

# **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 Establishments          | • Parking Lot  |
|  | • Public and Quasi-Public Buildings, Installations and |

## Facilities

Daycare Facility

Drive Through Restaurant

Dwelling, Multi Unit

- 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
- Government Services
- Liquor Store
- Pet Care Service
- Private Club
- Veterinary Clinic

- Custom  
Manufacturing  
Establishment

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

### **PERMITTED USES**

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

### **DISCRETIONARY USES**

- Accessory Uses
- Auto Body and Paint Shop
- Campground
- Dwelling, Caretaker Unit
- Outside Storage
- Personal Service  
Business
- Private Clubs
- Private Recreational  
Vehicle

- Equipment and Storage Yard
- Financial Institution
- Funeral Services
- Mini or Self Storage

#### 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.