P	P		P
Labour Union Hall	999						D		D	D		P
Library	823		P	P	P	P	P		P	P	P	P
Medical Clinic [2013-64]	801 [2017-23] 802 [2015-1]	P ²	P ²	P ² D ⁶	P ¹² D ¹²	P ¹⁴ D ¹⁷	D	D	P ¹⁴ D ¹⁷	P	P	P
Medical/Dental Laboratory	807					P ¹⁴ D ¹⁷		D	P	P		P
Motel	701							P	D	P		P
Nursery School ²⁹ [2003-1]	999	D	P	P	D	P	P		P	P	P	P
Parking, Off-site Caveated [2012-67]	999		D	D						D	P	P ⁴²
Parking Lot, Paved [2012-67]	7521									D		
Personal Service [1996/9776]	999	P ¹	P ¹	P ¹	P ¹	P ¹	D		P	P	P	P
Pool Hall	7999					D			D	D	P	P
Pool Hall, Licensed	7999					D			D	D	P	P
Public Self Storage Facility [1996/9821; 1998/10006]	999							D	D			D
Recreational Service Facility [2003-6]	999		P	P	P	P	P		P	P	P	P
Recreational Service Facility, Licensed [2003-6]	999		D ³⁷	D ³⁷	D ³⁸	P ³⁷ D ³⁹	D		P ³⁷ D ³⁹	P	P	P
Religious Institution ²⁸ [2013-64]	866	D	P	P	P	P	D	D	P	P		P
Repair Service	999	P ¹	P ¹	P ¹	P ¹²	P ¹	D		P	P	P	P
Repair Shop ³⁵ [1996/9776]	753, 999							D	D	D		
School, Private	821, 824, 829							D				P
School, Vocational	824										P	P
Supportive Living Home ¹³ [2015-1]	805, 836						D	P		P ⁴⁴		
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D

TABLE 5.2: TABLE OF LAND USES - COMMERCIAL ZONES [2003-6]												
LAND USE TYPE	SIC CODE	LAND USE ZONE*										
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use												
SERVICES (continued)												
Tattoo Parlour [2001/10264]	999								P	P	P	P
Theatre [1997/9904; 2002-33]	7832					D			D	D	P	P
Theatre, Drive-In	7833							D				
TRANSPORTATION AND PUBLIC UTILITIES												
Ambulance Service [2008/37]	4119	D	D	D	D	P	D	D	D	P	D	D
Bus Terminal Operation [1996/9776]	417							D	D	D	D	P
Post Office	431					P				P		P
RETAIL TRADE [2003-6]												
Auction Room	5999											P
Automobile Sales and Service	551, 552							P	D	P	P	P
Bakery Shop [1995/9736; 1999/10110]]	5461	D	P	P	P	P			P	P	P	P
Convenience Store [2015-1]	999	P ⁴⁵	P ¹²	P	D	P ¹²	D ⁴⁵	D	P	P	P	P
Fast Food Outlet [1999/10110]	5812		D	D	D	D		P	P	P	P	P
Gas Bar [2014-81]	554		D	P		D		P	P D ⁴³	P	P	P
Grocery Store [1995/9736]	541		D	D	D	D			D	P	P	P
Home Improvement Centre	999					D		D	D	D	P	
House-Form Commercial	999						D					
Licensed Beverage Room	5812							P	P ⁷ D ¹⁶	P		P
Licensed Cocktail Room [1995/9736]	5813		D	D	D	D		P	P ⁷ D ¹⁶	P	P	P
Licensed Dining Room [1995/9736]	5812		D ⁷	D ⁷	D ⁵	P ⁷ D ¹⁶	D	P	P ⁷ D ¹⁶	P	P	P
Licensed Restaurant [1995/9736, 2017-50]	5812	D ⁵	D ⁷	D ⁷	D ⁵	P ⁷ D ¹⁶	D	P	P ⁷ D ¹⁶	P	P	P
Liquor Store	999		D	D		D		D	D	P	P	P
Mixed-Use Building [2013-64, 2014-44]	999	D	D	D	D	D	P		D	D	P	P
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D

TABLE 5.2: TABLE OF LAND USES - COMMERCIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE*										
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use												
RETAIL TRADE (continued)												
Mobile Home Sale ¹⁹	527							P	D	P		
Night Club	5813							D	D	D	P	P
Recreation Vehicles ¹⁹	556							P	D	P		
Restaurant [1995/9736, 2017-47]	5812	P ₅	P ₇	P ₇	P ₅	P ₇ D ₁₆	P ₅ D ₄₈	P	P ₇ D ₁₆	P	P	P
Restaurant, Drive-In ³³	5812							P		P		
Retail Use	54, 591, 5992-4	P ²	P ² D ⁹	P ²	P ¹²	P ¹⁵	D	P ¹⁴ D ¹⁷	P ¹⁴ D ¹⁷	P ²⁰ D ²¹	P	P
Service Station ³⁰	554		D ¹⁰	P ¹⁰		D		P	P ¹⁰	P	P	P
Shopping Centre [2015-1]	999	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	D	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	P ⁴⁶ D ⁴⁷	D	P
Snack Shop, Mobile	5963									D		
WHOLESALE TRADE												
Farm Machinery and Equipment, Sale Rental	5083							D	D			
CULTURE AND RECREATION												
Art Gallery or Museum [2013-8; 2013-64]	841		P ²	P ²	P ¹²	P	P		P	P	P	P
Community Garden [2006-63]	999	P	P	P	P	P	P	P	P	P	P	P
Public Use ³¹ [2003-1]	999	P	P	P	P	P	P	P	P	P	P	P
Rink, Enclosed	999					D		D				
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D

Notes:

* Land use zone abbreviations are explained in Chapter 3.

