

Commercial and Industrial Land Use Districts

9.1. Application

Sections 9.2 through 9.11 shall apply to all commercial and industrial districts, and to the Direct Control Districts of DCMU and DCNUV under this Bylaw. **(BL38/2011)**

9.2. Accessory Buildings

Accessory building setbacks and heights of accessory buildings or structures shall be determined by the Development Officer.

9.3. Animal Service and Pet Shops

A development permit for an animal service use shall only be issued where the design of the facility ensures that any adjoining property would not be affected by noise or odour associated with the development.

9.4. Automotive and Recreation Vehicle Sales and Services

In a commercial district, any automotive or recreation vehicle sales and service development must

- (a) include a building, fixed to a permanent foundation, with a gross floor area of at least 10% of the site area;
- (b) have exclusive use of an outdoor display area of at least 200 sq. m;
- (c) ensure that all outdoor display areas are paved, curbed, drained and landscaped; and
- (d) pave and screen all outdoor storage areas for vehicles that are awaiting servicing or repair to the satisfaction of the Development Officer.

9.5. Drive-Through Business

- (1) A drive-through business must be located:
 - (a) at the intersection of two or more public roadways, not including a lane;
 - (b) between intersections, if there is an adjoining service road or a centre dividing strip on the adjacent public roadway;
 - (c) adjacent to a roadway interchange; or
 - (d) in a shopping centre where, in the opinion of the Development Officer, the traffic associated with the drive-through, combined with other traffic, will not adversely affect public roadways or the internal traffic circulation for the shopping centre.
- (2) The minimum site area is:
 - (a) 930 sq. m for a drive-in restaurant or drive-through restaurant;

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- (b) 1200 sq. m for a drive-through automotive service or automotive specialty;
 - (c) 360 sq. m for a gas bar with up to 3 gas pumps, plus 65 sq. m per additional gas pump;
 - (d) 1000 sq. m for a drive-through financial institution;
 - (e) 1175 sq. m for a car wash; and
 - (f) to be determined by the Development Officer for all other drive-through businesses taking into account the site constraints and nature of the business.
- (3) Where 2 or more drive-through uses listed under (2) are part of a multiple use development, the minimum site area shall be the sum of the minimum site areas for each use listed under (2), unless the Development Officer determines that the minimum site area may be further reduced based on a technical analysis of traffic patterns on the site.
- (4) The minimum building setback is:
- (a) 9.5 m from any property line or boundary of the site to any part of the principal building used for the drive-through;
 - (b) 6 m from any property line or boundary of the site and any on-site parking areas to all pump islands;
 - (c) 3 m from any property line or boundary of the site to canopies over pump islands or drive-through aisles;
 - (d) for a drive-through business adjacent to a residential development or district
 - (i) 10 m from the nearest residential property line;
 - (ii) 25 m from the nearest residential property line in the case of a drive-through business using an outdoor speaker system or a car wash; or
 - (iii) such greater distance as required by the Development Officer to buffer the residential development or district from noise, traffic or other impacts of the drive-through business.
- (5) Queuing space and traffic circulation shall be provided in accordance with the following:
- (a) a drive-through business with a drive-up service window must provide a minimum of 3 in-bound and 1 out-bound queuing spaces per service window;
 - (b) a drive-through automotive service or automotive specialty must provide a minimum of 4 in-bound and 1 out-bound queuing spaces per service bay;

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- (c) a full service car wash must provide a minimum of 8 in-bound and 2 out-bound queuing spaces;
 - (d) queuing spaces must be a minimum of 6 m long and 3 m wide;
 - (e) queuing spaces must allow for vehicle turning and maneuvering; and
 - (f) pump islands must be located to allow a minimum 6 m wide through traffic lane.
- (6) With the exception of a drive-through restaurant, a queuing space does not include any space occupied by a motor vehicle during the provision of service.
- (7) In addition to any other landscaping requirements under this Bylaw:
- (a) a berm, fence or wall at least 1 m high shall be erected and maintained around the perimeter of a drive-through business, unless the business is located within a shopping centre or where, in the opinion of the Development Officer, a berm, fence or wall is not required; and
 - (b) a berm, of a height to be determined by the Development Officer taking site conditions into account, and a fence or wall, of at least 1 m in height and located on top of or along side the berm, shall be erected and maintained to separate the drive-through business from any adjacent residential use or district.

9.6. Interface with Adjacent Residential

Where a proposed commercial or industrial use will be located on a site adjacent to a residential use or district, a Development Officer may require mitigation of potential development impacts on the residential uses including:

- (a) provision of noise attenuation walls;
- (b) increased landscaping, including a landscape buffer;
- (c) relocation of parking areas, walkways, business entrances, or other high activity areas away from residential property lines;
- (d) screening or relocating on-site lighting to avoid spillage onto residential properties;
- (e) restricting the location of outdoor speakers; and
- (f) changing the proposed structure to mitigate noise, light, or glare impacts.

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9.7. Outdoor Display

An area used for outdoor display must:

- (a) be paved or otherwise surfaced and landscaped in a manner consistent with other landscaped lots in the vicinity;
- (b) provide additional access, parking, screening and lighting as necessary to accommodate the outdoor display; and
- (c) provide adequate drainage to the satisfaction of the Development Officer.

9.8. Outdoor Storage

In addition to the requirements of Section 6.17, outdoor storage must be screened to the satisfaction of the Development Officer taking into consideration the adjacent land use or district. **(BL38/2011)**

9.9. Pedestrian Walkway Access

- (1) In a commercial district, all developments must provide on-site exterior pedestrian walkways which:
 - (a) connect on-site uses to each other and to the public right-of-way adjoining the development in a safe and convenient manner; and
 - (b) coordinate with alignments and access points to other existing or planned pedestrian walkways on adjacent sites.
- (2) Pedestrian walkways must be raised a minimum of 150 mm from the roadway surface, except where they cross on-site roadways or parking lots.
- (3) Pedestrian walkways must include landscaping improvements or fixtures to separate users from adjoining on-site roadways and public roadways.

9.10. Roof-Top Mechanical Equipment

- (a) The location of roof-top mechanical equipment, exhaust fans and other potential sources of noise and smells must be oriented to reduce adverse effects on surrounding properties and communal amenity areas.
- (b) All mechanical equipment on the roof of any building must be visually and acoustically screened or incorporated in the building roof.

9.11. Satellite Dishes and Radio Antennas

Subject to the requirements of the Canadian Radio-television and Telecommunications Commission, a satellite dish antenna or radio antenna may be allowed at the discretion of the Development Officer subject to the following:

- (a) in the MC, DCMU and BW districts only 1 adequately screened satellite dish antenna may be located on a roof; **(BL42/2005)**

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- (b) in the C1, C2, CC, CIS, BP, BP2, and BPT districts, up to 2 adequately screened satellite dish antennas may be located on a roof; and **(BL27/2005; BL38/2011)**
- (c) no satellite dish antenna or radio antenna shall exceed the maximum building height allowed in the district either alone or attached to any other structure.

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Section 9.12. Neighbourhood Commercial (C1) Land Use District

(1) **Application**

This section applies to the areas designated as Neighbourhood Commercial (C1) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Neighbourhood Commercial Land Use District is to provide for the sale of goods and services to the immediate neighbourhood.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) convenience store with a gross floor area up to 100 sq. m;
- (b) specialty store with a gross floor area up to 80 sq. m; and
- (c) video outlet with a gross floor area up to 80 sq. m.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) amusement arcade;
- (b) animal service;
- (c) car wash;
- (d) convenience store with a gross floor area over 100 sq. m;
- (e) day care facility;
- (f) drive-through business for a use listed in subsections (3) and (4);
- (g) dwelling unit above a ground floor commercial use;
- (h) family day home;
- (i) financial institution;
- (j) gas bar;
- (k) general retail store;
- (l) general service;
- (m) health service;
- (n) home occupation;
- (o) public utility building;
- (p) restaurant with up to 50 seats;

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- (q) shopping centre with up to 8 separate commercial use facilities;
- (r) specialty store with a gross floor area over 80 sq. m;
- (s) take-out restaurant;
- (t) veterinary clinic;
- (u) video outlet with a gross floor area over 80 sq. m;
- (v) wall mural; and
- (w) accessory development to any use listed in (3) or (4).

(5) Gross Floor Area

- (a) The total gross floor area, as defined by this Bylaw, shall not exceed the area of the site.
- (b) Notwithstanding clause (a), for the purpose of calculating the total gross floor area, 27.5 sq. m may be added to the site area for every parking stall provided in an underground or enclosed parking structure if the Development Officer considers it appropriate.

(6) Building Height

The maximum building height is 6 m.

(7) Building Setbacks

The minimum building setbacks are as follows:

Yard	Minimum Building Setback
(a) Front Yard	(i) 7 m;
(b) Side Yard	(i) 2.5 m adjacent to a non-residential use or district unless 0 m side yard; (ii) 6.5 m adjacent to a residential use or district;
(c) Rear Yard	(i) 3.5 m adjacent to a non-residential use or district; (ii) 6.5 m adjacent to a residential use or district; and

- (d) notwithstanding subsections (b) and (c), parking, loading or outdoor storage areas or garbage containers must not encroach more than 3 m into any required side or rear yard setback.

(8) Outdoor Lighting

In addition to the requirements under Section 6.15, all on-site surface parking lots and exterior pedestrian walkways must be illuminated.

Section 9.12. Neighbourhood Commercial (C1) Land Use District

Summary Table - C1 District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Gross Floor Area	Total not to exceed site area	
	27.5 sq. m/stall additional floor area if under/above ground parking	
Max. Building Height	6 m	
Min. Front Yard	7 m	
Min. Side Yard	2.5 m if adjacent to non-residential use or district unless 0 m side yard	
	6.5 m if adjacent to residential use/district	
Min. Rear Yard	3.5 m if adjacent to non-residential use/district	
	6.5 m if adjacent to residential use/district	
Parking	convenience store, specialty store, video outlet, financial institution, gas bar, general retail store, general service, take-out restaurant, animal service, health service, shopping centre, veterinary clinic	1 stall/45 sq. m
	home occupation, public utility building	as determined by Development Officer
	amusement arcade, car wash, drive-through business	as determined by Development Officer
	day care facility, family day home	4 stalls or 1 stall/2 employees plus 1 stall/10 patrons, whichever is greater;
	restaurant	1 stall/4 seats
	bachelor unit/1 bedroom unit	1 stall/unit
	2 bedroom unit	1.5 stalls/unit
	2+ bedroom unit	2 stalls/unit
	residential use visitor parking	1 stall/5 dwelling units

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Section 9.13. General Commercial (C2) Land Use District

(1) **Application**

This section applies to the areas designated as General Commercial (C2) on the Land Use District Map, Schedule A, of this Land Use Bylaw.

(2) **Purpose**

The purpose of the General Commercial Land Use District is to provide for the sale of goods and services to the whole community.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) art gallery;
- (b) business support service;
- (c) catering service which uses up to 3 vehicles;
- (d) commercial school;
- (e) convenience store;
- (f) financial institution;
- (g) gas bar;
- (h) general retail store;
- (i) general service;
- (j) government service;
- (k) grocery store;
- (l) health service;
- (m) household repair service;
- (n) parking structure;
- (o) professional office;
- (p) restaurant with up to 50 seats; and
- (q) specialty store.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) amusement arcade;

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- (b) animal service;
- (c) automotive service;
- (d) automotive specialty;
- (e) broadcast studio;
- (f) car wash;
- (g) cinema;
- (h) community hall with a gross floor area up to 745 sq. m;
- (i) day care facility;
- (j) drinking establishment;
- (k) drive-through business for a use listed in subsections (3) and (4);
- (l) dwelling unit above a commercial use;
- (m) family day home;
- (n) funeral home;
- (o) home occupation;
- (p) hotel;
- (q) indoor recreation service;
- (r) liquor store;
- (s) pool hall;
- (t) public utility building;
- (u) religious assembly;
- (v) restaurant with over 50 seats;
- (w) shopping centre;
- (x) theatre;
- (y) veterinary clinic;
- (z) wall mural; and
- (aa) accessory development to any use listed in (3) and (4).

(5) Gross Floor Area

- (a) The total gross floor area, as defined by this Bylaw, may be up to 2 times the area of the site.

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- (b) Notwithstanding clause (a), for the purpose of calculating the total gross floor area, 30 sq. m may be added to the site area for every parking stall provided in an underground or enclosed parking structure if the Development Officer considers it appropriate.

(6) **Building Height**

The maximum building height is 15 m.

