

Land Uses by Zoning District

This list of land uses by zoning district is provided for information purposes only and does not form part of the Zoning Bylaw. This reference document is updated periodically. Please refer to Zoning Bylaw 2019-20 or contact a Development Officer for exact regulations and requirements.

Land uses are separated by permitted use and discretionary use, according to their respective districts. Discretionary uses require council approval and often have additional development standards to be followed.

Land Use	Permitted Use	Discretionary Use
Accessory Use	AR, CR1, CR2, CR3, R1, R2, R3, RMH, CS, SC, HPC, COM1, IND1, EHI, FD, DCD1, DCD2, DCD3, DCD4	
Agricultural Uses		
General Agriculture [excluding ILOs, Poultry Operations, Feedlots, Hatcheries, Mushroom Farms, Tree Nurseries & Cannabis]	AR, FD, DCD1, DCD2, DCD3, DCD4	
Existing Compatible Agricultural Use	CR1	
Agricultural Research Farm Research Station or Test Plot		AR, FD
Agricultural Tourism	AR, DCD1, DCD2, DCD3, DCD4	CR1
Apiary	DCD1, DCD2, DCD3, DCD4	
Feedlot		AR
Greenhouse	AR, CR1, CR2, CR3, DCD1, DCD2, DCD3, DCD4	
Hatchery		AR
Hobby Beekeeping	AR, CR1, CR2, CR3, R1, CS, DCD1, DCD2, DCD3, DCD4	
Intensive Livestock Operation [ILO]		AR, DCD3
Market Garden	AR, COM1, DCD1, DCD2, DCD3, DCD4	CR1, FD
Mushroom Farm		AR, DCD1, DCD2, DCD3, DCD4
Tree /Garden Nursery	COM1	AR, CR1, FD, DCD1, DCD2, DCD3, DCD4
Cultural and Recreational Uses		
Art, Music, Dance or Yoga Studio	CS, SC, COM1	
Artist Studio		CR1, CR2, CR3, R1, R2, R3
Auto Race Track		CS

Campground		AR, DCD1, DCD2, DCD3, DCD4
Catering or Banquet Facility		SC, HPC
Commercial Recreation Facility [Indoors]	CS, SC, HPC, COM1, IND1	
Commercial Recreation [Outdoors]	CS, SC, HPC, COM1, IND1, FD, DCD1, DCD2, DCD3, DCD4	AR
Cultural Centre	CS	
Equestrian Facility [Riding Stable]		AR, COM1, DCD1, DCD2, DCD3, DCD4
Fairground	SC, HPC	AR
Golf Course		CS, COM1, FD
Historical or Archaeological Site	AR, FD, DCD1, DCD2, DCD3, DCD4	
Horse Race Track		CS
Library	CS, SC	
Museum, Interpretive Centre or Gallery	CS, SC, COM1	HPC
Off-Leash Dog Park	COM1, IND1, FD	AR, CS, DCD1, DCD2, DCD3, DCD4
Open Space or Passive Recreation Area	AR, CR1, CR2, CR3, R1, R2, R3, RMH, CS, SC, HPC, COM1, FD, DCD1, DCD2, DCD3, DCD4	
Pedestrian Trail or Pathway	AR, CR1, CR2, CR3, R1, R2, R3, RMH, CS, SC, HPC, COM1, IND1, FD, DCD1, DCD2, DCD3, DCD4	
Playground	CR2, CR3, R1, R2, R3, RMH, SC	
Public Recreation Facility [Indoors]	CS	AR, FD, AR, DCD1, DCD2, DCD3, DCD4
Public Recreation [Outdoors]	CR2, CR3, R1, R2, R3, RMH, CS, FD, DCD1, DCD2, DCD3, DCD4	
Riding Hall [Private]		AR, CR1, DCD1, DCD2, DCD3, DCD4
Scenic Lookout or Rest Stop	CS	
Social/Service Club	CS	
Sports Field	CR2, CR3, R1, R2, R3, RMH, SC, FD, DCD1, DCD2, DCD3, DCD4	
Swimming Pool	AR, CR1, CR2, CR3, R1, R2, R3, RMH, CS, HPC, DCD1, DCD2, DCD3, DCD4	
Tourist Facility	CS, SC	AR