- 1 200m² or less in gross floor area. For office uses in the LC1, LC2, and NC zones, this limitation is on a single lot basis.
- 2 300m² or less in gross floor area. For retail uses in the LC1, LC2, and NC zones, this limitation is on a single lot basis.
- 3 Dwelling units in the same building as a permitted or discretionary use in the zone.
- 4 Deleted.
- 5 Maximum seating capacity of 50 persons.
- 6 Floor area greater than 300m².
- 7 Maximum seating capacity of 100.
- 8 Floor area greater than 200m² is at Council's discretion. For office uses in the LC1, LC2 zones, this limitation is on a single lot basis.
- 9 Floor area greater than 300m² is at Council's discretion. For retail uses in the LC1 zone, this limitation is on a single lot basis.
- 10 Maximum of 3 service bays.
- 11 Repealed. [2015-1]
- 12 150m² or less in gross floor area. Gross floor area greater than 150m² but less than 300m² is at Council's discretion. [2015-1]
- 13 Refer to the regulations in Subpart 6D.2.
- 14 500m² or less in gross floor area. For office uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis.
- 15 850m² or less in gross floor area on a single lot. Gross floor area greater than 850m² is at Council's discretion.

TABLE 5.2: TABLE OF LAND USES - COMMERCIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE*											
		NC	LC1	LC2	LC3	MS	MX	HC	MAC3	MAC	DSC	D	
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use													
Notes: (continued)													
16													Capacity greater than 100 persons.
17													More than 500m ² in gross floor area. For uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis. [1995/9736]
18													Repealed. [2003-6]
19													Includes display, sale, rental, service, and parts.
20													3000m ² or less in gross floor area. For retail uses in the MAC zone, this limitation is on a single lot basis. [2017-47]
21													More than 3000m ² in gross floor area. For retail uses in the MAC zone, this limitation is on a single lot basis. [1995/9736, 2017-47]
22													Repealed [2003-1]
23													1500m ² or less in gross floor area.
24													Refer to the regulations in Subpart 6D.3
25													Refer to the regulations in Subpart 6D.5.
26													Deleted. [2006-14]
27													Refer to the regulations in Subpart 6D.1.
28													Refer to the regulations in Subpart 9D.1 and development standards for the I-Institutional zone in Table 5.9. [1997/9904]
29													Refer to the regulations in Subpart 4C.1.
30													Refer to the regulations in Subpart 7D.3. [1997/9904]
31													Refer to the regulations in Subpart 4C.2.
32													Refer to the regulations in Subpart 7D.1. [1997/9904]
33													Refer to the regulations in Subpart 7D.2. [1997/9904]
34													Gross floor area greater than 200m ² but less than 300m ² is at Council's discretion.
35													The storage of items to be repaired shall be indoors, or within an enclosed compound in accordance with the regulations under Subpart 4C.4. [1996/9776].
36													Refer to the regulations in Subpart 6B.11. [1997/9904]
37													Maximum seating capacity of 100 persons in the licensed portion of the facility. [2003-6]
38													Maximum seating capacity of 50 persons in the licensed portion of the facility. [2003-6]
39													Seating capacity of greater than 100 persons in the licensed portion of the facility. [2003-6]
40													Permitted use where the gross floor area is 1000m ² , or less, on a single lot basis, and discretionary use where there is a gross floor area of greater than 1000m ² . [2012-45]
41													Permitted use only on properties that front Angus Street and Osler Street in the D – Downtown zone.
42													Permitted in accordance with the requirements of subsection 7C.10.5(8) of this Bylaw.
43													Only where the site directly interfaces a residential property. [2014-81]
44													Permitted only if located in an existing building constructed and previously used a detached dwelling. [2015-1]
45													150m ² or less in gross floor area. [2015-1]
46													If less than the maximum permitted floor area for Retail Use in the zone. [2015-1]
47													If greater than the maximum permitted floor area for Retail Use in the zone. [2015-1]
48													Capacity greater than 50 persons [2017-47]

TABLE 5.3: TABLE OF LAND USES – INDUSTRIAL ZONES [2003-6]							
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use							
RESIDENTIAL							
Dwelling Unit, In Reconstructed Building [1996/9776]	999	D ³⁶					D
Dwelling Unit, Detached	999	D					
Residential Business ³⁷ [1997/9904;2006-14; 2017-23]	999	P	P			P	P
Secondary Suite [2001-91]	999	P					
AGRICULTURE							
Animal Hospital	074	P			D	P	P
Animal Shelter	0752	P	P	P		P	
Agricultural Production [1996/9904]	01	P	P	P			
Feedlot, Livestock	021			P ¹³			
Horticultural Specialities	018		P			P	
Poultry Hatchery	0254	P	P	P		P	
Vegetable, Production	016		P			P	
CONSTRUCTION							
Sheet Metal Work	1761		P	P			
Storage, Outdoor of Contractor or Builder's Equipment ²⁵	999	P	P	P		P	
FINANCIAL AND REAL ESTATE							
Financial Institution	60	D			P	P	
Office, General [2008-35, 2012-45]	999	D ⁴⁰					D
Office, Industry [2012-45]		P ⁴¹			P ⁴¹	P ⁴¹	
MANUFACTURING [2003-1]							
Assembling, Parts	999	P	P	P		P	
Bakery	205	P	P	P			
Biscuit Plant	205	P	P	P			
Bottling and Canning	999	P	P				
Bottling and Canning, Soft Drinks and Carbonated Water	2086	P	P	P		P	
Brewery/Distillery	208	P	P	P			
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH

TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use							
MANUFACTURING (continued)							
Dyeing, Fur	3999	p ¹¹	p ¹¹	p ¹²		p ¹¹	
Dyeing, Textiles and Wool	225, 226	P	P	P			
Machine Shop, Jobbing and Repair	3599	P	P	P		P	
Manufacture, Agriculture Chemical	287			D			
Manufacture, Chemical	28			D			
Manufacture, General ¹⁴	20-27, 29-39	p ³⁴	P	P		P	
Manufacture, Ice	2097		D	D ¹⁷			
Manufacture, Industrial Inorganic Chemical	281			D			
Manufacture and Processing, Dairy Products	202	P	P	P			
Meat Packing Plant	2011, 2015 [2000/10214]			D			
Mixing, General	999		D	D		D	
Mixing, Ink	999	p ⁶	p ⁶	p ⁶		P	
Prefabricated Home ²	245	P				P	
Printing, Commercial	27	P	P		D ²¹	P	P
Processing, Food ¹⁸	20		P	P			
Processing, Rock and Gravel ¹⁵	999			P			
Publishing or Publishing and Printing, Newspaper	271	P				P	P
Sandblasting, Metal	3471		D	P		D	
Silvering, Mirror	999	D	D	D		D	
SERVICES [2003-6]							
Amusement Arcade	7993						D
Amusement Arcade, Licensed	7993						D
Automobile Rental and Leasing ²⁶	751	P	P			P	
Bingo Parlour	7999	D			D		P
Blacksmith Shop	7699		P	P			
Bowling Centre	793	D	D		D		D
Car Wash ²⁷	7542	P	P	P		P	
Cleaning, Carpet and Rug	721	P	P	P		P	
Club [2003-6]	999	P	P		P	P	P
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH

TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use							
SERVICES (continued)							
Club, Licensed [2003-6]	999	P	P		P	P	P
College, Community	8222						P
Community Centre [2003-2]	999	P	P		P	P	P
Crematory	7261	P	P	P			
Day Care Centre, Child ²⁸ [1995/9736]	835	D	D	D	D ²⁰		D
Day Care Centre, Adult ²⁸ [1995/9736]	999	D	D	D	D ²⁰		D
Dry Cleaning Plant	7216	D	D			D	D
Funeral Home	726	D					
Hotel	701				D		
Humanitarian Service Facility [2003-2]	999	P	P		P	P	P
Laboratory, Industrial	8731	D	D	D		D	D
Laboratory, Medical/Dental	807	P			D		P
Laundry Plant	721	P	P			P	P
Medical Clinic [2015-57]	801,802	D			D	D	
Motel	701				D		
Nursery School ²⁸ [2003-1]	999	D	D	D	D ²⁰		D
Parking, Off-site Caveated	999	D	D			D	
Parking Lot, Paved [2002-2]	7521	D					
Personal Service [1995/9736]	72	P				P	P
Pool Hall	7999	D					P
Pool Hall, Licensed	7999	D					P
Public Self Storage Facility [1996/9821]	999	P	P	P	P	P	P
Recreational Service Facility [2003-6]	999	P	P		P	P	P
Recreational Service Facility, Licensed [2003-6]	999	P	P		P	P	P
Religious Institution ⁴² [2017-39]	866					P	
Repair Service	999	P	P	P		P	P
Repair Shop [1994/9572]	75, 999	P	P	P	P ¹⁹	P	P
School, Vocational	824	D	D		D	P	P
Sharpening & Repair, Knives, Saws, Tools	7699	P	P	P		P	
Tattoo Parlour [2001/10264]	999	P	P			P	P
Taxidermy Shop	7699	P	P	P		P	
Tire Retread Shop [1995/9736]	7534	P	P	P		P	
Truck Wash [2013-64]		P	P	P		P	
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH

TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]								
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹						
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH	
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use								
TRANSPORTATION AND PUBLIC UTILITIES								
Ambulance Service	4119	P						
Crating Services	4783		P	P		P	P	
Railroad Transportation	40			D				
Storage, Natural Gas	4922			D				
Terminal, Truck and Freight	4231		P	P				
Warehousing ³	4225	P	P	P	P ¹⁹	P	P	
Warehousing/Processing, Hazardous Materials/Wastes ²⁹	999	D ¹⁹	D ¹⁹	D ¹⁹	D ¹⁹	D ¹⁹	D ¹⁹	
Warehousing, Refrigerated	4222	P	P	P		P	P	
RETAIL TRADE								
Adult Arcade ³⁵ [1995/9736]	999	D	D	D				
Adult Entertainment Establishment ³⁵ [2014-8]	999	D	D	D				
Adult Motion Picture Theatre ³⁵ [1995/9736]	999	D	D	D				
Adult Retail Outlet/Bookstore ³⁵ [1995/9736]	999	D	D	D				
Auction Room	5999	D				D	D	
Automobile Sales and Service ²⁶ [2001/10264]	551, 552	P	P			P		
Convenience Store [2015-1]	999	P			D	P		
Gas Bar	554	P	P	P		P		
Home Improvement Centre	999	D			D			
Licensed Beverage Room	5812				D			
Licensed Cocktail Room	5813	D			D	D	D	
Licensed Dining Room	5812	D			D	D	D	
Licensed Restaurant	5812	D			D	D	D	
Liquor Store	999					D		
Lumber Yard ²⁵	5211	P	P			P		
Massage Parlour ³⁵ [1993/9559; 1995/9736]	999	D	D	D				
Mobile Home Sales ^{2/26}	527	P				P		
			IA, IA1	IB, IB1	IC, IC1	IP	IT	WH

TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use							
RETAIL TRADE (continued)							
Night Club	5813	D			D		D
Recreation Vehicles ²⁶	556	P				P	
Restaurant [2014-45]	5812	D	D		D	D	D
Restaurant, Drive-in ³⁰	5812	D					
Retail, General	999	P ³	P ³	P ³	P ³	P ³	P ²³ D ²⁴
Retail, Small Equipment and Supplies	999	P ⁴	P ⁴	P ¹⁸		P ⁴	
Service Station ³¹	554, 5984 [1997/9904]	P	P	P		P	
WHOLESALE TRADE							
Farm and Large Machinery, Sale and Rental ²⁶	50	P	P	P			
Salvaging and Recycling (Junk Yard) ³²	5015, 5093		D	D			
Storage and Terminal, Petroleum	517			D			
Wholesale ³ [1995/9736]	999	P	P	P	P	P	P
CULTURE AND RECREATION							
Art Gallery or Museum [2013-8]	841						P
Community Garden [2006-63]	999	P	P	P	P	P	P
MISCELLANEOUS							
Public Use ³³	999	P	P	P	P	P	P
Rink, Enclosed	999	D					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH

Notes:

- 1 Land use zone abbreviations are explained in Chapter 3.
- 2 Includes display, sale, rental, service, and parts.
- 3 Of any article or commodity for which the warehousing, storage, sale at retail or wholesale, fabrication, processing or manufacture is allowed in the zone.
- 4 Small equipment, supplies and materials for agriculture, mining, industry, business, transportation, building and other construction, except explosives.
- 5 On the same site as the industrial use, and for a watchman or caretaker and family whose duties are essential to the security of the industrial use.
- 6 Includes packaging.
- 7 Only inorganic pigments, nitrogen and oxygen are allowed.
- 8 Of any article, vehicle or commodity which is sold, stored, manufactured, packaged or assembled as a permitted use on the premise.
- 9 Of completely fabricated, processed or manufactured materials.
- 10 See "Automobile Repair".
- 11 Except tanning.
- 12 Includes tanning.
- 13 Except dairy and poultry.
- 14 Includes processing and storage of any goods, except nuclear processing or generating establishments.
- 15 Does not include mining.

TABLE 5.3: TABLE OF LAND USES - INDUSTRIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹					
		IA, IA1	IB, IB1	IC, IC1	IP	IT	WH
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use							
Notes: (continued)							
16		Small equipment, supplies and materials for agriculture, mining, industry, business, transportation, building and other construction including explosives.					
17		Storage also permitted.					
18		Except SIC industry Number 2011 and all those uses under Industry Number 2015 that involve the handling and slaughtering of live animals.					
19		Indoor only.					
20		In the same building as a permitted or discretionary use.					
21		Less than 500m ² in gross floor area.					
22		Except SIC industry groups 261-262 and 301, as well as major groups 29 and 33-39.					
23		1000m ² or less in gross floor area. [1995/9736]					
24		More than 1000m ² in gross floor area. [1995/9736]					
25		Refer to the regulations in Subpart 4C.4.					
26		Refer to the regulations in Subpart 4C.3					
27		Refer to the regulations in Subpart 7D.1. [1997/9904]					
28		Refer to the regulations in Subpart 4C.1.					
29		Refer to the regulations in Subpart 8D.2.					
30		Refer to the regulations in Subpart 7D.2. [1997/9904]					
31		Refer to the regulations in Subpart 7D.3. [1997/9904]					
32		Refer to the regulations in Subpart 8D.1.					
33		Refer to the regulations in Subpart 4C.2.					
34		Except all uses noted in footnote 22 and SIC codes 2011, 2015, 207, 2091, 2092, 241, 242 and 28.					
35		Refer to the regulations in Subpart 8D.3. [1995/9736]					
36		This use may be accommodated only in the IA1 Zone. [1996/9776]					
37		Refer to the regulations in Subpart 6D.3. [1997/9904]					
38		Deleted. [2006-14]					
39		Permitted use where there is a gross floor area (GFA) of up to 500m ² on a single lot basis, and discretionary use where there is a GFA of greater than 500m ² . [2008-14]					
40		Discretionary use where located in the Warehouse District, in accordance with the policies of the Official Community Plan. [2012-45]					
41		Permitted use where the gross floor area is 1000m ² , or less, on a single lot basis. [2012-45]					
42		Refer to regulations in Subpart 9D.1					

