

PART 7 – LAND USE DISTRICTS

7.1 C-DC – Downtown Commercial District

7.1.1 Purpose

The district provides primarily for a pedestrian-oriented service and retail environment in the central business area of the community

7.1.2 Permitted and Discretionary Uses

Permitted Uses

Business Support Services
Child Care Services*
Cannabis Retail Sales *
Community Service Facility
Custom Workshops
Food Service, Restaurant
Food Service, Specialty
Government Service
Health Service, Minor
Neighborhood Pub
Mixed Use Development
Personal Service
Private club
Professional and Office Service
Retail, Alcohol*
Retail, General
Retail, Secondhand
Seasonal Garden Centre
WECS, Micro*

Discretionary

Amusement Centre
Animal Service Facility, Minor*
Commercial School
Farmers Market
Temporary Outdoor Event

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.1.3 Subdivision Regulations

- a) Minimum Lot Width: 9.14m

7.1.4 Development Regulations – Principal Building

- a) The maximum height shall be 12m.
- b) No minimum setback from the front lot line shall be required.
- c) On a side lot line adjacent to land districted C-DC or C-GC the minimum setback shall be 0.0m.
- d) On a side lot line adjacent to land districted R-LD the minimum setback shall be 1.5m.
- e) The minimum setback from a rear lot line shall be 6.0m

7.1.5 Development Regulations – Site Coverage

- a) Maximum site coverage 80%, subject to provision of on-site parking, loading, storage and waste disposal at the rear of the property.

7.1.6 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.2 C-GC – General Commercial District

7.2.1 Purpose:

To provide primarily for a broad range of low intensity business and service commercial uses.

7.2.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Minor*
Automotive Service Centre
Business Support Service
Cannabis Retail Sales*
Communication Tower*
Contractor Service, Limited
Custom Indoor Manufacturing
Custom Workshops
Equipment Sales, Service and Rentals
Food and Beverage Products
Government Service
Household Repair Services
Mixed Use Development
Professional and Office Service
Recycling Depot
Recycling Drop Off
WECS, Micro*

Discretionary

Amusement Centre
Child Care Services*
Commercial School
Contractor Service, General
Emergency Service
Food Service, Restaurant
Food Service, Mobile Catering
Food Service, Specialty
Health Service, Minor
Neighbourhood Pub
Personal Service
Private Club
Retail, Alcohol*
Retail, General

Retail, Secondhand
Temporary Outdoor Event
Utility Service, Minor

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.2.3 Subdivision Regulations

- a) The minimum lot width shall be 15.0 m.

7.2.4 Development Regulations - Principal Building

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0m
- c) The minimum setback from the front lot line shall be 6.0m.
- d) The minimum setback from a side lot line shall be 3.0m
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0m.
- f) The minimum setback from a rear lot line shall be 3.0m
- g) The minimum setback from a rear lot line that abuts a residential district shall be 6.0m.
- h) On a side lot line adjacent to land districted R-LD the minimum setback shall be 3.0m

7.2.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulation, provisions and requirements contained within the other Parts of this Bylaw.

7.3 C-HC – Highway Commercial District

7.3.1 Purpose

To provide for a diversity of commercial uses largely intended to serve vehicular traffic in locations along arterial roads and highways.

7.3.2 Permitted and Discretionary Uses

Permitted Uses

Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Cannabis Retail Sales*
Car Wash*
Communication Tower*
Convenience Retail Store
Drive-through Service
Food Service, Restaurant
Food Service, Specialty
Gas Bar*
Hotel
Motel
Personal Service
Retail, Alcohol*
Retail, General
Service Station*
Temporary Outdoor Event
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Animal Service Facility, Minor*
Automotive and Recreation Vehicle Sales/Rental
Community Service Facility
Neighbourhood Pub
Professional and Office Service
Seasonal Garden Centre

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

7.3.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m.

7.3.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a rear lot line shall be 3.0 m.
- f) The minimum setback from a side lot line or rear lot line that abuts a residential land use district shall be 4.5 m.

7.3.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulation, provisions and requirements contained within the other Parts of this Bylaw.

7.4 C-SC – Service Commercial District

7.4.1 Purpose

To provide for a compatible mix of low intensity business and service commercial uses in areas with good visibility and accessibility.