Dwelling Uses

Apartment Building (<4 storeys)		R2, R3
Dwelling Unit Accessory to an Established Permitted Use		SC, EHI
Farm Worker Dwelling		AR
Garage Suite		AR, CR1, CR2, CR3, DCD1, DCD2, DCD3, DCD4

Modular or Manufactured Home	AR, CR1, CR2, CR3, RMH, DCD1, DCD2, DCD3, DCD4	
RTM Dwelling	AR, CR1, CR2, CR3, R1, R2, R3, DCD1, DCD2, DCD3, DCD4	
Secondary Suite (in a Single-Detached Dwelling)		AR, CR1, CR2, CR3, R1, R3, DCD1, DCD2, DCD3, DCD4
Semi-Detached Dwelling, Duplex, Triplex, Fourplex or Townhouse	R3	R2
Single-Detached Dwelling	AR, CR1, CR2, CR3, R1, R2, R3, DCD1, DCD2, DCD3, DCD4	

Industrial & Manufacturing Uses

Aggregate Storage, Handling & Processing	EHI, IND1	AR, DCD1, DCD2, DCD3, DCD4
Agricultural Building Assembly	IND1	HPC
Agricultural Industry	IND1, EHI	AR, HPC, COM1
Asphalt Plant		AR, EHI
Concrete Plant	EHI	IND1
Construction/Industrial Trade Yard & Plant	IND1, EHI	
Distillery / Brewery	IND1	HPC, COM1
Ethanol Plant		IND1, EHI
Gas Manufacturing, Bulk Storage and Filling		IND1, EHI
General Industry Type I	IND1	COM1
General Industry Type II	IND1, EHI	COM1
General Industry Type III		IND1
Licensed Cannabis Production Facility		AR, IND1
Meat Processing Plant / Abattoir		IND1
Oilfield Supply & Service	IND1, EHI	HPC
RTM & Manufactured Home Manufacturing	IND1	HPC
Salvage Yard / Auto Wrecker	EHI	IND1
Sawmill	EHI	IND1
Welding / Machine Shop	IND1	AR, HPC, DCD1, DCD2, DCD3, DCD4

Institutional Uses

Cemetery		AR, CS, DCD1, DCD2, DCD3, DCD4
Community Facility	CS, SC	RMH, HPC, COM1
Community Garden	R1, R2, R3, RMH, CS	
Crematorium		AR, HPC, COM1, IND1
Day Care Facility	CS, SC	R1, R2, R3, RMH, HPC, COM1

Emergency Services Facility	CS, SC, HPC, COM1	
Funeral Parlour (no crematorium)	CS	SC, COM1
Mausoleum	AR	
Municipal Office	CS	
Place of Worship	CS	SC, HPC, COM1
Post Office	CS, SC, HPC, COM1, IND1	
Residential Care Home (Small)	CS	CR2, CR3, R1, R2, R3
Residential Care Home (Large)	CS	R2, R3
Residential Day Care		CR1, CR2, CR3, R1, R2, R3, RMH
School (Private)	CS	CR1
School (Public)	CS	
Wildlife or Conservation Management Area	AR, CR1, CR2, CR3, CS, COM1, IND1, FD, DCD1, DCD2, DCD3, DCD4	

Office Uses

Office or Office Building	SC, HPC, COM1, IND1	
Business Support Services	SC, HPC, COM1	
Financial Institution	SC, HPC, COM1	
Health Facility	CS, SC, HPC, COM1	
Home Office	AR, CR1, CR2, CR3, R1, R2, R3, RMH	
Industrial Contractor's Office / Workshop	HPC, EHI	

Resource Uses

Aggregate Extraction	EHI	AR, DCD1, DCD2, DCD3, DCD4
Clean Fill Operation & Storage Site	EHI	AR, IND1
Deforestation Activity / Operation		EHI
Mineral Extraction Operation		AR
Mineral Resource Exploration	AR, EHI	
Petroleum Extraction Development	AR, EHI	
Potash Mining Operation	EHI	
Work Camp		AR, EHI

Retail Uses

Agricultural Commercial	HPC, COM1, IND1	AR
Auction Mart	IND1	HPC, COM1
Cannabis Retail Outlet		SC, HPC, COM1, IND1
Commercial Cardlock Operation	HPC, IND1	
Commercial, Large Scale	HPC, COM1, IND1	SC
Commercial, Small Scale	SC, HPC, COM1	
Convenience Store	SC, COM1	RMH

