

# Schedule of Uses Policy

## TOWN OF IRRICANA

This policy is to authorize the Permitted and Discretionary Land Uses, within each of the Districts described in the Land Use Bylaw, and the Land Use Map contained within.

### Residential Single Detached District (R-1)

#### PERMITTED USES

- Accessory Buildings
- Dwellings, Single-Detached
- Utilities

#### DISCRETIONARY USES

- Bed and Breakfast Accommodation
- Day Care Facility
- Dwellings, Semi-Detached
- Dwellings, Duplex
- Group Care Facility
- Home Occupation
- Modular Home
- Nursery School
- Secondary Suite Senior Citizen Accommodation
- Sign (advertising, directional, identification)
- Swimming Pools, Private
- Urban Livestock

### Residential Two Dwelling Restricted District (R-2)

#### PERMITTED USES

- Accessory Buildings
- Dwellings, Duplex
- Dwellings, Semi-Detached
- Dwellings, Single-Detached
- Utilities

#### DISCRETIONARY USES

- Bed and Breakfast Accommodation
- Day Care Facility
- Group Care Facility
- Home Occupation
- Manufactured Home
- Modular Home
- Nursery School
- Secondary Suite
- Senior Citizen Accommodation
- Sign (advertising, directional, identification)
- Swimming Pools, Private
- Urban Livestock

## **Residential Multi-Unit District (R-MU)**

### **PERMITTED USES**

- Accessory Buildings
- Dwelling, Multi Unit
- Public and Quasi-Public Uses and Buildings
- Utilities

### **DISCRETIONARY USES**

- Day Care Facility
- Dwellings, Duplex
- Extended Medical Treatment Facility
- Home Occupation
- Nursery School
- Senior Citizen Accommodation

## **Residential Mixed District (R-M)**

### **PERMITTED USES**

- Dwellings, Single-Detached
- Dwellings, Duplex
- Dwellings, Semi-Detached

### **DISCRETIONARY USES**

- Accessory Buildings
- Bed and Breakfast Accommodation
- Day Care Facility
- Dwelling, Multi Unit
- Group Care Facility
- Home Occupations
- Lodging Home
- Modular Homes
- Senior Citizens Accommodation
- Seniors Cottage Development
- Signs (advertising, directional, identification)
- Swimming Pools, Private

## **Residential- Manufactured Home District (R-MH)**

### **PERMITTED USES**

- Accessory Buildings and Uses                      Municipal Reserve

### **DISCRETIONARY USES**

- Manufactured or Modular Home (not more than (20) years old)
- Day Care Facility
- Dwellings, Single-Detached
- Group Care Facility
- Home Occupation
- Swimming Pools, Private

## **Central Business District (CBD)**

### **PERMITTED USES**

- Alternative Health Care Services
- Business Support Service
- Community Buildings and Facilities
- Equipment Rental and/or Sales (Light)
- Financial Institution

- Fitness Centre
- Health Services
- Municipal Reserve
- Personal Service Business



- Pet Care Service
- Professional Offices and Office Support Services
- Public Parks
- Recreation Facility
- Restaurant- Food Service Only
- Restaurant- Licensed
- Retail Sales
- Service Station
- Signs (advertising, directional, identification)
- Veterinary Clinic

**DISCRETIONARY USES**

- |  |  |
|--|--|
| Autobody & Paint Shop                        | • Farmers' Market                                      |
| Automotive and Equipment Repair Shop         | • Funeral Services                                     |
| Automotive and/or Recreational Sales/Rentals | • Gas Bar  |
| Bus Depot                                    | • Hotel/Motel  |
| Community Garden                             | • Liquor Store   |
| Custom Manufacturing                         | • Parking Lot  |
|  | • Public and Quasi-Public Buildings, Installations and |

Establishments

Daycare Facility

Drive Through Restaurant

Dwelling, Multi Unit

Facilities

- Shopping Centre
- Theatre

## **Neighbourhood Commercial District (C-N)**

### **PERMITTED USES**

- Child Care Service
- Eating and Drinking Establishments
- Financial Institution
- Health Services
- Mixed Use Building
- Personal Service Business
- Professional Offices and Office
- Support Service
- Public and Quasi-Public Uses and Buildings
- Restaurant- Food Service Only
- Restaurant- Licensed
- Retail Sales
- Signs

