

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 |

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|---|---|---|
| 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 |

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| 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

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|---|-----------|---------------------------------|
| Aggregate Storage, Handling & Processing | EH1, IND1 | AR, DCD1, DCD2, DCD3, DCD4 |
| Agricultural Building Assembly | IND1 | HPC |
| Agricultural Industry | IND1, EH1 | AR, HPC, COM1 |
| Asphalt Plant | | AR, EH1 |
| Concrete Plant | EH1 | IND1 |
| Construction/Industrial Trade Yard & Plant | IND1, EH1 | |
| Distillery / Brewery | IND1 | HPC, COM1 |
| Ethanol Plant | | IND1, EH1 |
| Gas Manufacturing, Bulk Storage and Filling | | IND1, EH1 |
| General Industry Type I | IND1 | COM1 |
| General Industry Type II | IND1, EH1 | COM1 |
| General Industry Type III | | IND1 |
| Licensed Cannabis Production Facility | | AR, IND1 |
| Meat Processing Plant / Abattoir | | IND1 |
| Oilfield Supply & Service | IND1, EH1 | HPC |
| RTM & Manufactured Home Manufacturing | IND1 | HPC |
| Salvage Yard / Auto Wrecker | EH1 | IND1 |
| Sawmill | EH1 | IND1 |
| Welding / Machine Shop | IND1 | AR, HPC, DCD1, DCD2, DCD3, DCD4 |

Institutional Uses

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|--------------------|---------------------|--------------------------------|
| 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 |

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|---|---|--------------------------------|
| 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 |
| Hydrovac Waste Disposal Facility | | AR, 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 |

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| 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 |

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| 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 Telcommunication Facility or Tower | CS, COM1, HPC, IND1 | AR, CR1, FD, DCD1, DCD2, DCD3, DCD4 |
| Private Telcommunication 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 |