Farm/Industrial Implement & Vehicle Sales, Service and Storage	IND1	
Farmer's Market	SC, HPC, COM1	AR
Greenhouse (Commercial)	SC, HPC, COM1, IND1	AR, CR1, FD
Licensed Premise for the Sale or Consumption of Alcoholic Beverages	SC, HPC	
Lumber & Building Supply Establishment	HPC, IND1	
Multi-Unit Commercial	SC, HPC	
RTM & Manufactured Home Sale	IND1	HPC
Sale, Rental, Leasing and Associated-Servicing of Motor Vehicles	HPC, IND1	
Sale/Storage of Fireworks	IND1	SC, HPC, COM1

Service Uses

Bed & Breakfast		AR, CR1, CR2, CR3, R1, R2, R3, DCD1, DCD2, DCD3, DCD4
Boarding Kennel		AR, CR1, SC, HPC, COM1, DCD1, DCD2, DCD3, DCD4
Breeding Kennel		AR, DCD1, DCD2, DCD3, DCD4
Educational Support Facility	CS, SC, COM1	
Home Based Business, Major		AR, CR1, CR2, CR3, R1, R2, R3, RMH, DCD1, DCD2, DCD3, DCD4
Home Based Business, Minor	AR, CR1, CR2, CR3, R1, R2, R3, RMH	DCD1, DCD2, DCD3, DCD4
Home Based Business, Rural		AR, CR1, CR2, DCD1, DCD2, DCD3, DCD4
Hotel/Motel	HPC, COM1	
Landscaping Establishment	IND1	AR, COM1, DCD1, DCD2, DCD3, DCD4
Laundry Facility		RMH
Personal Service Trade / Health Club	SC, HPC, COM1	
Pet Grooming Service	SC, HPC, COM1, IND1	
Photography Studio	SC, COM1	
Research Laboratory	SC, HPC	
Restaurant	SC, HPC, COM1, IND1	
Service Station, Car Wash and/or Gas Bar	HPC, COM1, IND1	
Truck Wash Facility		COM1, IND1
Vehicle Repair, Large Scale	IND1	HPC, COM1
Vehicle Repair, Small Scale	SC, HPC, COM1, IND1	
Veterinary Clinic, Type I	CS, SC, HPC, COM1, IND1	AR, CR1

Veterinary Clinic, Type II		AR, CR1, CS, SC, HPC, COM1, IND1
Storage & Wholesale Uses		
Bulk Petroleum Sale & Storage	EHI	IND1
Commercial Indoor Storage Facility	HPC, COM1, IND1	
Equipment & Vehicle Storage	EHI	
Hazardous Substance Storage		IND1, EHI
Industrial Contractor's Storage Yard	EHI	HPC
Semi-Trailer & Container Parking/Storage	HPC, COM1, IND1	
Stockyard		AR, HPC, COM1, IND1
Storage of Recreational Vehicles		AR, CR1, HPC, COM1, IND1, DCD1, DCD2, DCD3, DCD4
Warehousing, Storage & Wholesale Vending Activity	COM1, IND1	SC, HPC
Transportation Uses		
Helicopter Aerial Landing Pad		IND1
Private Airstrip	AR, FD	
Railway Freight Yard	EHI	
Trucking Firm Establishment	IND1	COM1
Utility & Communication Uses		
Commercial Telecommunication Facility or Tower	CS, COM1, HPC, IND1	AR, CR1, FD, DCD1, DCD2, DCD3, DCD4
Private Telecommunication Tower	AR, CR1	
Public Utility	AR, CR1, CR2, CR3, R1, R2, R3, RMH, CS, SC, HPC, COM1, IND1, EHI, FD, DCD1, DCD2, DCD3, DCD4	
Public Works	IND1, EHI	
Recycling & Collection Depot [Commercial]	HPC, COM1, IND1	
Solar Energy System [Commercial]	IND1	AR, HPC, COM1, DCD1, DCD2, DCD3, DCD4
Solar Energy System [Private]	AR, CR1, CR2, CR3, R1, R2, R3, RMH, SC, HPC, COM1, IND1, DCD1, DCD2, DCD3, DCD4	
Transformer Station	EHI	IND1
Waste Disposal Facility		AR, IND1, EHI
Wind Energy System [Commercial]		AR, EHI
Wind Energy System [Private]		AR, CR1, CR2, COM1, IND1, DCD1, DCD2, DCD3, DCD4