(7) **Building Setbacks**

The minimum building setbacks are as follows:

Yard	Minimum Building Setback
(a) Front Yard	(i) 7 m;
(b) Side Yard	(i) 3.5 m adjacent to a non-residential use or district unless 0 m side yard; (ii) 6.5 m adjacent to a residential use or district;
(c) Rear Yard	(i) 3.5 m adjacent to a non-residential use or district; (ii) 6.5 m adjacent to a residential use or district; and

- (d) Parking, loading or outdoor storage areas or garbage containers must not encroach more than 3 m into any required side or rear yard setback.

(8) **Outdoor Lighting**

In addition to the requirements under Section 6.15, all on-site surface parking lots and exterior walkways must be illuminated.

Section 9.13. General Commercial (C2) Land Use District

Summary Table - C2 District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Gross Floor Area	2 x site area	
	30 sq. m/stall additional floor area if under/above ground parking	
Max. Building Height	15 m	
Min. Front Yard	7 m	
Min. Side Yard	3.5 m if adjacent to non-residential use or district unless 0 m side yard	
	6.5 m if adjacent to residential use/district	
Min. Rear Yard	3.5 m if adjacent to non-residential use/district	
	6.5 m if adjacent to residential use/district	
Parking	business support service, liquor store	1 stall/30 sq. m
	catering service, commercial school, convenience store, drive-through restaurant, financial institution, gas bar, general retail store, general service, health service, household repair service, professional office, specialty store, video outlet, automotive service, animal service, automotive specialty, veterinary clinic	1 stall/45 sq. m
	drinking establishment, restaurant, cinema, theatre	1 stall/4 seats
	grocery store	1 stall/20 sq. m
	government service	1 stall/45 sq. m or 1 stall/8 seats
	funeral home	1 stall/5 seats + 1 per funeral home vehicle
	shopping centres < 10,000 sq. m	1 stall/30 sq. m
	shopping centres > 10,000 sq. m	1 stall/25 sq. m
	community hall	1 stall/5 seats or 1 stall/20 sq. m
	hotel	1 stall/guest room or unit
	broadcast studio, public utility building, amusement arcade, car wash, indoor recreation service, pool hall, art gallery, home occupation	as determined by Development Officer

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day care facility, family day home	4 stalls or 1 per 2 employees plus 1 stall per 10 patrons, whichever is greater
theatre	1 stall/4 seats
bachelor or 1 bedroom unit	1 stall/unit
2 bedroom unit	1.5 stalls/unit
3 + bedroom unit	2 stalls/unit
residential use visitor parking	1 stall/5 dwelling units

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Section 9.14. Corridor Commercial (CC) Land Use District

(1) **Application**

This section applies to the areas designated as Corridor Commercial (CC) on the Land Use District Map, Schedule A, of the Land Use Bylaw.

(2) **Purpose**

The purpose of the Corridor Commercial Land Use District is to provide an area along a major arterial roadway for the sale of the widest variety of goods and services to the community and to the surrounding region.

(3) **Permitted Land Uses**

The following are permitted uses: **(BL13/2006)**

- (a) art gallery;
- (b) business support service;
- (c) catering service that uses up to 3 vehicles;
- (d) cinema;
- (e) commercial school;
- (f) convenience store;
- (g) financial institution;
- (h) funeral home;
- (i) gas bar;
- (j) general retail store;
- (k) general service;
- (l) government service;
- (m) grocery store;
- (n) health service;
- (o) household repair service;
- (p) indoor recreation service;
- (q) parking structure;
- (r) professional office;
- (s) restaurant;
- (t) shopping centre;

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- (u) specialty store;
- (v) take-out restaurant;
- (w) theatre; and
- (x) video outlet.

(4) Discretionary Land Uses

The following are discretionary uses: **(BL13/2006)**

- (a) amusement arcade;
- (b) animal service;
- (c) apartment building;
- (d) auction facility;
- (e) automotive sales and service;
- (f) automotive service;
- (g) automotive specialty;
- (h) bingo hall;
- (i) broadcasting studio;
- (j) car wash;
- (k) casino;
- (l) community hall with a gross floor area up to 3250 sq. m;
- (m) construction service;
- (n) day care facility;
- (o) drinking establishment;
- (p) drive-through business;
- (q) dwelling unit above a ground floor commercial use;
- (r) equipment rental;
- (s) family day home;
- (t) home occupation;
- (u) hotel;
- (v) liquor store;

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- (w) outdoor display;
- (x) pool hall;
- (y) public utility building;
- (z) recreation vehicle sales and service;
- (aa) recycling depot;
- (bb) religious assembly;
- (cc) veterinary clinic;
- (dd) wall mural;
- (ee) warehouse store; and
- (ff) accessory development to any use listed in (3) and (4).

(5) Gross Floor Area

- (a) The total gross floor area, as defined in this Bylaw, may be up to 2 times the area of the site.
- (b) Notwithstanding clause (a), for the purpose of calculating the total gross floor area, 30 sq. m may be added to the site area for every parking stall provided in an underground or enclosed parking structure if the Development Officer considers it appropriate.

(6) Building Height

The maximum building height is 15 m.

(7) Building Setbacks

The minimum building setbacks are as follows:

Yard	Minimum Building Setback
(a) Front Yard	(i) 7 m;
(b) Side Yard	(i) 3.5 m adjacent to a non-residential use or district unless 0 m side yard; (ii) 6.5 m adjacent to a residential use or district;
(c) Rear Yard	(i) 0 m adjacent to a non-residential use or district; (ii) 6.5 m adjacent to a residential use or district; and

- (d) Parking, loading or outdoor storage areas or garbage containers must not encroach more than 3 m into any required side or rear yard setback and 0 m side yard is not permitted where, in the opinion of the Development Officer, traffic circulation or deliveries would be adversely affected.

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(8) Residential Use

There must be a direct access to a public right-of-way or an alternate means of access to the satisfaction of the Development Officer from a building used for residential purposes.

(9) Outdoor Lighting

In addition to Section 6.15, all on-site surface parking lots, exterior walkways, and rear, front and side yards must be illuminated.

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Summary Table - CC District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Gross Floor Area	2 x site area 30 sq. m/stall additional floor area for under/above ground parking	
Max. Building Height	15 m	
Min. Front Yard	7 m	
Min. Side Yard	3.5 m if adjacent to non-residential use/district unless 0 m side yard	
	6.5 m if adjacent to residential use/district	
Min. Rear Yard	Not required if adjacent to non-residential use/district	
	6.5 m if adjacent to residential use/district	
Parking	animal service, automotive sales and service, automotive specialty, catering service, commercial school, construction service, convenience store, financial institution, gas bar, general retail store, general service, health service, household repair service, professional office, recreation vehicle sales and service, specialty store, take-out restaurant, veterinary clinic, video outlet	1 stall/45 sq. m
	business support service	1 stall/30 sq. m
	day care facility, family day home	4 stalls or 1 stall/2 employees plus 1 stall/10 patrons, whichever is greater;
	drinking establishment, restaurant	1 stall/4 seats
	grocery store	1 stall/20 sq. m
	hotel	1 stall/room/guest room
	government service, religious assembly	1 stall/8 seats or 1 stall/45 sq. m
	amusement arcade, art gallery, broadcasting studio, drive-through business, home occupation, indoor recreation service, pool hall, public utility building, recycling depot	as determined by Development Officer
	equipment rental	1 stall for every 3 employees required during the maximum working shift; plus 1 stall per 90 sq. m of gross floor area;
	liquor store	1 stall/ 30 sq. m
	shopping centre <10,000 sq. m	1 stall/30 sq. m see also Part 7 sec. 7.3.(3)

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shopping centre >10,000 sq. m	1 stall/25 sq. m see also Part 7 sec. 7.3.(3)
warehouse store	1 stall/3 full-time employees/ max. working shift plus 1 stall/ 50 sq. m
cinema, theatre	1 stall/4 seats
casino, bingo hall	1 stall/2.5 seats
funeral home	1 stall/5 seats + 1/funeral home vehicle
auction facility, community hall	1 stall/5 seats or 1 stall/20 sq. m
bachelor or 1 bedroom unit	1 stall/unit
2 bedroom unit	1.5 stalls/unit
3+ bedroom unit	2 stalls/unit
Residential use visitor parking	1 stall/5 dwelling units

Section 9.15. Mixed Commercial (MC) Land Use District

(1) **Application**

This section applies to the areas designated as Mixed Commercial (MC) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Mixed Commercial District is to

- (a) maintain generally continuous storefront retail development on the ground floor frontage adjoining the sidewalk, and to restrict those services which are not dependent on walk-in trade to locations away from ground floor frontage; and
- (b) create a street front-oriented area of commercial and mixed commercial and high density residential uses.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) art gallery;
- (b) financial institution;
- (c) general retail store with a gross floor area up to 400 sq. m;
- (d) general service;
- (e) government service;
- (f) health service;
- (g) restaurant; and
- (h) specialty store.

(4) **Permitted Land Uses - Away from Ground Floor Frontage**

The following are permitted uses that must be located above ground floor frontage:

- (a) apartment building;
- (b) business support service;
- (c) commercial school;
- (d) dwelling unit;
- (e) family day home; and
- (f) home occupation.

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(5) Discretionary Land Uses

The following are discretionary uses:

- (a) artist studio; **(BL14/2008)**
- (b) cinema;
- (c) community hall;
- (d) convenience store;
- (e) drinking establishment;
- (f) general retail store with a gross floor area over 400 sq. m;
- (g) hotel;
- (h) household repair service;
- (i) liquor store;
- (j) live/work unit; **(BL14/2008)**
- (k) parking lot at finished grade;
- (l) pool hall;
- (m) professional office;
- (n) shopping centre;
- (o) take-out restaurant;
- (p) theatre;
- (q) veterinary clinics without outdoor kennels, pens, runs, or other similar enclosures;
- (r) video outlet;
- (s) wall mural; and
- (t) accessory developments to any use listed in (4) to (6).

(6) Discretionary Land Uses - Away from Ground Floor Frontage

The following are discretionary uses that may be approved if located away from ground floor frontage:

- (a) day care facility;
- (b) indoor recreation service;
- (c) parking structure; and

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- (d) pool hall.

(7) Views and Vistas

The views and vistas in the downtown shall be protected in accordance with Figure 13 .

(8) Floor Area and Building Height

The maximum for the gross floor area and building height shall be permitted in accordance with Figure 14 and as follows:

Area	Land Use	Maximum Gross Floor Area	Maximum Building Height
A	(i) Commercial	1.5 x site area	6.5 m
	(ii) Mixed Commercial/Residential	1.9 x site area	6.5 m
	(iii) Commercial Component within (ii)	1.5 x site area	6.5 m
B	(i) Commercial	1.5 x site area	6.5 m
	(ii) Mixed Commercial/Residential	3 x site area	12 m
	(iii) Commercial Component within (ii)	2 x site area	12 m
C	(i) Commercial	3 x site area	20 m
	(ii) Mixed Commercial/Residential	4 x site area	20 m
	(iii) Commercial Component within (ii)	3 x site area	20 m

(9) Height Bonus

The maximum building height allowed under subsection (8) may be increased up to 30% if, in the opinion of the Development Officer,

- (a) the increased height does not conflict with protected views and vistas under Figure 13; and
- (b) a development employs one or more of the following design elements:
 - (i) superior or innovative building style;
 - (ii) atrium building design which maximizes the street-orientation of interior ground floor commercial space;
 - (iii) internal or external walkway connections, within the development and between adjacent developments, which enhance the pedestrian amenity of the development and the downtown overall;
 - (iv) high quality materials on the exterior;
 - (v) high quality facade treatment along a wall that adjoins or faces open space, or views and vistas under Figure 13;
 - (vi) a stepback is provided for the second or higher storey along a facade facing a public roadway, right-of-way, P, PS or IF districts along views or vistas under Figure 13;
 - (vii) terracing of upper storey; or
 - (viii) high quality landscaping of setbacks, boulevards and on-site surface parking lots.