7.4.2 Permitted and Discretionary Uses

Permitted Uses:

Animal Service Facility, Minor*
Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Automotive and Recreation Vehicle Sales/Rental
Bulk Fuel Sales Depot
Business Support Service
Cannabis Retail Sales*
Car Wash*
Communication Tower*
Contractor Service, Limited
Convenience Retail Store
Custom Indoor Manufacturing
Drive-Through Service
Emergency Service
Equipment Sales, Service and Rentals
Food Service, Specialty
Gas Bar*
Health Service, Minor
Household Repair Services
Motel
Neighbourhood Pub
Personal Service
Professional and Office Service
Recreation Facility, Indoor
Recycling depot
Recycling drop-off
Retail, Alcohol*
Retail, General
Retail, Secondhand
Service Station*
Storage Facility
Warehouse, Distribution and Storage
WECS, Micro*

Discretionary Uses

Abattoir
Amusement Centre
Autobody Repair and Paint Shop
Contractor Service, General
Equipment Sales and Service, Major
Fleet Service
Food and Beverage Products
Food Service, Mobile Catering
General Industrial
Greenhouse
Landscaping Sales and Service
Outdoor Storage
Utility Service, Minor

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

7.4.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0m

7.4.4 Development Regulations - Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 12.0m.
- c) The minimum setback from the front lot line shall be 7.5m.
- d) The minimum setback from a side lot line shall be 3.0m.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0m.
- f) The minimum setback from a rear lot line shall be 6.0m.
- g) The minimum setback from a rear lot line that abuts a residential district shall be 6.0m.

7.4.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained in within the other Parts of this Bylaw.

7.5 P-G – Golf Course District

7.5.1 Purpose

To provide for the development of a golf course and accessory uses.

7.5.2 Permitted and Discretionary Uses

Permitted Uses

Communication Tower
Golf Course
Temporary Outdoor Event
WECS, Micro*

Discretionary Uses

Campground*
Recreation, outdoor
Recreation, indoor

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.5.3 Subdivision Regulations

a) None

7.5.4 Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0m
- b) The minimum setback from a lot line abutting a municipal or rural road shall be 30.0m
- c) The minimum setback from the front lot line shall be 20.0m
- d) The minimum setback from a side lot line shall be 20.0m
- e) The minimum setback from the rear lot line shall be 20.0m

7.5.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within other Parts of this Bylaw.

7.6 P-R – Recreation District

7.6.1 Purpose

To provide for a wide range of parks and public and private recreation activities. Primarily aimed at passive and active outdoor activities, it includes buildings for community recreation.

7.6.2 Permitted and Discretionary Uses

Permitted Uses

Amusement Centre
Communication Tower*
Community Garden
Community Service Facility
Farmers Market
Park
Recreation Facility, Indoor
Recreation Facility, Outdoor
Temporary Outdoor Event
WECS, Micro*

Discretionary Uses

Campground*
Cemetery

Refer to Part 5, Specific Use Regulations, for additional regulations pertained to uses containing an asterisk (*)

7.6.3 Subdivision Regulations

a) None

7.6.4 Development Regulations - Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 7.5 m.
- c) The minimum setback from a side lot line shall be 4.5 m.
- d) The minimum setback from the rear lot line shall be 7.5 m.

7.6.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.7 P-S – Public Services District

7.7.1 Purpose

To provide for a broad range of public and private institutional and community services, uses and facilities to serve the Town and the surrounding area.

7.7.2 Permitted and Discretionary Uses

Permitted Uses

Child Care Services*
Communication Tower*
Community Service Facility
Congregate Housing
Education, Private
Education, Public
Emergency Service
Government Service
Health Service, Major
Health Service, Minor
Religious Assembly*
Special Care Facility
Temporary Outdoor Event
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Cemetery
Community Garden
Funeral Service
Recreation Facility, Indoor
Recreation Facility, Outdoor

7.7.3 Subdivision Regulations

a) None

7.7.4 Development Regulations – Principal Building and Accessory Buildings

a) The maximum height shall be 20.0m

- b) The minimum setback from the front lot line shall be 6.0m
- c) The minimum setback from the rear lot line shall be 6.0m.
- d) The minimum setback from a lot line that abuts a residential district shall be 10.0m
- e) The maximum site coverage shall be 40%

7.7.5 Accessory Uses

- a) The following uses may be considered as accessory uses when located within a principal use:
 - i) convenience retail store
 - ii) food service, specialty
 - iii) food service, restaurant
- b) A helipad may be considered by the Development Authority as an accessory use to a health service, major use

7.7.6 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained with the other Parts of this Bylaw.

7.8 P-U – Public Utilities District

7.8.1 Purpose

To provide for public and private utilities needed to serve the Town and the surrounding region.

