

into several lots or condominium parcels or not.

<sup>1</sup>**Site, Corner** – DELETED

<sup>2</sup>**Site Coverage** means the area of a Site covered by a Structure with a roof. For example, Principal Building(s) and all Buildings on foundations movable sheds, and covered decks.

<sup>3</sup>**Site Plan** means a plan development for a site including but not limited to, the relationship between buildings, structures and open spaces; the provision and architecture of landscaped open space; parking layout; the layout, dimensions and construction standards of interior roads, sidewalks and street lighting; the location of utility rights of way; provision for emergency services, including access by emergency vehicles and fire suppression; the location, dimension and screening of waste containers. In addition, in the case of a residential bare land condominium development, the term “site plan” also means the configuration, size and dimensions of individual bare land condominium units and the setbacks of building locations from the boundaries of such units.

<sup>4</sup>**Stacked Town or Row Housing** means a Multi-attached Building which is constructed such that at least 1 dwelling unit is located totally or partially above another multi-attached dwelling unit.

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<sup>1</sup> 3357/Q-2016

<sup>2</sup> 3357/Q-2016

<sup>3</sup> 3357/H-2008

<sup>4</sup> 3357/I-2013

**Storey, first** means the floor of a building closest to grade at the front elevation and having its ceiling more than 1.7 m above grade.

**Street** means a registered street or public roadway and does not include a lane and walkway.

**Structure** means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground but not including pavements, curbs, walks or open air surfaced areas.

<sup>5</sup>**Supervised Consumption Services** means a location where, pursuant to an exemption granted for medical purposes by the federal government, a person may consume a controlled substance that was obtained in a manner not authorized under the Controlled Drugs and Substances Act in a supervised and controlled environment.

**Tandem Parking** means parking spaces laid out in such a way that one or more vehicles block another vehicle or vehicles from entering or exiting a parking space. Tandem parking is not the same as parallel parking.

**Temporary Building** means a building without any foundation below grade and includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter or greenhouse, but does not include an “Accessory Building”.

<sup>6</sup>**Temporary Care Facility** means a facility providing temporary living accommodation

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<sup>5</sup> 3357/II-2017

<sup>6</sup> 3357/C-2007

- (15) To assist in establishing a sustainable urban environment, internal private laneways are encouraged as part of the design to allow servicing, access to parking, as well as key pedestrian linkages.
- (16) Signage shall comply with the signage requirements of the Land Use Bylaw for the C1 District.
- (17) Illuminated signage mounted on buildings shall not be permitted, with the exception of a fuel sales site. Signage may be accentuated by lighting fixtures projecting light either back at the building or down towards the ground.
- (18) A 2.4m high solid opaque fence is required along the entire west property line.
- (19) Garbage collections shall be underground waste disposal system or equal. Garbage collection bins and waste disposal that is 100% above ground shall not be permitted.
- (20) The majority of the tree buffer along the northwest boundary be retained.
- (21) The location of fuel sales and accessory car wash are located adjacent to the arterial and collector roadways away from the single family residential to the west.

<sup>1</sup>(ee) On those sites listed below, a Supervised Consumption Services may be considered as a Discretionary Use with City Council as the designated Development Authority:

- (i) Lot 1, Block 7, Plan 8621676 (3942 50A Avenue)

## 2. Areas Specifically Exempted from a Particular Use

- (a) No new or used car lot or trailer sales establishment shall be permitted on any site situated on any of the following areas.