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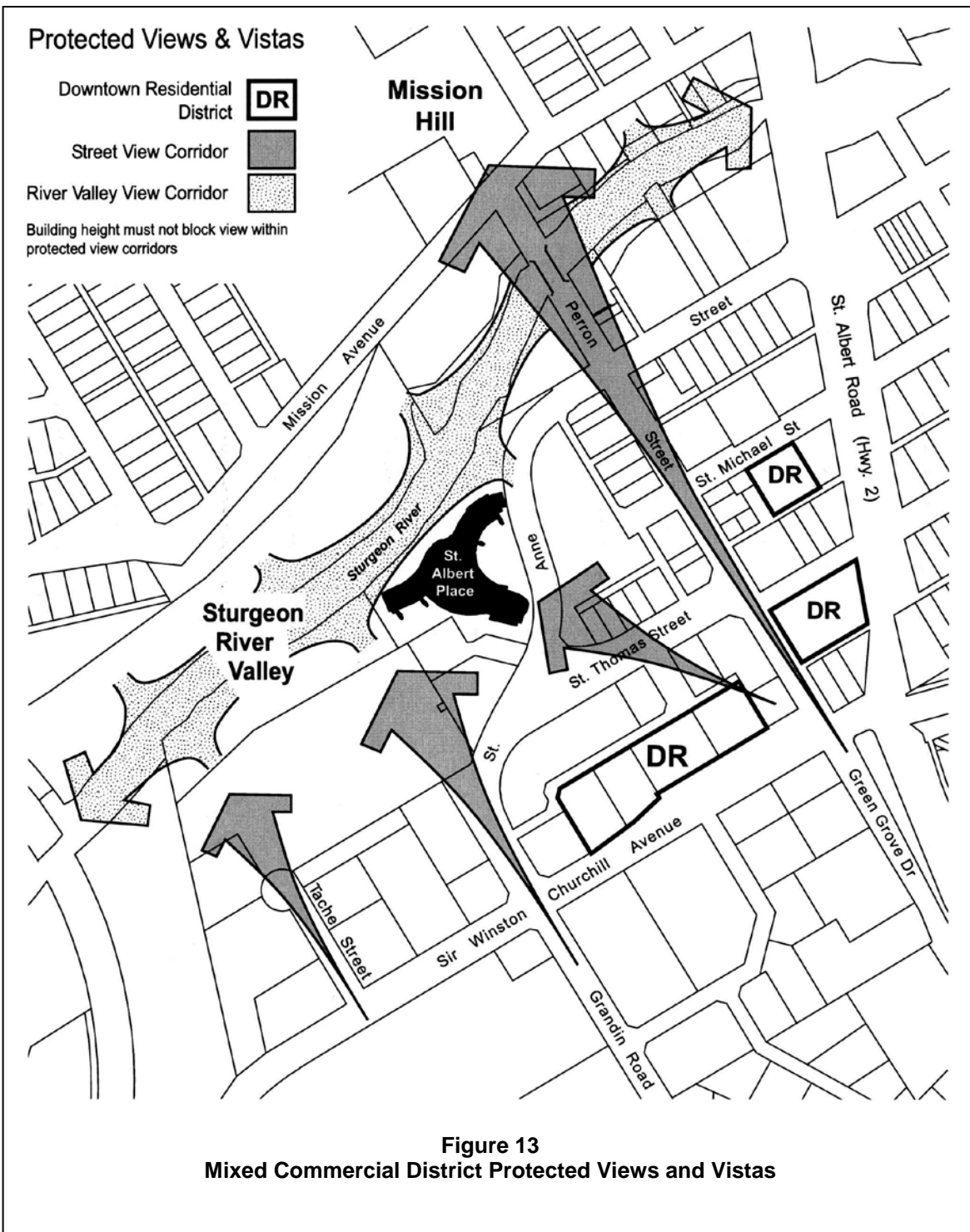
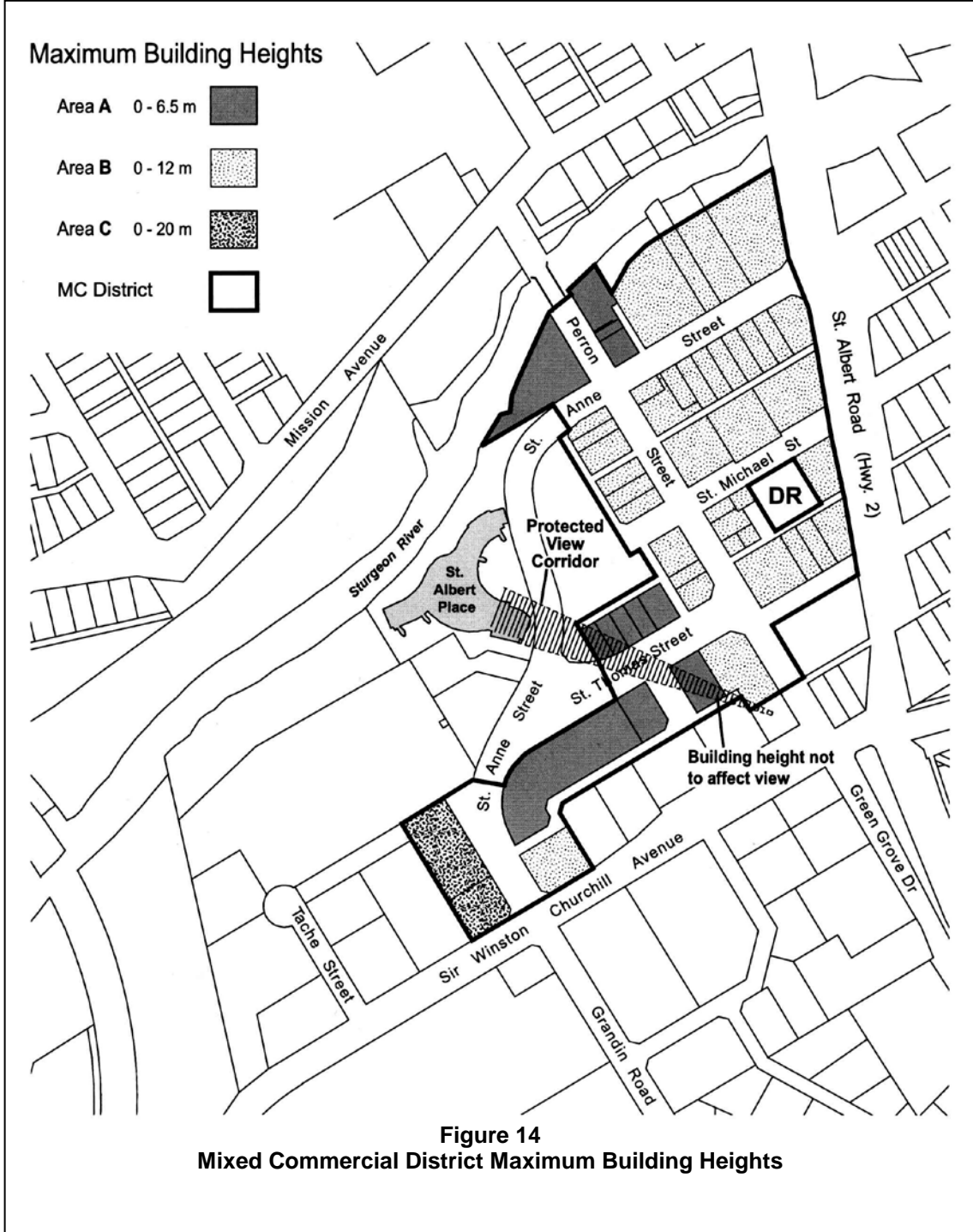


Figure 13
Mixed Commercial District Protected Views and Vistas

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**Figure 14
Mixed Commercial District Maximum Building Heights**

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(10) **Building Setbacks**

Building setbacks shall be provided as follows:

- (a) the first and second storey of all buildings must be developed to the front and side property lines except:
 - (i) a minor setback of a recessed entrance, rest area, courtyard, shopping court, outdoor cafe, building recess, recessed arcade, or similar amenity may be allowed where, in the opinion of the Development Officer:
 - (A) the design of the building frontage maintains the continuity of the street frontage with adjoining developments, and
 - (B) pedestrian amenity is maintained;
- (b) a corner lot must comply with the corner lot traffic sight line requirements under Section 6.6 of this Bylaw;
- (c) a front or side building stepback beginning at the second storey is allowed for the residential part of a development;
- (d) a pedestrian walkway or vehicle access lane in a side yard may be allowed at the discretion of the Development Officer subject to the following criteria:
 - (i) the continuity of the streetscape must be maintained where the walkway or lane adjoins the public right-of-way through an extension of the building facade, landscaped areas, or both; and
 - (ii) the side of the building adjoining the walkway or lane must have a window in the first and second storey which provides a view of the entire walkway or lane;
- (e) a development site which adjoins a residential use or district must provide a minimum side yard building setback of 1.5 m;
- (f) the need and requirement for a rear yard building setback is subject to the discretion of the Development Officer taking into account adjacent uses and on-site conditions; and
- (g) where a site is adjacent to the St. Albert Road right-of-way:
 - (i) the minimum building setback from the St. Albert Road is 6 m, and
 - (ii) any on-site surface parking may encroach a maximum of 3 m into the setback required under (i).

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(11) Design, Character and Appearance of Building

In addition to the requirements under Section 6.7 of this Bylaw, the exterior of buildings must be finished in accordance with the following:

- (a) at least 75% of the non-glazed area of the first and second storey of a facade that faces a public roadway, residential district, P, PS or IF district must be finished in brick, brick veneer or other high quality finish of a colour acceptable to the Development Officer; and
- (b) at least 75% of the non-glazed area of an exposed side facade must be finished in brick or brick veneer or other high quality finish identical to the facade identified in clause (a) if required by the Development Officer.

(12) Design of Public Entrances

All developments must have a primary public entrance adjoining a public sidewalk and recessed as follows:

- (a) for an interior lot, the width of the recessed area as measured along the property line must be a minimum of 2 m, and the depth must be a minimum of 1 m measured from the principal building facade to the nearest property line.
- (b) a recessed entrance is not required where a corner setback, building recess or recessed arcade, or similar element satisfies the dimensions specified in subsection (10).

(13) Residential Development

Residential development must:

- (a) be designed to differentiate individual dwelling units along the building facade; and
- (b) provide one of the following forms of private amenity areas:
 - (i) a balcony;
 - (ii) a patio;
 - (iii) a partial-balcony system comprised of an exterior railing around a doorway; or
 - (iv) a recessed-balcony or sun-room enclosed with exterior windows.

(14) Overhead Weather Protection

- (a) Developments must provide continuous overhead weather protection for pedestrians for the entire building frontage adjoining a public sidewalk in the following form:
 - (i) a continuous awning or canopy;
 - (ii) a continuous building recess or arcade; or

Section 9.15. Mixed Commercial (MC) Land Use District

- (iii) a combination of the above,
unless otherwise determined by the Development Officer.
- (b) All pedestrian overhead weather protection must comply with the following:
 - (i) if awnings and canopies or their supporting structures encroach on City property, a written encroachment agreement is required;
 - (ii) awnings must be constructed of durable, colourfast material which minimizes the effects of dirt and discolouration (such as striped, patterned, dark-coloured and plasticized fabric);
 - (iii) if glazing is incorporated into a canopy, it must be safety-glass, or fire-resistant and ultra-violet resistant plastic;
 - (iv) awnings and canopies may be illuminated;
 - (v) if the frontage occurs on an inclined grade, the design of awnings, canopies, building recesses, or recessed arcades must be stepped or inclined to follow the incline to minimize differences in finished grades between the public sidewalk and the development; and
 - (vi) the design of awnings, canopies, building recesses, and recessed arcades must provide continuity and harmony between adjoining developments with respect to materials, colour and pitch.
- (c) An awning or canopy must:
 - (i) project a minimum of 2.5 m over the sidewalk;
 - (ii) maintain a minimum setback of 0.6 m from the outside edge of the curb line;
 - (iii) have a vertical clearance of at least 2.5 m and at most 4 m above the sidewalk; and
 - (iv) have a sloping profile, or be designed so as to provide effective shedding of rain, self-cleaning by rain and wind, and to minimize snow-loading.
- (d) A building recess or recessed arcade must:
 - (i) be a minimum of 2.5 m wide, in the case of a recessed arcade the width of the recess is measured from the inside face of the supporting columns or arches to the ground floor facade;
 - (ii) have a vertical clearance of at least 2.5 m and at most 3.5 m above the sidewalk;
 - (iii) be finished in the same materials as the first storey of the facade; and

Section 9.15. Mixed Commercial (MC) Land Use District

- (iii) have pedestrian-scale, glare-free lighting in the overhang portion.

(15) Architectural Requirements

Developments must:

- (a) respect the existing on-site topography;
- (b) provide windows on each floor of a facade which faces a public roadway or a P, PS or an IF district;
- (c) enclose rooftop mechanical equipment on all sides;
- (d) use a high quality building finish such as brick, stone, marble or tile;
- (e) provide barrier-free access to public areas; and
- (f) provide a window on any side of a building that adjoins an on-site parking lot or walkway sufficient to view the entire area.

(16) Additional Architectural Requirements

The Development Officer may require any or all of the following:

- (a) the building facade be divided into horizontal modules up to 15 m wide;
- (b) windows have proportions of 2:3 (width:height) or narrower;
- (c) multiple-paned windows be used;
- (d) window frame members of substantial depth be used; and
- (e) at least 45% and at most 70%, of the total building facade facing a public roadway, P, PS or IF district be glazed.

