

Defined Uses

4 Place of Worship – Community

- (a) means a *use*:
 - (i) where people assemble for religious or spiritual purposes;
 - (ii) that may have rooms for the administrative functions of the *use*;
 - (iii) that may include the following as ancillary *uses*:
 - A. **Child Care Service and School – Private**, where located in a *building* that contains the assembly area;
 - B. **Assisted Living and Residential Care**, which are not subject to the maximum *density* set out in subsection (C); and
 - C. **Dwelling Units**, provided that the maximum *density* for **Dwelling Units** is 31 *units* per hectare;
 - (vi) that may have a food preparation area, *kitchen* and seating area available for the users of the *use*; and
 - (vii) that requires a minimum of 0.5 *bicycle parking stalls – class 1* per **Dwelling Unit** for *developments* that include more than 20 **Dwelling Units**.

Permitted Uses

- 5 The *permitted uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 6 The *discretionary uses* of the Industrial – Business (I-B) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District, with the addition of:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Dwelling Unit;**
- (d) **Food Kiosk;**
- (e) **Hospital;**
- (f) **Museum;**
- (g) **Performing Arts Centre;**
- (h) **Place of Worship – Community;**
- (i) **Residential Care;**
- (j) **School – Private;**
- (k) **School Authority – School;**
- (l) **Service Organization;**
- (m) **Social Organization;**
- (n) **Spectator Sports Facility; and**

(o) **Wind Energy Conversion System – Type 2.**

Bylaw 1P2007 District Rules

- 7 (1) Unless otherwise referenced in subsections (2) and (3), the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) For the additional **discretionary uses** in subsection 6(a) through (o) of this Direct Control District Bylaw, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.
- (3) Where **Child Care Service** is included as an ancillary **use** to **Place of Worship – Community**, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply to that **use**.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 1.0.
- (2) There is no maximum **floor area ratio** for the **discretionary uses** listed in subsection 6(a) through (o) of this Direct Control District Bylaw.

Building Height

- 9 The maximum **building height** is 24.0 metres.

Rules for Place of Worship – Community

10 For a **Place of Worship – Community**:

- (a) where **Assisted Living, Residential Care, or Dwelling Units** are included, those **uses** must comply with the rules for that **use** as provided in Bylaw 1P2007, or as provided in this Direct Control District Bylaw;
- (b) a minimum of 0.5 **bicycle parking stalls – class 2** per 100.0 square metres of **gross usable floor area** is required;
- (c) where **Assisted Living, Residential Care and Dwelling Units** are included on a **parcel**, the minimum required landscaped area must be 40.0 per cent of the area of the **parcel**;
- (d) the required **landscaped area** may be a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area**;
- (e) the maximum **hard surfaced landscaped area** is 30.0 per cent of the required **landscaped area**;
- (f) trees and shrubs must be planted in an overall minimum ratio of 1.0 trees and 2.0 shrubs per 45.0 square metres of required **landscaped area**; and
- (g) the minimum **motor vehicle parking stall** requirement for each **Dwelling Unit** is:

- (i) 1.25 stalls for resident parking when the *unit* has a **gross floor area** greater than 60.0 square metres;
- (ii) 1.0 stalls for resident parking when the *unit* has a **gross floor area** equal to or less than 60.0 square metres; and
- (iii) 0.15 **visitor parking stalls** per *unit*.

Rules for Residential Uses

- 11 **Dwelling Units, Assisted Living and Residential Care** may only be approved as ancillary **uses** to **Place of Worship – Community**.

Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 7 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.