<b><u>Abutting</u></b>	<b><u>Between</u></b>	<b><u>And</u></b>
Ross Street	48 Avenue	51 Avenue
Gaetz Avenue	47 Street	53 Street
49 Avenue	Lane south of: 49 Street	Lane north of: 51 Street

- (b) On those sites in the Heritage Business Park, or portions thereof herein listed, the following uses will not be allowed:

- (i) a gaming or drinking establishment:

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<sup>1</sup> 3357/II-2017

- (1) Lot 3, Block 13, Plan 832-2275 (6290-67A Street)
- (2) Lot 6, Block 13, Plan 912-1753 (6284-67A Street)
- (3) Lot 8, Block 13, Plan 952-4412 (6264-67A Street)
- (4) Lot 7, Block 13, Plan 952-4124 (6104-67A Street)

- (c) <sup>1</sup>On Lot 174, Block 2, Plan 142 1595 (42 Timberstone Way) no uses of the R2 Residential (Medium Density) District shall be allowed except for “assisted living facilities” and “‘big house’ styled multiple family building up to three storeys”, both of which shall be discretionary uses on this parcel.
- (d) <sup>2</sup>On Lot 1, Block 7, Plan 952 0967 (2827-30 Avenue) the following uses shall not be allowed as either permitted or discretionary uses:
- (i) Liquor Store
  - (ii) Sale of Fuel
- (e) <sup>3</sup>On Lot 1, Block 2, Plan 932 1800 (2506 19 Street) the following uses shall not be allowed as either permitted or discretionary:
- (i) Dwelling units above the ground floor
  - (ii) Home music instructor/instruction
  - (iii) Home occupations which, in the opinion of the Development Office, will not generate traffic
  - (iv) Live work unit
  - (v) Multiple family building with a minimum density of 35 dwelling units/hectare
  - (vi) Multi-attached building with a minimum density of 35 dwelling units/hectare
  - (vii) Show Home or Raffle Home
  - (viii) Accessory building or use
  - (ix) Assisted living facility
  - (x) Commercial entertainment facility
  - (xi) Drinking establishment (adult entertainment prohibited)
  - (xii) Parking lot / parking structure
  - (xiii) Place of worship or assembly
  - (xiv) Public and quasi-public buildings
  - (xv) Outdoor display or sale of goods
  - (xvi) Restaurant with drive through
- (f) <sup>4</sup>On 4718-19 Street the following uses shall not be allowed as either permitted or discretionary uses:
- (i) Motor Vehicle Sales

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<sup>1</sup> 3357/V-2014

<sup>2</sup> 3357/T-2016

<sup>3</sup> 3357/HH-2016

<sup>4</sup> 3357/X-2017

and includes such facilities as overnight shelters, halfway houses, short term medical rehabilitation centres, detoxification centres, hospices and other similar uses.

**Temporary Home Stay Accommodations** means the sale of overnight accommodation in a dwelling in a residential district, with or without a breakfast meal, as provided for in section 4.7(12).

**Tourist** means a person on vacation away from that person's ordinary place of residence.

**Trailer** means any vehicle or conveyance equipped or designed to be equipped with wheels, whether self-propelled or not, which is used for or intended to be used as:

- (a) a dwelling or sleeping place for one or more persons and includes a holiday trailer and a recreational vehicle, but does not include a manufactured home, or
- (b) a vehicle to transport property, household goods, tools, equipment, supplies, off road vehicles or watercraft.

**Transportation, Communication or Utility Facility** means a facility for bus depots, trucking, taxi or courier firms, telephone, radio or television production or transmission, and water, sewer or electrical energy transmission, or railway right of way.

**Utilities** mean public utilities as defined in the Act, with the exception of waste management.

**Warehouse** means a building for the indoor storage of goods or merchandise but does

not include a building the principle use of which is the sale of goods.

**Yard** means the open space on the same site as a building and unoccupied by buildings or structures. In determining yard measurements the minimum horizontal distance from the respective boundary shall be used.

**Yard, Front** means that part of a site which extends across the full width of a site between the front boundary and the nearest wall or supporting member of a building.

**Yard, Rear** means that part of a site which extends across the full width of a site between the rear boundary and the nearest wall or supporting member of a principal building.

**Yard, Side** means that part of a site which extends from a front yard to the rear yard between the side boundary of a site and the nearest wall or supporting member of a principal building.

**<sup>1</sup>Xeriscaping** means a method of landscaping that uses plants that can survive dry periods on their own without reliance on watering, fertilizer or other maintenance.

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<sup>1</sup> 3357/H-2014