(17) Landscaping

In addition to the requirements of Section 6.13:

- (a) walls and fencing must be constructed of
 - (i) wrought iron for fences;
 - (ii) brick or brick veneer for walls; or
 - (iii) a combination of brick or brick veneer base wall and wrought iron fencing;
- (b) an on-site surface parking lot with more than 4 stalls that faces a public sidewalk or P, PS or IF district must provide 1 landscaped island for every 4 parking stalls; and

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- (c) the landscaping of all sides of a development must coordinate functionally and aesthetically with the municipal streetscape improvements.

(18) **Parking and Loading**

In addition to the parking and loading requirements under Part 7:

- (a) on-site surface parking and loading for any site adjoining a rear lane must be located in the rear yard; and
- (b) an on-site surface parking lot facing a public roadway, public open space or a P, PS or an IF district must be screened by a brick wall which is similar in material and design to the principal building, and be landscaped in the adjoining boulevard to municipal standards. If a surface parking lot is proposed as the principal use under subsection (5), the brick wall shall complement the material and design of adjacent buildings to the satisfaction of the Development Officer.

(19) **Outdoor Lighting**

In addition to the requirements under Section 6.15:

- (a) exterior lighting fixtures facing public open space must be similar in quality and design to the downtown municipal streetscape improvements; and
- (b) all surface parking lots, exterior walkways, and rear, front and side areas must be illuminated.

Section 9.15. Mixed Commercial (MC) Land Use District

Summary Table - MC District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Floor Area & Building Height		Max. Floor Area	Max. Floor Area Commercial Part	Max. Building Height
Area A.	Commercial	1.5 X site		6.5 m
	Commercial/Res. Mix	1.9 X site	1.5 X site	6.5 m
Area B.	Commercial	1.5 X site		6.5 m
	Commercial/Res. Mix	3 X site	2 X site	12 m
Area C.	Commercial	3 X site		20 m
	Commercial/Res. Mix	4 X site	3 X site	20 m
Height Bonus	up to 30% (see text)			
Building Setbacks	First & second storey must be built to front and side property lines, subject to exceptions (see text) 1.5 m min. side yard where adjoining a residential use/district			
Min. Rear Yard	subject to discretion of Development Officer			
Other setback	6 m min. from St. Albert Road			
Overhead Weather Protection	Awnings	Canopies	Building Recess	
	min. 2.5 m projection over sidewalk		min. 2.5 m measured from inside	
	min. 0.6 m setback from curb face		support column/arch to facade	
	min. 2.5 m vertical clearance		min. 2.5 m vertical clearance	
	max. 4 m vertical clearance		max. 3.5 m vertical clearance	
Overhead weather protection subject to other conditions - (see text)				

Section 9.15. Mixed Commercial (MC) Land Use District

Parking	financial institution, general retail store, general service, health service, liquor store, specialty store, business support service, commercial school, professional office, veterinary clinic, convenience store, video outlet, household repair service, take-out restaurant	1 stall/45 sq. m
	drinking establishment, restaurant	1 stall/6 seats
	government service	1 stall/45 sq. m or 1 stall/8 seats
	home occupation, public utility building, Indoor recreation service, art gallery, pool hall	as determined by Development Officer
	theatre, cinema	1 stall/10 seats
	shopping centre	1 stall/55 sq. m
	community hall	1 stall/5 seats or 1 stall/20 sq. m
	family day home, day care facility	4 stalls; or 1 stall per 2 employees plus 1 stall per 10 patrons; whichever is greater
	bachelor unit	1 stall/unit
	1 bedroom unit	1 stall/unit
	2 bedroom unit	1.5 stalls/unit
	3+ bedroom unit	2 stalls/unit
	residential use visitor parking	1 stall/5 dwelling units
	hotel	1 stall/guest room

Section 9.16. Boardwalk (BW) Land Use District

(1) **Application**

This section applies to the areas designated as Boardwalk (BW) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Boardwalk District is to ensure the orderly transition of the district into a unique small scale development area integrated with the Mission neighbourhood, the Red Willow Park setting, the Downtown and surrounding development.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) drinking establishment with up to 40 seats;
- (b) general retail store with a gross floor area up to 60 sq. m;
- (c) general service with a gross floor area up to 60 sq. m;
- (d) health service;
- (e) liquor store with a gross floor area up to 280 sq. m;
- (f) restaurant with up to 40 seats;
- (g) specialty store; and
- (h) take-out restaurant.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) art gallery;
- (b) artist studio; **(BL14/2008)**
- (c) convenience store with a gross floor area up to 80 sq. m;
- (d) drinking establishment with over 40 seats;
- (e) dwelling unit above the ground floor only, in conjunction with new commercial development where the commercial use is the main use in the development;
- (f) family day home;
- (g) general retail store with a gross floor area over 60 sq. m;
- (h) home occupation;
- (i) hotel;
- (j) liquor store with a gross floor area over 280 sq. m;

Section 9.16. Boardwalk (BW) Land Use District

- (k) live/work unit; **(BL14/2008)**
- (l) professional office;
- (m) public utility building;
- (n) shopping centre with a gross floor area up to 540 sq. m;
- (o) wall mural; and
- (p) accessory development to any use listed in (3) or (4).

(5) **Floor Area**

The maximum gross floor area:

- (a) for a commercial use is 0.6 times the site area; and
- (b) for a mixed commercial/residential development
 - (i) is 1 times the site area, within which the total gross floor area of the commercial component is 0.4 times the site area; and
 - (ii) notwithstanding clause (b)(i), the total gross floor area may be increased to 1.5 times the site area if additional amenities are provided in the form of
 - (A) public access to the river from the boardwalk deck; or
 - (B) an on-site outdoor space adjoining the boardwalk at least 4 m in depth and 10 m in width.

(6) **Building Height**

The maximum building height is 10 m, unless a 8:12 or greater roof pitch is provided in which case the maximum building height may be increased to 12 m at the discretion of the Development Officer.

(7) **Building Setback**

The minimum building setback is:

- (a) 4 m for the front yard;
- (b) 2 m for the side yard unless 0 m side yard;
- (c) 0 m for the rear yard setback; and
- (d) notwithstanding clauses (a) and (b), architectural projections may have a front yard setback of 3.0 m and a side yard setback of 1.2 m, provided that the architectural projection is designed to be an integral part of the overall design of the development.

(8) **Architectural Requirements**

Developments must:

Section 9.16. Boardwalk (BW) Land Use District

- (a) provide windows on each floor of a facade which faces a public roadway, excluding a lane, or public open space;
- (b) enclose rooftop mechanical equipment on all sides;
- (c) use high quality exterior building materials and a high quality finish;
- (d) provide barrier-free access to public areas; and
- (e) provide a window on any side of a building that adjoins an on-site parking lot or walkway sufficient to view the area.

(9) Additional Architectural Requirements

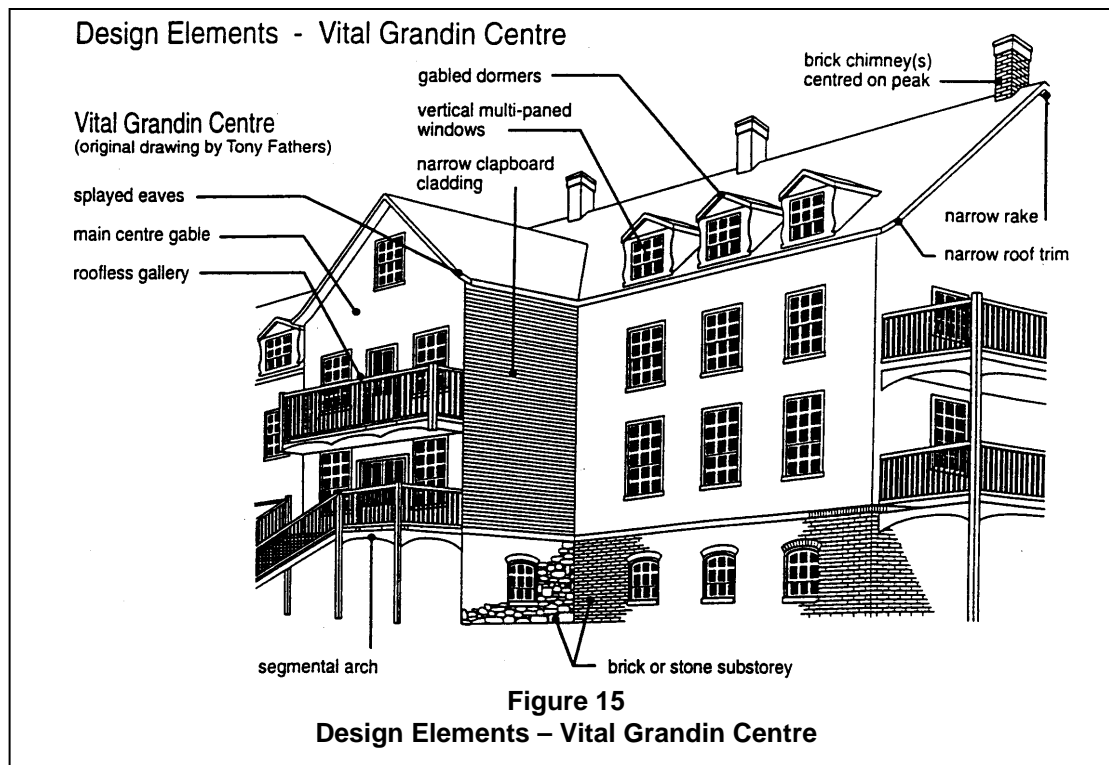
The Development Officer may require a development to incorporate some or all of the design elements of the historical character houses in the Mission neighbourhood, and the architecture of the Vital Grandin Centre as identified in Figure 15, as follows:

- (a) roof pitch of 8:12 or greater;
- (b) narrow width siding;
- (c) light pastel siding colours;
- (d) splayed or projecting eaves;
- (e) narrow roof trim;
- (f) narrow rake;
- (g) gabled dormer windows;
- (h) vertical-oriented multi-paned windows;
- (i) window frame members which accentuate window depth;
- (j) vertical-oriented bay windows in either 3 or 5 panels;
- (k) brick chimney;
- (l) brick or stone substorey or base;
- (m) the dark brown or red colours for brick and stone;
- (n) the slate or brown colour for roofs; and
- (o) extensive architectural detailing that emphasizes individual building elements such as windows, doors, recessed entrances, sign bands, cornice lines, roof lines, building corners and horizontal or vertical accent lines.

(10) Landscaping

Section 9.16. Boardwalk (BW) Land Use District

- (a) In addition to the requirements under Section 6.13, existing on-site trees must be incorporated into the development taking into account site constraints and the overall topography and boardwalk deck design; and
- (b) Notwithstanding Section 6.13, at the time of planting, all deciduous trees must have a minimum caliper width of 80 mm, and all coniferous trees must have a minimum height of 3 m.



(11) Parking and Loading

In addition to the parking and loading requirements in Part 7, on-site parking must:

- (a) be located in the front of the development;
- (b) provide a minimum 1.5 m wide island between every 4 parking stalls landscaped to the satisfaction of the Development Officer; and
- (c) be screened by a wall or fence which is similar in material and design to the principal building.

(12) Outdoor Lighting

In addition to the requirements under Section 6.15:

Section 9.16. Boardwalk (BW) Land Use District

- (a) the design or style of outdoor lighting fixtures for the illumination of the building or site adjoining a public sidewalk, the public boardwalk deck or facing a P or PS district must be coordinated with City streetscape and Red Willow Park lighting fixtures;
- (b) all outdoor lighting for the illumination of the site or building must be direct lighting (such as cut-off luminaires or spotlights); and
- (c) all on-site surface parking lots, pedestrian walkways, and rear, front and side areas must be illuminated.

Section 9.16. Boardwalk (BW) Land Use District

Summary Table - BW District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Max. Floor Area	Commercial	Commercial/Residential Mix
	0.6 x site area	1 x site area max. 0.4 x site area for commercial may be increased to 1.5 x site area (See text)
Max. Building Height	10m 12m (8:12 roof pitch at Development Officer discretion)	
Min. Front Yard	4 m	
Min. Side Yard	2 m unless 0 m	
Min. Rear Yard	not required	
Parking	general retail store, general service, health service, specialty store, take-out restaurant, convenience store, professional office, liquor store	1 stall/45 sq. m
	drinking establishment, restaurant	1 stall/6 seats
	shopping centre	1 stall/55 sq. m
	family day home	4 stalls or 1 stall/2 employees plus 1 stall/10 patrons, whichever is greater
	home occupation, public utility building, art gallery	As determined by Development Officer
	hotel	1 stall/guest room
	bachelor unit/1 bedroom unit	1 stall/unit
	2 bedroom unit	1.5 stalls/unit
	3+ bedroom unit	2 stalls/unit
	residential use visitor parking	1 stall/5 dwelling
Note	All parking to be located in front yard	

Section 9.17. Commercial and Industrial Service (CIS) Land Use District

(1) **Application**

This section applies to the areas designated as Commercial and Industrial Service (CIS) on the Land Use District Map, Schedule A of this Bylaw.

