

Section 11: Contract Zoning District

11.1 Purpose

The purpose of the C – Contract Zoning District is to accommodate the development of land that, due to unique characteristics or development circumstances, requires special consideration in order to ensure any development utilizing this zoning district are compatible with the applicable zoning regulations, and the nature of any adjacent land uses.

11.2 General Regulations

1. Contract zoning shall not be considered on or for a part of a site, building or structure, based on the leasehold interest of a lessee, at or on which the site, building or structure is located.
2. A contract zone shall only be considered in the following situations:
 - a) For excessively small or irregularly shaped lots;
 - b) For lots where development is restricted by significant physical barriers such as water courses, slopes, roadways or railways;
 - c) For infill sites in higher density residential or mixed use areas; or
 - d) For sites accommodating a unique development opportunity.
3. The application and review process for a proposed contract zoning district shall be in accordance with Section 3.5 and Section 3.16 of this Bylaw. A proposed timeframe for establishment, operation, and closure or removal of the proposed development shall be submitted with the application.
4. The appropriate zoning district and use shall be determined by the Development Officer based on the proposal, and the regulations contained within that zoning district shall be at the discretion of the Approving Authority.
5. Public notice shall be issued prior to considering the establishment, amendment or cancellation of a Contract Zoning Agreement, in accordance with the Public Notice Bylaw.
6. The agreement shall be registered as an interest on the Title of the subject parcel, and the agreement shall bind the owners, their heirs, executors, administrators, or any future party subject to the agreement.
7. Upon registering the agreement on Title, the land shall only be used as set out in the agreement.

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8. The interest shall only be discharged upon cancelation or expiry of the agreement.

11.3 Contract Zoning Agreement Requirements

In addition to the regulations contained in Section 11.2 of this Bylaw, the following may be required and included in the Contract Zoning Agreement:

1. All conditions imposed by the Approving Authority in order to ensure the agreement is administered and adhered to as intended;
2. A performance bond may be required prior to entering into an agreement to ensure that the site is utilized and subsequently decommissioned as set out in the agreement; and
3. That the agreement may be amended or canceled as follows:
 - a) By the Approving Authority if the land or buildings are used contrary to the established terms and conditions, or if the development fails to meet the timelines or limits prescribed; or
 - b) By the applicant upon the review and approval of the Approving Authority.

11.4 Reference

The use of the symbol “C” on the Zoning Map shall indicate a property which has been rezoned as a result of a Contract Zoning Agreement.

11.5 List of Contract Zoning Agreements

The following is a list of current approved Contract Zoning Agreements, and during their currency, shall be maintained in the register of the City Clerk:

1. Bylaw No. 26 of 2009 – Automotive Sales/Service
Civically known as 588 8th Street East, legally described as Lots 27 to 29, Block 8, Plan B400.
(Expires October 1, 2024)
2. Bylaw No. 10 of 2011 – Retail Sales of Building Supplies, Landscaping and Agriculture Supplies, Commercial/Industrial Supplies or Products, Storing and Wholesale Distribution of Liquid Fertilizer Products
Civically known as 275 38th Street East, legally described as Lot 7, Block D, Plan 80PA11701.
(Expires May 1, 2021 – renewed to May 1, 2031)

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3. Bylaw No. 23 of 2011 – Storage Containers and Continued Operation of Multiple Permitted Uses within the Principal Building
Civically known 139 17th Street West, legally described Lots 50 and 51, Block 15, Plan 99PA23055.
(Expires May 1, 2021 – renewed to May 1, 2026)
4. Bylaw No. 3 of 2012 – Manufacturing Concrete and Asphalt, Excavation Services, Storage of Sand and Gravel, and other Associated Operations
Civically known as 2403 17th Avenue West, legally described as Parcel 3, Plan CD214.
(Expires April 31, 2022 – renewed to April 30, 2027)
5. Bylaw No. 8 of 2012 – Indoor/Outdoor Storage and Construction of Dwelling Unit within Principal Building
Civically known as 333 15th Street NW, legally described as Parcels L and M, Plan BQ719, excepting the most westerly 3.048 metres in perpendicular width throughout Parcel L.
(Expires April 31, 2022 – renewed to April 30, 2027)
6. Bylaw No. 11 of 2012 – Office, Limited Agricultural Use and/or Indoor/Outdoor Storage
Civically known as 1800 Riverside Drive, legally described as LSD 5-SEC 7-TWP 49-RGE 26-W2M Ext. 8.
(Expires April 30, 2022 – renewed to April 30, 2027)
7. Bylaw No. 5 of 2015 – Accessory Buildings (Shipping Containers)
Civically known as 1100 15th Street East, legally described as Parcel B, Plan 83PA15238.
(Expires January 1, 2025)
8. Bylaw No. 25 of 2025 – Shelter
Civically known as 650 Exhibition Drive, legally described as a portion of Parcel A, Plan BZ4785 Ext. 0

(16 of 2020, s.1cccc. & 1dddd.; 25 of 2025)