TABLE 5.4: TABLE OF LAND USES - SPECIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹								
		AIR	FW	I	PS	PUD	RR	UH	WC	
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use										
RESIDENTIAL										
Apartment, Seniors Assisted Living – Low Rise [2005-34]	999			D						
Apartment, Seniors Assisted Living – High Rise [2005-34]	999			D						
Detached Dwelling	999			D ²		P		D ²		
Detached Dwelling, Zero Lot Line	999					P				
Secondary Suite [2001-91]	999			P		P		P		
AGRICULTURAL										
Agricultural Production [1997/9904]	01		P					P		
Horticultural Specialties [1996/9776]	018		D					D		
Vegetable Production [1996/9776]	016		D					D		
PUBLIC ADMINISTRATION										
Fire Station	9224			P						
Police Station	9221			P						
SERVICES [2003-1; 2003-2; 2003-32]										
Amusement Park, Commercial	7996							D		
Aquarium, Indoor	8422			D						
Auditorium or Amphitheatre	999			D						
Bed and Breakfast Homestay [1995/9736] ¹²	702					D				
Campground	7033							D		
Care Home, Special ⁶	805			D						
Cemetery	7261			D	D					
College, Community	8222			P						
Community Centre	999			P	P					
Convent	8661			D						
Day Care Centre, Adult [1995/9736] ⁹	999			P	D	D				
Day Care Centre, Child [1995/9736] ⁹	835			P	D	D				
			AIR	FW	I	PS	PUD	RR	UH	WC

TABLE 5.4: TABLE OF LAND USES - SPECIAL ZONES [2003-6]

LAND USE TYPE	SIC CODE	LAND USE ZONE ¹							
		AIR	FW	I	PS	PUD	RR	UH	WC
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use									
SERVICES (continued)									
Exhibition Operation	7999				D				
Golf Course or Golf Driving Range	7992, 7997, 7999		D		P			D	
Residential Business ¹⁰ [2006-14; 2017-23]	999					P			
Hospital	806			P					
Humanitarian Service Facility [2003-2]	999			D	D				
Individual and Family Social Service Home [2003-1]	999			D					
Job Training and Vocational Rehabilitation	833			P					
Library	823			P	D ⁵				
Medical Clinic	801,802 [2015-1]				D ⁵				
Nursery School ⁹ [2003-1]	999			P	D	D			
Religious Institution[2013-64] ⁸	866			D	D			D	
Rink, Curling	999				D				
Rink, Ice Skating	7999		D ¹		P ³ D ⁴				
School, Private	821, 824, 829			P					
School, Public [2017-23]	821, 824, 829			P	P				
School, Vocational	824			P					
Stadium (Professional Sports Clubs and Promoters) ¹³	7941				P ¹⁴				
Supportive Living Home ⁶	805					P			
Theatre, Drive-in	7833							D	
University, College and Professional School	8221			P					
Zoological Garden	8422			D					
		AIR	FW	I	PS	PUD	RR	UH	WC

TABLE 5.4: TABLE OF LAND USES - SPECIAL ZONES [2003-6]									
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹							
		AIR	FW	I	PS	PUD	RR	UH	WC
KEY: P=Permitted Use; D=Discretionary Use; Blank Space=Prohibited use									
TRANSPORTATION AND PUBLIC UTILITIES									
Ambulance Service	4119			D					
Licensed Restaurant	5812				D ⁵				
Personal Service	999				D ⁵				
Post Office	431			P					
Railroad Transportation	40						P		
Restaurant	5812				D ⁵				
Truck and Freight Terminals [2009-24]	4231						P		
Warehousing	42						D		
CULTURE AND RECREATION									
Art Gallery or Museum	841			P	D ⁵				
Community Garden [2006 – 63]	999	P	P	P	P	P	P	P	P
MISCELLANEOUS									
Park and Open Space [1999/10120; 2003-32]	999		D	P	P				
Public Use ¹¹ [2003-1]	999		P	P	P	P	P	P	
		AIR	FW	I	PS	PUD	RR	UH	WC
Notes:									
1	Land use zone abbreviations are explained in Chapter 3								
2	Accessory to a permitted or discretionary use.								
3	Outdoor.								
4	Indoor.								
5	Only in conjunction with municipally owned or operated recreational facility.								
6	Refer to the regulations in Subpart 6D.2.								
7	Deleted. [2006-14]								
8	Refer to the regulations in Subpart 9D.1 and development standards for the I-Institutional zone in Table 5.9. [1997/9904]								
9	Refer to the regulations in Subpart 4C.1.								
10	Refer to the regulations in Subpart 6D.3.								
11	Refer to the regulations in Subpart 4C.2.								
12	Refer to the regulations in Subpart 6D.1. [1995/9736]								
13	Refer to the regulations in Subpart 9D.2								
14	Repealed. [2015-1]								

PART 5C

DEVELOPMENT STANDARDS

5C.1 TABLE OF ZONE STANDARDS

1.1 APPLICATION

All uses of land or development of land in every land use zone shall conform to the development standards applicable to that zone or use provided in this Part. [1992/9250]

1.2 DWELLING UNITS

- (1) Unless otherwise specified on the Zoning Maps, every dwelling unit in a residential zone must conform to the standards in Table 5.6 applicable to the land use zone in which it is located, respecting the:
 - (a) gross area of the lot;
 - (b) site frontage;
 - (c) coverage;
 - (d) floor area ratio;
 - (e) principal building setback from the front, rear and side property lines; and
 - (f) building height. [1999/10113]
- (2) Unless otherwise specified, all standards in Table 5.6 are the minimum required standards. [1992/9250]

TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]														
DEVELOPMENT STANDARD AND DWELLING TYPE	LAND USE ZONE													
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR			
MINIMUM LOT AREA (m²)														
Detached	325	250	325	250	250	250	250	325	325	n/a	250			
Detached zero lot Corner lot Others	315 250	315 250	315 250	315 250	315 250	315 250	315 250	315 250	315 250		315 250	315 250		
Semi-detached [1999/10113; 2001/10264; 2013-64, 2014-44] Semi-detached (front to back) [2014-44]	n/a	n/a	250 ⁴ 210 ^{4,7} 325	250 210 ⁷	250 210 ⁷	250 210 ⁷	250 210 ⁷	250 210 ⁷	250 210 ⁷	n/a	250 210 ⁷			
Duplex			325	250	250	250	325	325	250					
Fourplex [2017-23]			n/a	n/a	n/a	n/a	n/a	125 ⁴	125 ⁴		125 ⁴	n/a	500	
Triplex [2017-23]							160 ⁴	160 ⁴	160 ⁴		500			
Townhouse unit ⁴ [1999/10113]			n/a	n/a	n/a	n/a	120	120	120		120	n/a	120	
Apartment ⁺							n/a	500	500		500		250	
Converted house ¹			250	n/a		250								
Mobile home			n/a	n/a		400	n/a							
MINIMUM LOT FRONTAGE (m)														
Detached			10.5	7.5	10.5	7.5	7.5	7.5	7.5		10.5	10.5	n/a	7.5
Detached zero lot Corner lot Others	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9	10.5 9				
Semi-detached [1999/10113; 2001/10264; 2013-64, 2014-44] Semi-detached (front to back) [2014-44]	n/a	n/a	7.5 ⁴ 6.7 ^{4,7} 10.5	7.5 6.7 ⁷	7.5 6.7 ⁷	7.5 6.7 ⁷	7.5 6.7 ⁷	7.5 6.7 ⁷	7.5 6.7 ⁷	n/a	7.5 6.7 ⁷			
Duplex			10.5	7.5	7.5	7.5	10.5	10.5	7.5					
Fourplex [2017-23]			n/a	n/a	n/a	n/a	n/a	3.75 ⁴	3.75 ⁴		3.75 ⁴	n/a	15	
Triplex [2017-23]							5 ⁴	5 ⁴	5 ⁴		15			
Townhouse unit ⁴ [1999/10113]			n/a	n/a	n/a	n/a	4	4	4		4	n/a	4	
Apartment ⁺							n/a	15	15		15		7.5	
Converted house ¹			7.5	n/a		7.5								
Mobile home			n/a	n/a		12	n/a							
			R1	R1A	R2	R3	R4	R4A	R5		R6	R8	R7	TAR

TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]											
DEVELOPMENT STANDARD AND DWELLING TYPE	LAND USE ZONE										
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR
MINIMUM FRONT YARD SETBACK (m)											
Detached ⁸	6	6	6	6	6	6	6	6	5.5	6	5
Detached zero lot	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Semi-detached ⁸ [2001/10264]	6									n/a	5
Duplex ⁸											
Fourplex ⁸											
Triplex ⁸											
Townhouse unit ⁸											
Apartment ⁺											
Converted house ¹	6									n/a	5**
Mobile home	n/a									5	N/a
MINIMUM REAR YARD SETBACK (m) [1997/9904]											
Detached	5									n/a	5
Detached zero lot Corner lot Others											
Semi-detached [2001/10264]											
Duplex											
Fourplex											
Triplex											
Townhouse unit											
Apartment ⁺	5									nil	
Converted house ¹	5									n/a	5
Mobile home	n/a									4	n/a
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR

TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]												
DEVELOPMENT STANDARD AND DWELLING TYPE	LAND USE ZONE											
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR	
MINIMUM SIDE YARD SETBACK (m)												
Detached	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	n/a	1.2	
Detached zero lot Corner Others	1.8 ²	1.8 ²	1.8 ²	1.8 ²	1.8 ²	1.8 ²	1.8 ²	1.8 ²	1.8 ²		1.8 ²	1.8 ²
Semi-detached [2001/10264]	n/a	n/a	1.2 ⁵	1.2 ⁵	1.2 ⁵	1.2 ⁵	1.2 ⁵	1.2 ⁵	1.2 ⁵		1.2 ⁵	1.2 ⁵
Duplex			1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Fourplex [2017-23]	n/a				n/a	1.2 ³	1.2 ³	1.2 ³	n/a	n/a	1.2	
Triplex [2017-23]						1.2 ³	1.2 ³	1.2 ³			1.2	
Townhouse unit					1.2 ³	1.2 ³	1.2 ³	1.2 ³	1.2			
Apartment ⁺	1/4 of the height of the proposed wall adjacent to the side lot line to a maximum of 6 metres.										Nil	
Converted house ¹	n/a										1.2	
Mobile home	n/a										*	n/a
MAXIMUM COVERAGE (%)												
Detached	50%											
Detached zero lot Corner Others												
Semi-detached [2001/10264]												
Duplex												
Fourplex												
Triplex												
Townhouse unit												
Apartment ⁺	50%										65%	
Converted house ¹	n/a										50%	
Mobile home	n/a										50%	n/a
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR	