(2) **Purpose**

The purpose of the Commercial and Industrial Service District is to provide an area for light industrial and commercial service uses.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) automotive body and paint service;
- (b) automotive sales and service;
- (c) automotive service;
- (d) automotive specialty;
- (e) business support service;
- (f) car wash;
- (g) commercial school;
- (h) construction service;
- (i) financial institution, including a drive-through;
- (j) gas bar;
- (k) general service;
- (l) government service;
- (m) household repair service;
- (n) light industrial;
- (o) mini-storage;
- (p) professional office;
- (q) public utility building;
- (r) transmitting station;
- (s) veterinary clinic;
- (t) warehouse; and
- (u) warehouse store.

Section 9.17. Commercial and Industrial Service (CIS) Land Use District

(4) Discretionary Land Uses

The following are discretionary uses:

- (a) adult entertainment;
- (b) animal service;
- (c) auction facility;
- (d) bingo hall;
- (e) casino;
- (f) catering service;
- (g) chemical processing;
- (h) community hall with a gross floor area up to 745 sq. m;
- (i) convenience store;
- (j) drinking establishment;
- (k) drive-through business; **(BL25/2007)**
- (l) equipment rental;
- (m) fleet service;
- (n) general retail store;
- (o) greenhouse and plant nursery;
- (p) health service;
- (q) hotel; **(BL25/2007)**
- (r) indoor recreation service;
- (s) liquor store;
- (t) medium industrial;
- (u) outdoor recreation service;
- (v) outdoor storage;
- (w) recreation vehicle sales and service;
- (x) recycling depot;
- (y) research and development business;
- (z) research laboratory;

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- (aa) restaurant;
- (bb) take-out restaurant;
- (cc) wall mural; and
- (dd) accessory developments to any use listed in (3) or (4).

(5) Performance Standards

- (a) No primary or accessory use shall be so conducted as to cause the discharge of any harmful waste materials
 - (i) into or upon the ground;
 - (ii) into or within any sanitary or storm sewer system;
 - (iii) into or within any water system or water body; or
 - (iv) into the atmosphere.
- (b) No use or activity shall be conducted or permitted that is dangerous
 - (i) to persons or property by reason of the creation of a fire, explosion, or other physical hazard; or
 - (ii) by reason of air pollution, odor, smoke, noise, vibration, radiation or fumes.

(6) Lot Area

The minimum lot area is 1000 sq. m.

(7) Building Height

The maximum building height is 15 m.

(8) Building Setbacks

The minimum building setbacks shall be provided as follows:

- (a) the minimum front yard building setback is 6 m;
- (b) an interior lot serviced by a rear lane does not require a side yard building setback;
- (c) an interior lot not serviced by a rear lane requires a minimum side yard building setback of 5 m on one side of the lot to provide vehicle access to the rear of the lot;
- (d) a corner lot must provide a minimum side yard building setback of 4.5 m on the side of the lot flanking the public roadway; and
- (e) the minimum rear yard building setback is 3.5 m, except where a lot is serviced by a rear lane in which case it is 6 m.

Section 9.17. Commercial and Industrial Service (CIS) Land Use District

(9) **Design, Character and Appearance of Buildings**

In addition to the requirements in Section 6.7, all buildings must be finished in brick, concrete block or commercial-grade cladding of a high quality appearance.

Section 9.17. Commercial and Industrial Service (CIS) Land Use District

Summary Table - CIS District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

	With Rear Lane		Without Rear Lane	
	Interior Lot	Corner Lot	Interior Lot	Corner Lot
Min. Lot Area	1000 sq. m	1000 sq. m	1000 sq. m	1000 sq. m
Min. Front Yard	6 m	6 m	6 m	6 m
Min. Side Yard	not required	Flanking public road 4.5 m	One side 5 m	Flanking public road 4.5 m
Min. Rear Yard	6 m	6 m	3.5 m	3.5 m
Max. Building Height	15m			
Parking	auction facility, community hall		1 stall/5 seats or 1 stall/20 sq. m	
	animal service, automotive body & paint service, automotive sales & service, automotive service, automotive specialty, commercial school, construction service, financial institution, general service, household repair service, professional office, veterinary clinic, catering service, convenience store, general retail store, health service, recreation vehicle sales & service, take-out restaurant, gas bar		1 stall/45 sq. m	
	business support service, liquor store		1 stall/30 sq. m	
	adult entertainment, car wash, chemical processing, greenhouse & plant nursery, public utility building, outdoor recreation service, transmitting station, fleet service, recycling depot, indoor recreation service		as required by Development Officer	
	government service		1 stall/8 seats or 1 stall/45 sq. m	
	light industrial, research and development business and research and development laboratory		1 stall/3 employees/max. working shift (min. 5 stalls)	
	equipment rental, mini-storage, warehouse, outdoor storage		1 stall/3 employees/max. working shift plus 1 stall/90 sq. m	
	restaurant, drinking establishment		1 stall/4 seats	
	warehouse store		1 stall/3 full-time employees/ max. working shift plus 1 stall/50 sq. m	
	bingo hall, casino		1 stall/2.5 seats	
	hotel		1 stall/guest room	

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Section 9.18. Business Park (BP) Land Use District

(1) **Application**

This section applies to the areas designated as Business Park (BP) on the Land Use District Map, Schedule A of this Bylaw.

(2) **Purpose**

The purpose of the Business Park (BP) District is to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized light manufacturing establishments. The essential purpose of this District is to achieve development in a park-like setting that is an economic asset to the owners, neighbours, and the community. This district encourages attractively designed buildings, provides for an abundance of landscaping, and establishes land uses that do not create air, ground, noise, and water pollution.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) business support service; **(BL12/2007)**
- (b) commercial school;
- (c) government service;
- (d) health service; **(BL30/2010)**
- (e) light industrial;
- (f) professional office;
- (g) public utility building;
- (h) research and development business; and
- (i) research laboratory.

(4) **Discretionary Land Uses**

The following are discretionary uses that may be approved if the use will serve or support permitted uses in the BP district: **(BL12/2007)**

- (a) community hall with a gross floor area up to 745 sq. m;
- (b) construction service; **(BL12/2007)**
- (c) convenience store;
- (d) financial institution, including a drive-through;
- (e) general service;
- (f) indoor recreation service;
- (g) outdoor storage;

Section 9.18. Business Park (BP) Land Use District

- (h) restaurant up to 50 seats;
- (i) take-out restaurant;
- (j) transmitting station;
- (k) wall mural;
- (l) warehouse, provided that the warehouse activity is incidental to the primary use of the building and storage activities comprise less than 50% of the gross floor area. This section, other than warehouse use, does not apply to multi-tenant office/warehouses; and **(BL12/2007)**
- (m) accessory developments to any use listed in (3) or (4).

(5) **Performance Standards**

- (a) No primary or accessory use shall be so conducted as to cause the discharge of any harmful waste materials
 - (i) into or upon the ground;
 - (ii) into or within any sanitary or storm sewer system;
 - (iii) into or within any water system or water body; or
 - (iv) into the atmosphere.
- (b) No use or activity shall be conducted or permitted that is dangerous
 - (i) to persons or property by reason of the creation of a fire, explosion, or other physical hazard; or
 - (ii) by reason of air pollution, odour, smoke, noise, vibration, radiation or fumes.

(6) **Lot Area**

The minimum lot area is 1000 sq. m.

(7) **Building Height**

The maximum building height is 15 m.

(8) **Building Setbacks**

The minimum building setbacks shall be provided as follows:

- (a) the minimum front yard building setback is 6 m;
- (b) an interior lot serviced by a rear lane does not require a side yard building setback;

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- (c) an interior lot not serviced by a rear lane requires a minimum side yard building setback of 5 m on one side of the lot to provide vehicle access to the rear of the lot;
- (d) a corner lot must provide a minimum side yard building setback of 4.5 m on the side of the lot flanking the public roadway; and
- (e) the minimum rear yard building setback is 3.5 m, except where a lot is serviced by a rear lane in which case it is 6 m.

(9) Design, Character and Appearance of Buildings

In addition to the requirements in Section 6.7, all buildings must be finished as follows to the satisfaction of the Development Officer:

- (a) Building materials shall be appropriate for the use and for the type of structure in which they are used including:
 - (i) materials used for building exterior shall be concrete, exposed aggregate concrete, stucco, glass, brick, natural stone, wood, or metal; and
 - (ii) corrugated metal and similar materials are discouraged for use on building facades or roofs and shall not be used for facades visible from public rights-of-way.
- (b) All exterior surfaces shall have a finished treatment.
- (c) The use of two or more colours is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements or accents the main building.
- (d) Large expanses of uninterrupted wall planes are prohibited where visible from a street or from the boundaries of the Business Park district.
 - (i) The use of fascias, canopies and other multi-dimensional exterior features is encouraged in order to break up large, uniform wall surfaces;
 - (ii) Multi-dimensional features shall be in proportion to the wall heights and building mass.
- (e) Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.

(10) Parking and Loading Areas

In addition to the parking and loading requirements under Part 7, parking and loading areas must conform to the following requirements:

- (a) all loading docks shall be located on the interior of the site or shall be screened from the public right-of-way, residential districts and residential uses by means of a sight-obscuring screen to the satisfaction of the Development Officer;

Section 9.18. Business Park (BP) Land Use District

- (b) parking areas shall be screened by a sight-obscuring screen on each side that is adjacent to a residential use or district and between a parking area and a public street as follows:
 - (i) screening along interior property lines shall be 1 m in height and screening along public rights-of-way shall be 1 m in height; and
 - (ii) plantings shall be coniferous and must be planted at appropriate intervals to establish a solid hedge upon maturity.
- (c) Parking facilities shall be used for temporary automobile parking only.

(11) **Garbage and Recycling Storage**

In addition to the requirements of Section 6.11, freestanding enclosures and screening for storage bays shall be comprised of solid fencing or walls that match or complement the materials of the principal building.

(12) **Outdoor Storage**

Limited outdoor storage areas are allowed, subject to the following restrictions and requirements:

- (a) outdoor storage may occupy an area equal to or less than 50% of the floor area of the ground floor of the building(s) on the same premises or equal to or less than 25% of the total site area, whichever is less;
- (b) outdoor storage areas shall be located behind the building, to the rear of the site and not adjacent to front property lines;
- (c) outdoor storage areas shall be screened with a sight-obscuring screen at least 2 m in height;
- (d) equipment, vehicles, materials, and other items located within outdoor storage areas shall be maintained in an orderly fashion and shall be no higher than the height of the sight-obscuring screen;
- (e) outdoor storage areas shall not be used to store waste or recycle materials; and
- (f) outdoor storage areas shall not be used to satisfy on-site parking area requirements.

(13) **Multi-tenant Office/Warehouse (BL12/2007)**

Occupants of multi-tenant office/warehouse space of less than 929 sq. m total space will be required to have a minimum of 20 percent (20%) of the gross floor area developed as an office, showroom, laboratory or research area. Occupants of more than 929 sq. m total space will be required to develop a minimum 10 percent (10%) of the gross floor area into an office, showroom, laboratory or research area. For purposes of this section, "multi-tenant" means three or more units separated by partition walls that separate one tenant's space from another or from the building's common area such as a public corridor as shown on a submitted floor plan.

Section 9.18. Business Park (BP) Land Use District

Summary Table - BP District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

	With Rear Lane		Without Rear Lane	
	Interior Lot	Corner Lot	Interior Lot	Corner Lot
Min. Lot Area	1000 sq. m	1000 sq. m	1000 sq. m	1000 sq. m
Min. Front Yard	6 m	6 m	6 m	6 m
Min. Side Yard	not required	Flanking public road 4.5 m	One side 5 m	Flanking public road 4.5 m
Min. Rear Yard	6 m	6 m	3.5 m	3.5 m
Max. Building Height	15m			
Parking	health service, financial institution, general service, convenience store, take-out restaurant, professional office and commercial school		1 stall/45 sq. m	
	business support service		1 stall/30 sq. m	
	community hall		1 stall/5 seats or 1 stall/20 sq. m	
	public utility building, transmitting station, drive-through business		As determined by Development Officer	
	government service		1 stall/8 seats or 1 stall/45 sq. m	
	light industrial, research and development business, research laboratory		1 stall/3 employees/max. working shift (min. 5 stalls)	
	warehouse, outdoor storage		1 stall/3 employees/max. working shift plus 1 stall/90 sq. m	
	restaurant		1 stall/4 seats	
	parking not permitted within required setback adjacent to public roadway			
Note				

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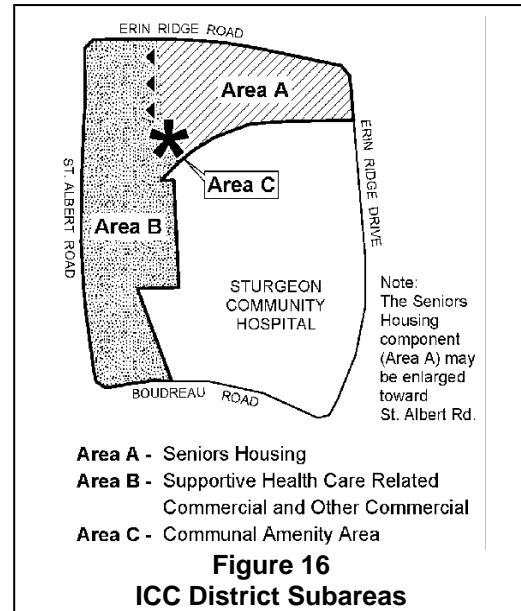
Section 9.19. Integrated Care Community (ICC) Land Use District

(1) Application

This section applies to the area designated as Integrated Care Community (ICC) District on the Land Use District Map, Schedule A of the Land Use Bylaw. The area designated as ICC District encompasses Area A - seniors housing, Area B – supportive health care-related commercial, and Area C – communal amenity area as identified in Figure 16.

