

Section 125 C-1 Retail Commercial

(1) General Purpose of District

This land use district is generally intended to provide for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas in Town. A high density residential component is allowed for in the areas to which this land use district is applied in the form of mixed residential-commercial development as well as stand-alone high density residential development, the latter preferably located outside the core of the retail commercial office use area.

(2) Listed Uses

Permitted Uses

Bakery
Dry cleaning establishment
Hotel
(Bylaw 2263)
Major eating or drinking establishment
Medical clinic
Minor eating or drinking establishment
Motel (Bylaw 2263)
Park
Parking facility
Personal service establishment
Professional, financial, office and business support service
Retail establishment
Sign, except billboard
Theatre or cinema

Discretionary Uses

Accessory building
Amusement arcade
Cannabis counselling business
(Bylaw 2225)
Cannabis store (Bylaw 2225)
Commercial school (excluding a school using heavy and industrial vehicles)
Day care facility
Excavation, stripping, or grading
(Bylaw 2270)
Family care facility
Funeral home/chapel
Gas bar, service station or car wash establishment
Group care facility
Hardware and home improvement centre
Home day care
Indoor recreational establishment
Multi-family dwelling
Private club or lodge

Public or quasi-public use
Public utility building
Public utility
Recycling depot (Bylaw 2260)
Repair service establishment.
(excluding automotive and other
motorized vehicle repairs)
Residential dwelling unit(s) above
street level
Second hand store
Single family dwelling or modular
home, in existence at the time of the
passage of this Bylaw
Small animal veterinary clinic
Surveillance suite
Temporary minor automotive sales
(only on an existing lot vacant at the
time of the passing of this Bylaw)
Those uses which in the opinion of
the Development Authority are
similar to the permitted or
discretionary uses, and which
conform to the general purpose and
intent of this land use district.

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

- (a) Width:
Shall be no less than 4.5m.
- (b) Depth:
Shall be no less than 30.0m.
- (c) Area:
Shall be the product of the minimum parcel width and depth.

(4) Parcel Coverage

- (a) Unless parcel coverage is specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw for the uses prescribed in this land use district, 90% parcel coverage will be allowed, with the remaining 10% to be used for landscaping, except on parcels facing 50th Street where 100% parcel coverage is permissible.
- (b) Developing to maximum parcel coverage, as prescribed in Section 125(4)(a), will depend on provision being made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority in accordance with the pertinent policies and regulations of the Municipal Development Plan and this Bylaw.

(5) Minimum Floor Area

The minimum floor area for a dwelling unit shall be:

- (a) In the case of apartment buildings and vertical or stacked town housing, not less than 50.0m² for a bachelor unit and an additional 11.0m² for each bedroom in the unit included thereafter.
- (b) In the case of horizontal town housing or row housing, not less than 72.0m² for a one bedroom unit and an additional 11.0m² per unit for each additional bedroom in the unit thereafter.

(6) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Front Yard:

No front yard shall be required except as specified under Section 48 of this Bylaw.

(b) Side Yard and Rear Yard:

- i) No side yard or rear yard shall be required.
- ii) Notwithstanding Section 125(6)(b)(i), and in addition to the provisions of Parts VI and VII of this Bylaw, side yard and rear yard setbacks immediately adjacent to a residential land use district shall be 3.0m or one-half the height of the building, to a maximum of 6.0m, whichever is the greater distance.

(7) Building Height

No building shall exceed four (4) storeys above average grade.

(8) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.