TABLE 5.6: DWELLING UNIT DEVELOPMENT STANDARDS [2011-61]											
DEVELOPMENT STANDARD AND DWELLING TYPE	LAND USE ZONE										
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR
MAXIMUM FLOOR AREA RATIO											
Detached	0.75										
Detached zero lot corner lot others											
Semi-detached [2001/10264]											
Duplex	0.85										
Fourplex											
Triplex											
Townhouse unit											
Apartment ⁺⁶	3.00										**
Converted house ¹	0.50										
Mobile home											
MAXIMUM BUILDING HEIGHT (m)											
	11	11	11	11	11	13	11	20 ⁶	11	nil	**
	R1	R1A	R2	R3	R4	R4A	R5	R6	R8	R7	TAR
Notes:											
1	Includes rooming house in all zones, and house form commercial/residential building, library and private school in the TAR zone. [2003-2]										
2	Total of both sides.										
3	End units only.										
4	Development standards shown are per unit, not per building. [1999/10113]										
5	Where the 2 units are on separate lots, the total side yard requirement (total of both sides) for each lot is 1.2 metres. Where the 2 units are on the same lot, each side yard must be a minimum of 1.2 metres. [2001/10264]										
6	Apartment buildings with a height of more than 13 metres are discretionary uses in the R6 zone. See Table 5.1. [2004-1]										
7	Reduced lot area and lot frontages shall only apply to semi-detached dwelling units on lots with rear lane/alley access.										
8	Reduced setbacks may be permitted in accordance with Subpart 6B.6 of Chapter 6.										
N/A	Not Applicable										
*	Refer to Subpart 6C.9 of Chapter 6.										
**	Refer to Subpart 6C.11 of Chapter 6.										
+	In the TAR zone, includes low-rise and seniors assisted living apartments. [2005-34]										

1.3 COMMERCIAL ZONES

- (1) Unless otherwise specified on the Zoning Maps, every use of land or development in a commercial zone must conform to the standards in Table 5.7 applicable to that land use zone and the proposed use, respecting the:
 - (a) gross area of the lot;
 - (b) site frontage;
 - (c) coverage;
 - (d) floor area ratio;
 - (e) principal building setback from the front, rear and side property lines; and
 - (f) building height.
- (2) Unless otherwise specified, all standards in Table 5.7 are the minimum required standards. [1992/9250]

TABLE 5.7: COMMERCIAL ZONE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	LAND USE ZONE											
	D	DSC	HC	LC1	LC2	LC3	MAC	MAC3	MS	MX	NC	
MINIMUM LOT AREA (m ²)		750	750	250	250	100	250	250	250	250	250 500 ⁴	250
MINIMUM FRONTAGE (m)		25	22.5	6	6	5	6	6	6	6	6 15 ⁴	6
MINIMUM FRONT YARD SETBACK (m) [2016-33]		7.5 ⁵ Nil ⁷	7.5	6	6	nil ³	nil	7.5	nil	nil	5	5
MINIMUM REAR YARD SETBACK (m) [1999/10113]		9 ⁵	9	nil	nil	nil	1/4 of the height of the adjacent wall to a maximum of 6 metres	1/4 of the height of the adjacent wall to a maximum of 6 metres	3 ¹	1/4 of the height of the adjacent wall to a maximum of 6 metres	1/4 of the height of the adjacent wall to a maximum of 6 metres	
MINIMUM SINGLE SIDE YARD SETBACK (m)	See Subpart 7C.10, Chapter 7	nil ⁵	2.5	nil	nil	nil	nil	nil	nil ¹	nil	Nil	
MINIMUM TOTAL SIDE YARD SETBACK (m)		nil ⁵	7	nil	nil	nil	nil	nil	nil ¹	nil	Nil	
MAXIMUM SITE COVERAGE (%)		65	50	65	65	100	90	65	65	65	65	
MAXIMUM BUILDING HEIGHT (m) [2012-45]		13 ⁵	15	13	13	13	15 ⁶	15	15	15	11 ²	
MAXIMUM FLOOR AREA RATIO		See Zoning Maps ⁵	2.0	1.75	1.75	2.0	3.0	3.0	1.0	3.0	1.75	
	D	DSC	HC	LC1	LC2	LC3	MAC	MAC3	MS	MX	NC	

Notes:

- 1 See details in Subpart 7C.5, Chapter 7.
- 2 Repealed. [2003-1]
- 3 Additional setback standards are provided in Section 4.5, Subpart 7C.4, Chapter 7.
- 4 Mixed-use buildings only. [1995/9736]
- 5 Refer to 7C.9.5(11) for development standards for residential and mixed use buildings. [2002-6]
- 6 Where this zone applies to lands identified for mid-rise office buildings, in accordance with the office policies of the Official Community Plan, a maximum building height of up to 30m may be considered as a discretionary use. [2012-45]
- 7 Where this zone applies to land identified for Main Street Retail Configuration within secondary or concept plans.