(2) Purpose

The purpose of the ICC - Integrated Care Community District is to create an Urban Village concept. An Urban Village encompasses a complementary mix of land uses and activities wherein everything is within convenient, walking distance. The ICC District together with the hospital use will create an Urban Village which encompasses a supportive living environment which integrates seniors housing and health care related services available through Area B and the hospital within a compact, walkable area.



The key attributes associated with the ICC District Urban Village include:

- (a) a relatively compact, pedestrian friendly area that encompasses complementary land uses and activities wherein everything is within convenient walking distance;
- (b) the provision of a focal point within the Urban Village that serves as a link between land uses and meeting place for residents, employees and patrons;
- (c) site design, which fosters people and business interaction and activity and meets the needs of residents, employees and patrons of the area;
- (d) provision for pedestrian and vehicular routes which are attractive, safe, direct, and which facilitate movement between sites and other neighbourhood services and parks; and
- (e) architectural design and site development, which is compatible with and complements the surrounding neighbourhood and hospital and creates a safe and pleasant area.

(3) Permitted Land Uses – Senior Housing – Area A

The following are permitted uses in Area A of the ICC District:

- (a) long term care housing; and

Section 9.19. Integrated Care Community (ICC) Land Use District

- (b) supportive housing.

(4) **Discretionary Land Uses – Senior Housing – Area A**

The following are discretionary uses in Area A of the ICC District: **(BL13/2006)**

- (a) general service uses and convenience stores that are accessory to long term care housing and supportive housing;
- (b) residential sales centre; and
- (c) accessory development to any use within subsection (3).

(5) **Permitted Land Use – Supportive Health Care – Area B**

The following is a permitted use in Area B:

- (a) health service.

(6) **Discretionary Land Uses – Supportive Health Care – Area B**

The following are discretionary uses in Area B that may be approved if the use will serve or support permitted uses:

- (a) apartment housing; **(BL13/2006)**
- (b) business support service;
- (c) catering service;
- (d) commercial school;
- (e) convenience store;
- (f) day care facility;
- (g) drive-through business for a use listed in subsection (6);
- (h) financial institution;
- (i) general retail store with a gross floor area up to 500 sq. m;
- (j) general service;
- (k) government service;
- (l) grocery store;
- (m) liquor store with a gross floor area up to 280 sq. m;
- (n) museum;
- (o) pharmacy;
- (p) professional office;

Section 9.19. Integrated Care Community (ICC) Land Use District

- (q) restaurant;
- (r) specialty store;
- (s) take-out restaurant;
- (t) veterinary clinic;
- (u) long term care housing;
- (v) supportive housing; and
- (w) accessory development to any use within subsections (5) and (6).

(7) **Permitted Land Use – Communal Amenity Area – Area C**

The following is a permitted use in Area C:

- (a) communal amenity area.

(8) **Pre-Application Requirements**

In addition to the application requirements of Section 3.3 of this Bylaw, an applicant for development permit must submit to the satisfaction of the Development Officer:

- (a) An overall conceptual site development plan for:
 - (i) the area designated as ICC District; or
 - (ii) if the applicant is only developing a portion of the area designated as ICC District, a site development plan in relation to the portion to be developed in which plan the applicant has also illustrated how the development will be integrated with the area designated as ICC District.

The overall conceptual site development plan must identify the proposed building types and locations, development phasing, vehicular and pedestrian routes, and amenity areas in accordance with the purpose of this District.

- (b) A traffic impact analysis that demonstrates that traffic impacts are compatible with the purpose of the ICC District and do not prejudice safety and traffic movements within the ICC District or on adjacent public roadways.
- (c) Design drawings illustrating the colour scheme and building materials in accordance with clause (10)(h).

(9) **Site Design Review**

- (a) If a Development Officer receives an application for a development permit within the ICC District, the Development Officer may send a copy of the application to the Capital Health Authority for their review and comment.

Section 9.19. Integrated Care Community (ICC) Land Use District

- (b) When the Development Officer sends an application to the Capital Health Authority under clause (9)(a), the Development Officer may impose a time limit for response.
- (c) If any comments are received from the Capital Health Authority the Development Officer must have regard for but is not bound by the comments in exercising any discretion under this Bylaw.

(10) Development Regulations

- (a) Compliance with Site Plan

Buildings shall be located in accordance with the overall conceptual site development plan identified in clause (8)(a).

- (b) Site Density

Regulations Applicable to Areas A & B

- (i) The maximum site density is 115 sleeping units/ha for long term care housing;
- (ii) The maximum site density is 105 sleeping or dwelling units/ha for supportive housing;
- (iii) The maximum site density is 30 dwelling units/ha for cluster housing;
- (iv) For the purpose of calculating the maximum site density, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground if the Development Officer considers this to be appropriate given site constraints; **(BL29/2006)**

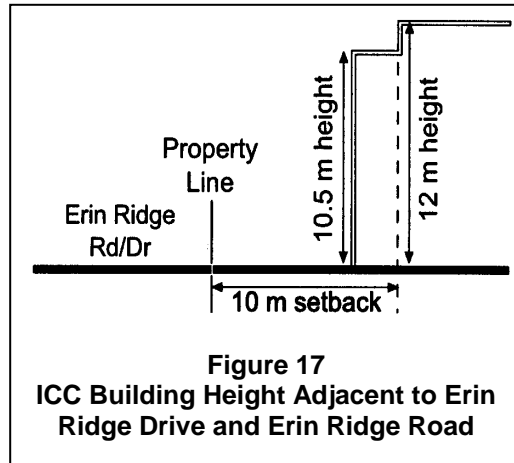
Limits on Area of Discretionary Uses Included in clause (4)(a):

- (v) The total floor area to be occupied by all discretionary uses referred to in clause (4)(a) must not exceed 10% of the floor area of the development in which they are located. **(BL29/2006)**
- (vi) The maximum gross floor area of any individual discretionary land use referred to in clause (4)(a) must not exceed 275 sq. m. **(BL29/2006)**

Section 9.19. Integrated Care Community (ICC) Land Use District

Regulations Applicable to Area B

- (vii) Health Service must comprise at least 50% of the gross floor area of Area B available for commercial development to the satisfaction of the Development Officer. **(BL29/2006)**



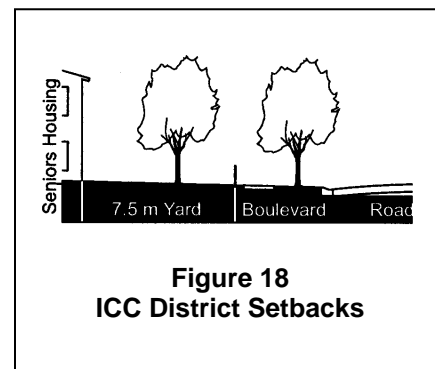
(c) Building Height

- (i) The maximum building height is 12.0 m, except that the maximum building height for any portion of a building within 10.0 m of the property line adjacent to Erin Ridge Road or Erin Ridge Drive or both shall be 10.5 m. (Figure 17)
- (ii) In the instance where the heliport approach and departure surfaces may allow for less than 12.0 m, the heliport height provisions prevail.

(d) Building Setbacks

- (i) The minimum building setback within Area A is:
 - (A) 7.5 m located adjacent to Erin Ridge Road, Erin Ridge Drive, and St. Albert Road;
 - (B) 6.0 m for the side yard adjacent to an internal roadway or property line; and
 - (C) 6.0 m for the rear yard adjacent to the south property line.
- (ii) The minimum building setback within Area B is 3 m from a property line or an internal roadway, except:

- (A) a greater setback for a courtyard, rest area, building recess, recessed entrance, patio, foundation



plantings or similar amenities may be allowed where in

Section 9.19. Integrated Care Community (ICC) Land Use District

the opinion of the Development Officer, the design is in keeping with the purpose of the ICC District.

- (B) the minimum building setback is 7.5 m adjacent to Erin Ridge Road. (Figure 18)
- (iii) Where a larger building setback is required in accordance with the Alberta Building Code or the Alberta Fire Code, the distances required by the Alberta Building Code or the Alberta Fire Code prevail.
- (e) Separation Distance
 - (i) The minimum separation distance between principal buildings within Area A is 12.0 m.
 - (ii) The minimum separation distance between a principal building located within Area A and a principal building located within Area B is 15.0 m. A minimum of 7.5 m shall be accommodated within Area A.
 - (iii) If a breezeway is contemplated within the overall conceptual plan, a minimum 5.0 m separation distance must be provided between the exterior wall of each building facing the breezeway.
 - (iv) Within Area A, the minimum separation distance is 6.0 m between an exterior wall in which a window, door or other opening faces onto a:
 - (A) roadway;
 - (B) common walkway; or
 - (C) parking area.
 - (v) Where a larger separation distance is required in accordance with the Alberta Building Code or the Alberta Fire Code, the distances required by the Alberta Building Code or the Alberta Fire Code prevail.
- (f) Lot Coverage
 - (i) The maximum lot coverage for Area A development is 40%.
 - (ii) The maximum lot coverage for Area B development is 50%.
- (g) Vehicular and Pedestrian Circulation

In addition to the provisions of Sections 6.23 and 6.9 of this Bylaw the following regulations are applicable to Areas A and B

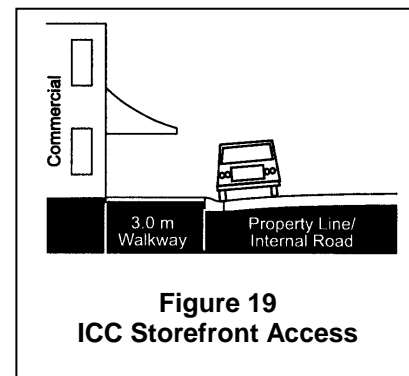
- (i) Motor vehicle access to the ICC District is restricted to:
 - (A) 2 all-directional accesses at Erin Ridge Road;

Section 9.19. Integrated Care Community (ICC) Land Use District

- (B) 1 all-directional access at Erin Ridge Drive;
 - (C) 1 right-in and right-out access to Boudreau Road, and
 - (D) 2 right-in and right-out accesses to Highway 2 (St. Albert Road).
- (ii) The location and geometric details relating to motor vehicle access to and from the ICC District must be the satisfaction of Development Officer in consultation with the Engineering Department.
- (iii) In making a determination about the location of access points under clause (10)(g)(i), the Development Officer must ensure that motor vehicular access points are dispersed so as to minimize through traffic, on-site traffic speeds and foster a pedestrian orientation within the ICC District.
- (iv) Notwithstanding clause (10)(g)(i), the Development Officer in consultation with the Engineering Department may vary motor vehicle access points where a traffic impact analysis demonstrates to the satisfaction of the Development Officer that some alternative access may be appropriate.
- (v) In making a determination about the design of on-site motor vehicle and pedestrian circulation within the ICC District, the Development Officer must ensure that motor vehicle and pedestrian routes are located and designed in a manner that provides a clearly defined, safe, efficient and convenient circulation pattern for both vehicles and pedestrians, including barrier-free routes. Loading bays must be located in such a manner as not to impede the safe and efficient flow of traffic and pedestrian movement and minimize impacts on adjacent land uses.