### **DISCRETIONARY USES**

- Accessory Uses
- Custom Manufacturing Establishments
- Drive Through Restaurant
- Gas Bar
- Liquor Store
- Pet Care Service
- Private Club
- Veterinary Clinic

- Government Services
- Custom  
Manufacturing  
Establishment

## **Highway Commercial District (C-H)**

### **PERMITTED USES**

- |  |                                      |
|--|--------------------------------------|
| • Auctioneering Establishment                        | • Hotel/Motel                        |
| • Autobody & Paint Shop                              | • Nursery                            |
| • Automotive and Equipment<br>Repair/Service Shop    | Professional Offices and<br>• Office |
| • Automotive and Recreation<br>Vehicle Sales/Rentals | Support Services                     |
| • Bottle Depot                                       | Public and Quasi-Public<br>• Uses    |
| • Contractor Services, Limited                       | and Facilities                       |
| • Custom Manufacturing<br>Establishments             | • Public Utilities                   |
| • Drive Through Restaurant                           | Restaurant- Food Service<br>• Only   |
| • Gas Bar  | • Restaurant- Licensed               |
| • Health Services                                    | • Retail Sale                        |
|  | • Shopping Centers                   |
|  | • Signs                              |
|  | • Theatre                            |

### **DISCRETIONARY USES**

- |                            |                                |
|----------------------------|--------------------------------|
| • Accessory Uses           | • Outside Storage              |
| • Auto Body and Paint Shop | Personal Service<br>• Business |
| • Campground               | • Private Clubs                |

- Dwelling, Caretaker Unit
- Equipment and Storage Yard
- Financial Institution
- Funeral Services
- Mini or Self Storage

- Private Recreational Vehicle Storage
- Service Station
- Signs, Billboards
- Veterinary Hospital

- Adult Entertainment

## **Light Industrial District (I-L)**

### **PERMITTED USES**

- Accessory Buildings
- Alternative Health Care Services
- Amusement Centre
- Autobody & Paint Shop
- Automotive and Equipment Repair Shop
- Automotive and/or Recreational Sales/Rentals
- Bottle Depot
- Bus Depot
- Business Support Service
- Custom Manufacturing Establishments
- Equipment Rental and/or Sales
- Food and Beverage Production
- Funeral Services
- Garden Centre
- General Industrial Uses, Minor Impact
- Health Services
- Outside storage
- Personal Service Business
- Pet Care Service
- Professional Offices and Office Support Services
- Public and Quasi-Public Buildings, Installations and Facilities
- Recycling Depot
- Retail Sales
- Signs (advertising, directional, identification)
- Storage and Distribution Centre
- Storage Facility
- Storage Yard
- Veterinary Hospital
- Warehousing



## **DISCRETIONARY USES**

- Auctioneering Establishment
- Communication Tower
- Community Buildings and Facilities
- Daycare Facility
- Drive-Through Food Service
- Dwelling, Caretaker
- Farmers' Market
- Heavy Vehicle and Equipment Sales/Rentals
- Parking Lot
- Private Clubs, Recreational Centres, Lodges and Fraternal Orders
- Private Recreational Vehicle Storage
- Public Utility
- Recreational Facility
- Restaurant- Food Service Only
- Service Stations
- Theatre

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- Adult Entertainment Establishment
  - Hotel / Motel
  - Medical Marijuana Production

- Automotive Salvage Yard Facility
- Bulk fuel and chemical storage Natural Resources
- General Industrial Uses, Major Impact • Extraction
- Religious Institution

## **Public Park, School and Recreation District (PSR)**

### **PERMITTED USES**

- Amphitheatre
- Campground
- Community Gardens
- Farmers' Market
- Golf Course
- Municipal Reserve
- Public Parks
- Recreational Facilities
- Schools
- Signs (advertising, directional, identification)

### **DISCRETIONARY USES**

- Accessory Buildings or Uses
- Public and Quasi-Public Buildings Installations and Facilities
- Religious Institution

## **Urban Reserve District (UR)**

### **PERMITTED USES**

- Accessory Buildings or Use
- Existing Agriculture, Commercial
- Local Livestock Operation
- Parks
- Playgrounds
- Municipal Reserve Parcels

## **DISCRETIONARY USES**

- Existing Dwelling, Single-Detached
- Existing Uses may be allowed to expand and/or rebuild
- Golf Course
- Driving Ranges
- Public and Quasi-Public Buildings, Installations and Facilities

## **Direct Control Districts (DC)**

### **PERMITTED USES**

As per council decision.