1.4 INDUSTRIAL ZONES

- (1) Unless otherwise specified on the Zoning Maps, every use of land or development in an industrial zone must conform to the standards in Table 5.8 applicable to that land use zone and the proposed use, respecting the:
 - (a) gross area of the lot;
 - (b) site frontage;
 - (c) coverage;
 - (d) floor area ratio;
 - (e) principal building setback from the front, rear and side property lines; and
 - (f) building height.
- (2) Unless otherwise specified, all standards in Table 5.8 are the minimum required standards. [1992/9250]

TABLE 5.8: INDUSTRIAL ZONE DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	LAND USE ZONE					
	IT ¹²	IC1, IC	IP	IA1, IA	IB1, IB	WH
MINIMUM LOT AREA (m ²)	500	750 ³ 4000	2000	200 ¹ 500	500 ² 2000	500
MINIMUM FRONT YARD SETBACK (m)	7.5	7.5 ³ 15	9	0 ¹ 7.5	0 ^{2/11} 7.5	0
MINIMUM FRONTAGE (m)	15	25 ³ 60	30	6 ¹ 15	15 ² 30	15
MINIMUM REAR YARD SETBACK (m) [1999/10113]	50% of the height of the adjacent wall			50% of the height of the adjacent wall ⁴	50% of the height of the adjacent wall	25% of the height of the adjacent wall to a maximum of 6 metres
MINIMUM SINGLE SIDE YARD SETBACK (m)	Nil					
MINIMUM TOTAL SIDE YARD SETBACK (m)	20% of the average lot width to a maximum of 3 metres	20% of the average lot width to a maximum of 7.5 metres ⁵	20% of the average lot width to a maximum of 7.5 metres	20% of the average lot width to a maximum of 7.5 metres ⁶	20% of the average lot width to a maximum of 7.5 metres ⁷	Nil
MAXIMUM SITE COVERAGE (%)	75	65 ⁹	50	50 ¹⁰	75	90
MAXIMUM BUILDING HEIGHT (m)	15					
MAXIMUM FLOOR AREA RATIO	2.0	2.0	1.5	1.5 ⁸	2.0	4.0
	IT ¹²	IC1, IC	IP	IA1, IA	IB1, IB	WH

Notes:

- 1 Sites in (IA1) zones only.
- 2 Sites in (IB1) zones only. See also Subpart 8C.2, Chapter 8.
- 3 Sites in (IC1) zones only.
- 4 Except in (IA1) zones, where the minimum rear yard shall be 25% of the height of the adjacent wall. [1999/10113]
- 5 The maximum for sites in (IC1) zones shall be 3 metres.
- 6 Nil for (IA1) zones. [1994/9572]
- 7 The maximum for sites in (IB1) zones shall be 3 metres.
- 8 Except sites in (IA1) zones, where the maximum FAR is 3.0.
- 9 Except sites in (IC1) zones, where the maximum coverage is 75%.
- 10 Except sites in (IA1) zones, where the maximum coverage is 65%.
- 11 Exceptions for the Ross Industrial Subdivision and the Alliance Industrial Subdivision are provided in Section 2.5, Subpart 8C.2, Chapter 8.
- 12 Refer to Subpart 10C.7, Chapter 10, for development standards for portions of this zone lying within the Innismore Industrial Transitional Overlay Zone.

1.5 SPECIAL ZONES

- (1) Unless otherwise specified on the Zoning Maps, every use of land or development in a special zone must conform to the standards in Table 5.9 applicable to that land use zone and the proposed use, respecting the:
 - (a) gross area of the lot;
 - (b) site frontage;
 - (c) coverage;
 - (d) floor area ratio;
 - (e) principal building setback from the front, rear and side property lines; and
 - (f) building height.
- (2) Unless otherwise specified, all standards in Table 5.9 are the minimum required standards. [1992/9250]

TABLE 5.9: SPECIAL ZONE DEVELOPMENT STANDARDS [1999/10113]

DEVELOPMENT STANDARD	LAND USE ZONE								
	AIR	DC	FW	I	PS	PUD ³	RR	UH	WC
MINIMUM LOT AREA (m ²)	Consult with Transport Canada	See Chapter 9 Subpart 9C.3	500	500	500	250 ¹ 315 ²	2000	3500	Consult with the Wascana Centre Authority
MINIMUM FRONTAGE (m)			15	15	15	9 ¹ 10.5 ²	30	40	
MINIMUM FRONT YARD SETBACK (m)			7.5	7.5	7.5	5.5	7.5	7.5	
MINIMUM REAR YARD SETBACK (m) [2017-23]			25% of depth of lot	6 ⁴	25% of depth of lot ⁴	5	50% of the height of the adjacent wall	25% of depth of lot	
MINIMUM SIDE YARD SETBACK (m) [2017-23]			3	3 ⁴	3 ⁴	See Chapter 9, Subpart 9C.7, Section 7.7	nil	3	
MINIMUM TOTAL SIDE YARD SETBACK (m)			6	6	6		25% of the average width of the lot to a maximum of 7.5	6	
MAXIMUM SITE COVERAGE (%)			75	75	75	50	75	17	
MAXIMUM BUILDING HEIGHT (m)			15	15	15	11	15	15	
MAXIMUM HEIGHT OF ACCESSORY BUILDING (m)			nil	nil	nil	4	nil	nil	
MAXIMUM FLOOR AREA RATIO			.75	1.5	.75	.75	2.0	.25	
	AIR	DC	FW	I	PS	PUD	RR	UH	WC
Notes:									
1 Interior lot.									
2 Corner lot.									
3 Detached dwelling units only.									
4 Nil for School, Public in cases where building additions are being located on the developed school site directly adjacent to land owned by the City and zoned PS – Public Service.									