- (vi) In addition to Section 9.9 of this Bylaw, the Development Officer may impose whatever conditions the Development Officer considers necessary in order to require that the applicant:

- (A) provide connections to parking areas, and to public rights-of-way adjoining the community for access to transit, services and amenities;



- (B) provide pedestrian access from the adjacent neighbourhood and Area A to Area B;

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- (C) provide pedestrian walkways along storefronts which have doors or similar openings;
 - (D) separate pedestrian movements and motor vehicle traffic by delineating the crosswalk with special paving or, where possible, raising crosswalks; and
 - (E) construct and maintain the pedestrian walkways for use by the public.
- (vii) The pedestrian circulation system must be designed to enhance security within Area A and Area B.
- (viii) Pedestrian walkways must be constructed of a hard surface material and must be a minimum of 2.5 m in width, except in the case of:
- (A) a storefront access where a minimum 3.0 m walkway width must be provided (Figure 19); and
 - (B) a breezeway where a minimum 5.0 m walkway must be provided.

Additional Regulations Applicable to Area B

- (ix) Buildings within Area B must have continuous overhead weather protection for the entire building frontage along a pedestrian walkway in a method suitable to the architectural style of the building.
 - (x) The continuous overhead weather protection must be at least 2.0 m wide and must have a vertical clearance of at least 2.5 m and at most 4.0 m above the sidewalk.
- (h) Architectural Design and Site Appearance

In addition to the provisions of Section 6.7 of this Bylaw, the following regulations are applicable to Areas A and B.

- (i) The Development Officer may require that a building be designed and finished in order to be compatible with the surrounding neighbourhood as follows:
 - (A) design techniques including but not limited to, the use of sloped roofs, variations in building setbacks, and articulation of building facades must be employed in order to create architectural interest, to provide a unified building exterior, and to minimize the perceived mass and linearity of buildings.
 - (B) the design for buildings within the district must establish a single architectural theme including principal design elements, finishing materials, colours, and roof style. The exterior wall finish must be uniform around all sides of the building.

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- (C) the exterior wall finishing materials must be predominantly composed of muted colours, with brick similar to that utilized in the Sturgeon Community Hospital and Health Centre or the fencing for the Erin Ridge Subdivision used as an accent.
- (ii) In addition to the requirements of Sections 6.11 and 6.16 of this Bylaw, outdoor storage and refuse and recycle areas must be screened to the satisfaction of the Development Officer taking into consideration the view from the adjacent district and public roadway.

Regulation Applicable to Area A

- (iii) In the event that long term care housing or supportive housing is developed adjacent to St. Albert Road, mitigative measures must be taken to provide for noise attenuation along St. Albert Road to the satisfaction of the Development Officer in consultation with the Engineering Department.

Regulation Applicable to Area B

- (iv) The facades of any buildings facing towards St. Albert Road, Boudreau Road, a pedestrian walkway or internal roadway may be required to provide for clear glazing along at least 50% of the facade to allow visual penetration into the interior of the building.
- (v) In addition to the provisions of clause (iv) the Development Officer may require that any side of a building that fronts onto a pedestrian walkway must incorporate design features which will create a pedestrian friendly environment, including:
 - (A) multiple and varied street entrances providing direct access to the sidewalk; and
 - (B) architectural features and street furniture which strengthen the image of the businesses along the street.
- (i) Outdoor lighting
 - (i) All on-site outdoor lighting must be located so as not to:
 - (A) extend beyond the boundaries of the site except where the light is directed onto a public sidewalk;
 - (B) adversely affect traffic safety or interfere with traffic control devices.
 - (ii) All outdoor lighting within the ICC District shall be of a design and style that are consistent with the purpose of this District to the satisfaction of the Development Officer and shall provide safety and security and add visual interest.

Section 9.19. Integrated Care Community (ICC) Land Use District

- (iii) Outdoor lighting must be provided for all amenity areas, walkways and parking areas to the satisfaction of the Development Officer.

- (j) Communal Amenity Area

Regulations Applicable to Area A

- (i) Developments which include 40 or more sleeping or dwelling units must provide a minimum amenity area of 2.5 sq. m per sleeping or dwelling unit to be developed as outdoor communal amenity area and be aggregated into areas of not less than 100 sq. m for the benefit of the residents in each building.
- (ii) The amenity area may include seating areas, raised gardens, courtyards and recreational areas.

Regulations Applicable to Area B

- (iii) A single communal amenity area – Area C must be provided for the benefit of all development within Area B and is to be centrally located between the seniors housing and commercial areas within Area B. The amenity area is to be designed to serve as a space for the active or passive recreation and enjoyment of the public so as to maximize the accessibility and use of the area by the public during the hours which the development is open to the public. Access to the amenity area must be at no cost to the public.
- (iv) The amenity area may include a plaza or focal point.
- (v) The amenity area must be a minimum of 100 sq. m in size.
- (vi) The amenity area may include such elements as street furnishings, hard surfacing, plantings, amenities, art and sculpture and architectural features to create a strong sense of a communal gathering place, to the approval of the Development Officer. The amenity area must also provide for an area of overhead weather protection as a portion of the amenity area.
- (vii) The amenity area must provide for at least one pedestrian walkway connection to Sturgeon Community Hospital and Health Centre, Area B and Area A and off-site pedestrian linkages.

- (k) Landscaping

Except as identified through the following regulations in this section, Section 6.13 applies:

- (i) Any parking lot within Area A or B having more than 10 stalls which are visible from an adjoining residential district or public roadway must have perimeter landscaping between the parking area and the front property line. Perimeter landscaping in conjunction with other man-made features must provide

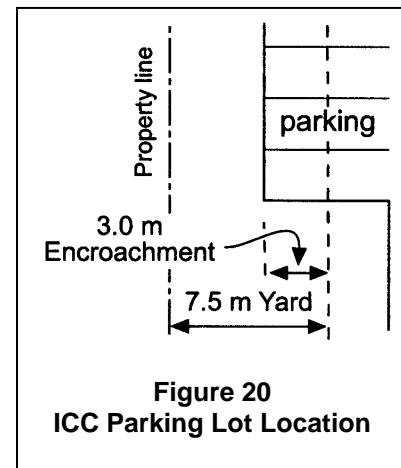
Section 9.19. Integrated Care Community (ICC) Land Use District

substantial interruption of the view of the parking area to a minimum height of 1.0 m and must be provided by means of:

- (A) intermittent screen fencing and landscaping; or
- (B) undulated berming and landscaping; or
- (C) a continuous landscape screen.

Additional Regulations Applicable to Area A

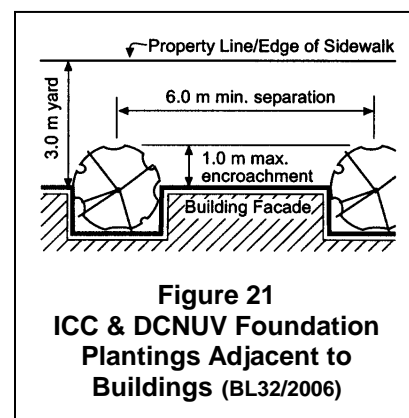
- (ii) All minimum required yards within Area A must be landscaped. Within required yards, trees must be planted in an overall ratio of 1 tree per 75 sq. m of landscape area to enhance development and provide a visual buffer for adjacent residential. Wherever space permits, trees must be planted in groups and groupings must be dispersed within the site. Coniferous trees must comprise a minimum proportion of 40% of all trees planted.



- (iii) That portion of the building setback measured 4.5 m beyond the property line, adjacent to Erin Ridge Road, Erin Ridge Drive and St Albert Road, may be used for a driving aisle or parking purposes. (Figure 20)
- (iv) Notwithstanding clause(10)(l)(ii), only deciduous trees must be employed in landscaping of interior parking lots.

Additional Regulations Applicable to Area B

- (v) Foundation plantings must be incorporated within Area B and shall consist of shrubs and deciduous trees grouped, where appropriate, in clusters every 6 m along the building frontage to enhance development and act as a visual buffer. (Figure 21)
- (vi) Foundation plantings may be allowed within a required yard to a maximum of 1.0 m, provided that a minimum setback of 2.0 m is maintained between the internal road or property line and the planting.
- (vii) Required yards may include pedestrian walkways in



Section 9.19. Integrated Care Community (ICC) Land Use District

accordance with clauses (10)(g)(vi) and (vii) or be landscaped.

(l) Parking and Loading

In addition to the parking and loading provisions identified in Part 7 of this Bylaw, the following regulations are applicable to Areas A and B:

- (i) Shared parking may be considered in partial fulfilment of the parking requirements at the discretion of the Development Officer in consultation with the Engineering Department having regard for the future parking needs of the district, existing parking requirements for the hospital site, potential for changes in the hospital parking requirement, and other matters as may be identified by the Development Officer.
- (ii) Parking areas must be designed such that pedestrian routes are clearly identified, and that the disruption of pedestrian route continuity is minimized.

Additional Regulations Applicable to Area A

- (iii) A vehicular drop-off area to accommodate residents and adult day program users must be provided to the satisfaction of the Development Officer in consultation with the Engineering Department.
- (iv) Clear signage, which specifically designates visitor and staff parking, handi-bus parking and drop-off areas must be provided to the satisfaction of the Development Officer.
- (v) Parking and driving aisles may be permitted within a required yard located adjacent to Erin Ridge Road, Erin Ridge Drive and St Albert Road to a minimum depth of 4.5 m measured from the front property line.

Additional Regulations Applicable to Area B

- (vi) Where possible on-site parking must be located to the sides of commercial buildings, so as to minimize the view of the parking area from the travelling public.
 - (vii) Parking and driving aisles are not permitted within a required yard within Area B.
- (m) Development of the land uses within the ICC District shall comply with the provisions of this Bylaw , except as otherwise stated within the District in which case the ICC District shall prevail.

Section 9.19. Integrated Care Community (ICC) Land Use District

Summary Table - ICC District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Due to the complexity of this District, please refer to the text in Section 9.19 for all requirements specific to this District.

Parking	catering service, commercial school, general retail store, general service, health service, specialty store, take-out restaurant, convenience store, professional office, financial institution, pharmacy, veterinary clinic	1 stall/45 sq. m
	long term care housing	a minimum of 1 stall per 5 dwelling units, plus; 1 stall per 7 dwelling units for visitor parking, plus; 1 stall per employee with a letter from the applicant identifying the total number of employees;
	supportive housing	1 stall per dwelling unit or 1 stall per 5 dwelling units for each non-self-contained supportive housing unit, plus; 1 stall per 7 dwelling units for visitor parking, plus; 1 stall per employee with a letter from the applicant identifying the total number of employees
	government service	1 stall per 8 seats or 1 stall per 45 sq. m of gross floor area, whichever is the greater;
	grocery store	1 stall per 20 sq. m of gross floor area;
	business support service, liquor store	1 stall/30 sq. m
	residential sales centre	as required by the Development Officer
	restaurant	1 stall/4 seats
	drive-through business, public utility building, museum	As determined by Development Officer
	day care facility	4 stalls; or 1 stall per 2 employees plus 1 stall per 10 patrons; whichever is greater

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Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

(1) **Application**

This section applies to the areas designated as Business Park Transition (BPT) on the Land Use District Map, Schedule A of this Bylaw.

(2) **Purpose**

The purpose of the Business Park Transition (BPT) District is to provide an aesthetically attractive transition area between the Commercial and Industrial Service Land Use District and the Business Park Land Use District. Developments within this land use district should compliment and be similar too development within the Business Park Land Use District. This district encourages attractively designed buildings, provides for an abundance of landscaping, and establishes land uses that do not create air, ground, noise, and water pollution.

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) commercial school;
- (b) government service;
- (c) light industrial;
- (d) professional office;
- (e) public utility building;
- (f) research and development business; and
- (g) research laboratory.

(4) **Discretionary Land Uses**

The following are discretionary uses that may be approved if the use will serve or support permitted uses in the BP district:

- (a) business support service;
- (b) catering service;
- (c) community hall with a gross floor area up to 745 sq. m;
- (d) construction service;
- (e) convenience store;
- (d) financial institution, including a drive-through;
- (e) general service;
- (f) household repair service;

Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

- (g) indoor recreation service;
- (h) outdoor storage;
- (i) restaurant up to 50 seats;
- (j) take-out restaurant;
- (k) transmitting station;
- (l) veterinary clinic
- (m) wall mural;
- (n) warehouse, provided that the warehouse activity is incidental to the primary use of the building and storage activities comprise less than 50% of the gross floor area; and
- (o) accessory developments to any use listed in (3) or (4).

(5) **Performance Standards**

- (a) No primary or accessory use shall be so conducted as to cause the discharge of any harmful waste materials
 - (i) into or upon the ground;
 - (ii) into or within any sanitary or storm sewer system;
 - (iii) into or within any water system or water body; or
 - (iv) into the atmosphere.
- (b) No use or activity shall be conducted or permitted that is dangerous
 - (i) to persons or property by reason of the creation of a fire, explosion, or other physical hazard; or
 - (ii) by reason of air pollution, odour, smoke, noise, vibration, radiation or fumes.

(6) **Lot Area**

The minimum lot area is 1000 sq. m.