7.8.2 Permitted Uses and Discretionary Uses

Permitted Uses

Communication Tower*
Park
Utility Service, Major
Utility Service Minor
WECS, Micro*

Discretionary Uses

Community Garden
Emergency Service
Parking, Non-Accessory
Recycling Drop-Off
Recreation Facility, Outdoor

Refer to Part 5, Specific Use Regulations for additional regulations pertaining to uses containing an asterisk (*)

7.8.3 Subdivision Regulations

a) None

7.8.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0 m
- b) The minimum setback from the front lot line shall be 6.0m.
- c) The minimum setback from a side lot line shall be 6.0m.
- d) The minimum setback from a rear lot line shall be 6.0m.

7.8.5 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.9 R-LD – Low Density Residential District

7.9.1 Purpose

To provide for residential development in the form of low density built forms while allowing for increased densification in neighborhoods.

7.9.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Backyard Suite*
Dwelling, Duplex
Dwelling, Single Detached
Dwelling, Single Detached – Modular Home*
Dwelling, Secondary Suite*
Dwelling, Semi-detached
Family Day Home
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Bed and Breakfast*
Group Home, Major *
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.9.3 Subdivision & Development Regulations

- a) The minimum lot width for a semi-detached dwelling shall be 15.2m. If a semi-detached lot is subdivided then a minimum parcel width of 7.6m (per dwelling) shall be provided and must have lane access.
- b) The minimum lot width for a single detached dwelling with a secondary suite shall be 12.2m.
- c) The minimum lot width for a duplex dwelling is 15.2m.
- d) The minimum lot width for a single detached dwelling with a backyard suite shall be 15.2m.

- e) The minimum lot depth for all listed dwelling types shall be 33.5m for lots with a lane and 30.5m for lots without a lane.

7.9.4 Development Regulations – Dwelling, Single Detached and Dwelling, Single Detached Modular

- a) The maximum height shall be 10.0 m
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.2 m.
 - ii) the minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
 - iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 1.2m.
 - iv) the minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- e) The minimum setback from the rear lot line shall be 7.0 m, or 5.5 m for a corner lot.
- f) Any listed residential uses shall provide all required parking on-site.

7.9.5 Development Regulations – Semi-Detached Dwelling

- a) The maximum height shall be 10.0m
- b) The minimum site width for semi-detached dwellings shall be 15.2m.
- c) The minimum yard requirements shall be the same as those identified under 7.10.4.
- d) Where a common wall of a semi-detached dwelling is located on a mutual side lot line, the side yard shall be 0.0.
- e) Semi-detached dwellings are not permitted on lots with no rear lane access.

7.9.6 Development Regulations – Duplex Dwelling

- a) The maximum height shall be 10.0m.
- b) The minimum site width for a duplex dwelling shall be 15.2m
- c) The minimum yard requirements shall be the same as those identified under 7.10.4.
- d) Duplex dwellings are not permitted on lots with no rear lane access.

7.9.7 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane, the minimum setback from the rear lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum gross floor area for a single storey accessory building shall be 62m², not including a backyard suite.

7.9.8 Development Regulations – Accessory Building - Backyard Suite

- a) A Backyard Suite may be sited above a garage, physically connected to the side of a garage or developed as a separate accessory building.
- b) The maximum gross floor area for a backyard suite shall be 46m².
- c) The maximum gross floor area for all accessory buildings on-site shall be 108m².
- d) The rear yard setback where a backyard suite is located above the garage is 6.0m.
- e) The rear yard setback is 1.5m for that portion of the building used as a backyard suite.
- f) The sideyard setback is 1.2m for any portion of the building used as a backyard suite.
- g) The maximum height of the structure where the suite is a stand-alone building shall be 4.5m.
- h) A minimum 5.0m separation distance is required between the principal dwelling and any portion of the building used as a backyard suite.
- i) A backyard suite must have a private amenity space that is located outdoor and has a minimum of 7.5m² with no dimension less than 1.5m.
- j) A minimum of one (1) parking stall shall be provided on-site for the backyard suite accessed from the lane.
- k) A backyard suite shall not be permitted on a lot with no rear lane access or in a laneless subdivision.
- l) The maximum height of the structure where the basement suite is located above a garage shall be 7.5m sloping down to the height of structures on the neighboring property.

7.9.9 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.10 R-SSD – Site Specific Semi-Detached Residential District

7.10.1 Purpose

To provide a site specific semi-detached residential development.

7.10.2 Permitted and Discretionary Uses

Permitted Uses:

Family Day Home
Dwelling, Semi-Detached
Home Business, Minor*

Discretionary Uses

Dwelling, Single Detached
Dwelling, Secondary Suite*
Home Business, Major*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.10.3 Subdivision Regulations

- a) The minimum lot width shall be 8.45m;
- b) The minimum lot depth shall be 31.52m;
- c) The minimum lot area shall be 266m².

7.10.4 Development Regulations – Single and Semi-Detached Dwelling

- a) The maximum height shall be 10.0m;
- b) The minimum setback from the front lot line is 6.0m;
- c) Where doors of a garage face a road, they shall be set back a minimum of 6.0 m from the front lot line.
- d) The minimum setback from a side lot line is:
 - i) 1.2m; or
 - ii) 3.0m on one side of the parcel, when no provision has been made for a private garage on the front or side of a building; or
 - iii) 3.0m from a side property line shared with a street; or
 - iv) 0.0m for a semi-detached dwelling where the property line is shared with another semi-detached dwelling.
- e) The minimum setback from the rear lot line shall be 6.0m, or 5.5m for a corner lot.
- f) A minimum of a single car garage is required for each dwelling unit, either as an attached or detached building

7.10.5 Development Regulations – Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall not be permitted in the front yard
- b) The maximum height shall be 4.5 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum combined ground floor area for all accessory buildings shall be 32m².

7.10.6 Development Regulations – Site Coverage

- a) The maximum site coverage shall be 60% of the total area of the lot.

7.10.7 Other Regulations

- a) Prior to approval of any development, plans showing grading and drainage on the affected site acceptable to the Development Authority must be obtained.
- b) The Development Authority may require, as a condition of development approval, certification that the proposed grading and drainage plan has been implemented.

7.11 R-MD – Medium Density Residential District

7.11.1 Purpose

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

7.11.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Duplex
Dwelling, Multi-Attached
Dwelling, Semi-Detached
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Home Business, Major*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.11.3 Subdivision Regulations

- a) The minimum lot width for a multi-attached dwelling unit shall be 5.0m for an individual parcel containing one dwelling unit.
- g) The minimum lot width for a parcel containing a semi-detached or duplex dwelling shall be 13.0m.
 - i) If a semi-detached lot is subdivided, then a minimum parcel width of 6.0m shall be provided for each dwelling unit.
- h) The minimum lot depth for all listed dwelling types shall be 30.5m with lane and 33.5m without lane;

7.11.4 Development Regulations

- a) The maximum height shall be 10.5m;
- b) Where a vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0m
- c) The minimum setback from the front lot line shall be 4.5m;
- d) For a side lot line:

- i) the minimum setback from a side lot line shall be 1.2m
- ii) the minimum setback from a side lot line that abuts a flanking road shall be 3.0m
- iii) the minimum setback from a side lot line that abuts a residential, commercial, or industrial district shall be 3.0m;
- iv) Where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0m
- v) The minimum setback from the rear lot line shall be 7.5m

7.11.5 Development Regulations – Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall not be permitted in the front yard.
- b) The maximum height shall be 4.5m.
- c) Where a vehicle door of a garage faces a road or a lane, the minimum setback from a lot line shall be 6.0.
- d) The minimum setback from the front lot line shall be 18.0m.
- e) The minimum setback from a side lot line shall be 1.0m, or 3.0m from a lot line that abuts a flanking road.
- f) The minimum setback from the rear lot line shall be 1.0m.

7.11.6 Development regulations – Site Coverage

- a) The maximum site coverage shall be 50% for semi-detached and duplex dwellings.
- b) The maximum site coverage shall be 60% for a multi-attached dwelling.

7.11.7 Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

7.12 U-R – Urban Reserve District

7.12.1 Purpose

To provide transitional agricultural uses that will not prejudice the future use of land for development within a designated development area.

7.12.2 Permitted and Discretionary Uses

Permitted Uses

Agriculture
Family Day Home
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Animal Breeding and Boarding Facility
Communication Tower*
Dwelling, Single Detached
Greenhouse
Home Business, Major*
Landscaping Sales and Service
Recreation Outdoor
Recreation Vehicle Storage
Secondary Suite*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.12.3 Subdivision Regulations

- a) For an un-subdivided quarter section, one (1) - first parcel out subdivision may be considered. The first parcel out may consist of one of the following:
 - i) a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
 - ii) a split along a natural or man-made severance.

7.12.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 10.0m, except for agricultural buildings or structures.
- b) The minimum setback from the front lot line shall be 10.0m.
- c) The minimum setback from the side lot line shall be 10.0m.
- d) The minimum setback from the rear lot line shall be 10.0m.

7.12.5 Other Regulations

- a) In considering all discretionary uses, the Development Officer shall not approve uses that would be prejudicial to the future economical subdivision, servicing, and development of the site on a planned and orderly basis.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.