(7) **Building Height**

The maximum building height is 15 m.

(8) **Building Setbacks**

The minimum building setbacks shall be provided as follows:

Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

- (a) the minimum front yard building setback is 6 m;
- (b) an interior lot serviced by a rear lane does not require a side yard building setback;
- (c) an interior lot not serviced by a rear lane requires a minimum side yard building setback of 5 m on one side of the lot to provide vehicle access to the rear of the lot;
- (d) a corner lot must provide a minimum side yard building setback of 4.5 m on the side of the lot flanking the public roadway; and
- (e) the minimum rear yard building setback is 3.5 m, except where a lot is serviced by a rear lane in which case it is 6 m.

(9) **Design, Character and Appearance of Buildings**

In addition to the requirements in Section 6.7, all buildings must be finished as follows to the satisfaction of the Development Officer:

- (a) Building materials shall be appropriate for the use and for the type of structure in which they are used including;
 - (i) materials used for building exterior shall be concrete, exposed aggregate concrete, stucco, glass, brick, natural stone, wood, or metal; and
 - (ii) corrugated metal and similar materials are discouraged for use on building facades or roofs and shall not be used for facades visible from public rights-of-way.
- (b) All exterior surfaces shall have a finished treatment.
- (c) The use of two or more colours is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements or accents the main building.
- (d) Large expanses of uninterrupted wall planes are prohibited where visible from a street or from the boundaries of the Business Park district.
 - (i) The use of fascias, canopies and other multi-dimensional exterior features is encouraged in order to break up large, uniform wall surfaces;
 - (ii) Multi-dimensional features shall be in proportion to the wall heights and building mass.
- (e) Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.

Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

(10) **Parking and Loading Areas**

In addition to the parking and loading requirements under Part 7, parking and loading areas must conform to the following requirements:

- (a) all loading docks shall be located on the interior of the site or shall be screened from the public right-of-way by means of a sight-obscuring screen to the satisfaction of the Development Officer;
- (b) parking areas shall be screened by a sight-obscuring screen on each side that is adjacent to a public street as follows:
 - (i) screening along interior property lines shall be 1 m in height and screening along public rights-of-way shall be 1 m in height; and
 - (ii) plantings shall be coniferous and must be planted at appropriate intervals to establish a solid hedge upon maturity.
- (c) Parking facilities shall be used for temporary automobile parking only.

(11) **Garbage and Recycling Storage**

In addition to the requirements of Section 6.11, freestanding enclosures and screening for storage bays shall be comprised of solid fencing or walls that match or complement the materials of the principal building.

(12) **Outdoor Storage**

Limited outdoor storage areas are allowed, subject to the following restrictions and requirements:

- (a) outdoor storage may occupy an area equal to or less than 50% of the floor area of the ground floor of the building(s) on the same premises or equal to or less than 25% of the total site area, whichever is less;
- (b) Notwithstanding clause (a), the outdoor storage area may be increased at the discretion of the Development Officer based upon the use proposed and site conditions;
- (c) outdoor storage areas shall be located behind the building, to the rear of the site and not adjacent to front property lines;
- (d) outdoor storage areas shall be screened with a sight-obscuring screen at least 2 m in height;
- (e) equipment, vehicles, materials, and other items located within outdoor storage areas shall be maintained in an orderly fashion and shall be no higher than the height of the sight-obscuring screen;
- (f) outdoor storage areas shall not be used to store waste or recycled materials; and

Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

- (g) outdoor storage areas shall not be used to satisfy on-site parking area requirements.

Section 9.20. Business Park Transition (BPT) Land Use District

(BL27/2005)

Summary Table - BPT District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

	With Rear Lane		Without Rear Lane	
	Interior Lot	Corner Lot	Interior Lot	Corner Lot
Min. Lot Area	1000 sq. m	1000 sq. m	1000 sq. m	1000 sq. m
Min. Front Yard	6 m	6 m	6 m	6 m
Min. Side Yard	not required	Flanking public road 4.5 m	One side 5 m	Flanking public road 4.5 m
Min. Rear Yard	6 m	6 m	3.5 m	3.5 m
Max. Building Height	15m			
Parking	financial institution, general service, convenience store, take-out restaurant, professional office, commercial school, catering service, household repair service, veterinary clinic and construction service		1 stall/45 sq. m	
	business support service		1 stall/30 sq. m	
	community hall		1 stall/5 seats or 1 stall/20 sq. m	
	public utility building, transmitting station, drive-through business		As determined by Development Officer	
	government service		1 stall/8 seats or 1 stall/45 sq. m	
	light industrial, research and development business, research laboratory		1 stall/3 employees/max. working shift (min. 5 stalls)	
	warehouse, outdoor storage		1 stall/3 employees/max. working shift plus 1 stall/90 sq. m	
	restaurant		1 stall/4 seats	
	indoor recreation service		1 stall/5 seats for fixed seating plus 1 stall/10m ² of gross floor area for non-fixed seating areas	
	Note	parking not permitted within required setback adjacent to public roadway		

Section 9.21. Regional Commercial (RC) Land Use District (BL24/2009)

(1) Application

This section applies to the areas designated as Regional Commercial (RC) on the Land Use District Map, Schedule A, of the Land Use Bylaw.

(2) Purpose

The purpose of the Regional Commercial Land Use District is to:

- a) Provide an area with regional roadway access for the sale of the widest variety of goods and services to the community and to the surrounding region.
- b) Establish a high quality commercial district accommodating a range of uses designed to serve the community as well as a larger trade area.
- c) Ensure developments are designed to respect a regional commercial context while providing a safe, pleasant and pedestrian-friendly environment.
- d) Ensure development is effectively connected to surrounding developments for all means of transportation.

(3) Permitted Land Uses

The following are permitted uses:

- a) art gallery;
- b) business support service;
- c) catering service that uses up to 3 vehicles;
- d) cinema;
- e) convenience store;
- f) drinking establishment;
- g) financial institution including drive-through;
- h) gas bar;
- i) general retail store;
- j) general service;
- k) government service;
- l) grocery store;
- m) health service;
- n) hotel;

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

- o) household repair service;
- p) indoor recreation service;
- q) liquor store;
- r) parking structure;
- s) professional office;
- t) restaurant;
- u) shopping centre;
- v) specialty store;
- w) take-out restaurant;
- x) theatre;
- y) video outlet; and
- z) warehouse store.

(4) Discretionary Land Uses

The following are discretionary uses:

- a) amusement arcade;
- b) animal service;
- c) automotive sales and service;
- d) automotive service;
- e) automotive specialty;
- f) car wash;
- g) casino;
- h) community hall with a gross floor area up to 3,250 sq. m.;
- i) construction service;
- j) day care facility;
- k) drive-through business;
- l) dwelling unit above a ground floor commercial use;
- m) equipment rental;
- n) outdoor display;
- o) pool hall;
- p) public utility building;
- q) recreational vehicle sales & services;
- r) recycling depot;

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

- s) veterinary clinic;
- t) wall mural; and
- u) accessory development to any use listed in (3) and (4).

(5) Pre-Application Requirements

In addition to the application requirements of Section 3.3 of this Bylaw, an applicant for development permit within the RC Land Use District must submit to the satisfaction of the Development Officer:

- (a) an overall conceptual site development plan for the area designated as RC or, if the applicant is only developing a portion of the subject area, a site development plan in relation to the portion to be developed in which plan the applicant has also illustrated how the development will be integrated with the area designated as RC.

The overall conceptual site development plan, considered to be non-binding, must identify the proposed building types and locations, development phasing, vehicular and pedestrian routes, amenity areas and signage.

- (b) details regarding the architectural guidelines proposed for the development including design drawings illustrating the colour scheme and building materials.

(6) Building Height

The maximum building height is 18 metres.

(7) Building Setbacks

The minimum building setbacks are as follows:

Yard	Minimum Building Setback
(a) Front Yard	(i) 7 metres;
(b) Side Yard	(i) 3.5 metres adjacent to a non-residential use or district unless 0 metres side yard; (ii) 6.5 metres adjacent to a residential use or district;
(c) Rear Yard	(i) 0 metres adjacent to a non-residential use or district; (ii) 6.5 metres adjacent to a residential use or district; and

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

(d) Notwithstanding the above, the Development Officer may reduce the building setbacks in order to accommodate pedestrian connectivity, streetscape continuity or continuous storefront retail development while having regard to on-site constraints, adjacent uses, urban design considerations and safe traffic sightlines.

(e) Parking, loading or outdoor storage areas or garbage containers must not encroach more than 3 metres into any required side or rear yard setback and 0 metre side yard is not permitted where, in the opinion of the Development Officer, traffic circulation or deliveries would be adversely affected.

(8) Environmental Considerations

Where deemed appropriate and having regard to lot size, lot configuration or other on-site constraints, the Development Officer may require developments within this district to incorporate sustainable development practices through the use of, but not limited to, the following techniques:

- a) Infrastructure practices and site design that conserve the consumption of water, energy and materials.
- b) Combination of low impact development techniques implemented throughout the parking area of the site (i.e. bioretention cells, bioswales, pervious surfaces) that results in an efficient conservation in site run-off.



Bio Retention Cell

(9) Site Design Standards

- a) Central Feature/Community Space

The overall development shall contribute to the establishment or enhancement of community and public spaces by providing at least one of the following:

- (i) patio/seating area;
- (ii) pedestrian plaza with benches;
- (iii) landscaped picnic area;
- (iv) transit stop with amenities (benches, shelter, etc.);

and, at least two of the following shall be provided:

- (v) window shopping walkway
- (vi) outdoor playground area
- (vii) kiosk area
- (viii) water feature
- (ix) public art feature
- (x) clock tower; or
- (xi) other such deliberately shaped area and/or a focal feature

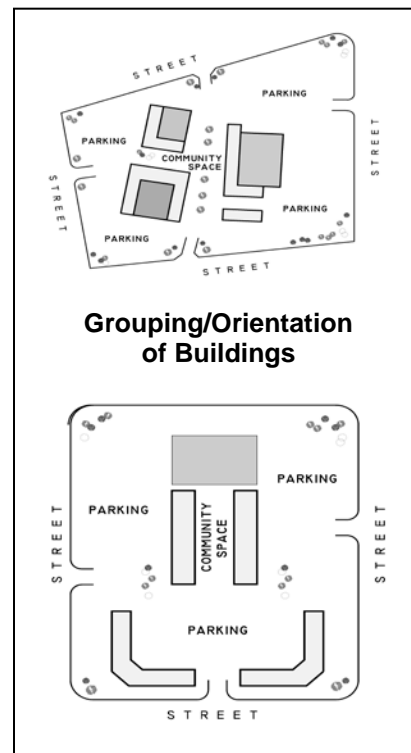
**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

or amenity that, in the judgment of the Development Officer, adequately enhances such community and public spaces.

b) Grouping/Orientation of Buildings

To encourage a 'park-once' site design and to enhance the pedestrian shopping environment within shopping centers, the Development Officer may require any of the following:

- (i) Where practical, the grouping of buildings in clusters with the buildings primarily oriented to create an attractive and pedestrian-friendly public realm. In requiring such a configuration, the Development Officer shall have regard to building size and intended use: generally, larger buildings such as warehouse stores, grocery stores, or casinos and/or uses that are more vehicular oriented such as drive through businesses; automotive sales and service; car washes; gas bars; etc., will not be considered for building grouping of this nature;
- (ii) The configuring of buildings to provide for shared parking to encourage pedestrian rather than vehicular movement between buildings; and
- (iii) Where practical, buildings being oriented to permit views into the site along the axes of roadways and walkways abutting the perimeter public roadways.



c) Parking

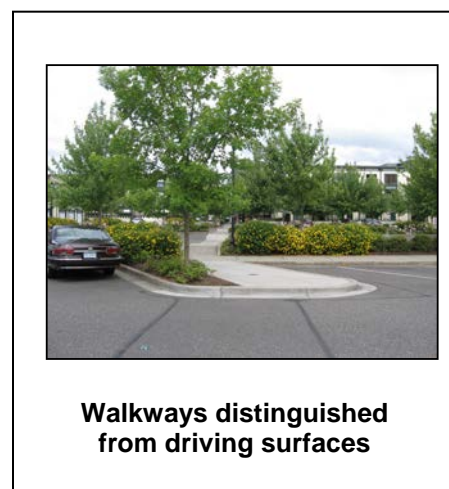
In addition to the requirements of Section 6.13 along with Part 7 of this Bylaw, the following requirements apply with respect to parking:

- (i) Soft landscaping is to be used to enhance and visually breakup parking areas. A landscaping ratio of 1.85 square metres provided per parking stall shall be provided and no parking stall shall be located more than 50 metres from a landscaped area.
- (ii) To ensure the long-term vitality of trees within parking lots, landscape islands shall be a minimum of 5.0 m in width and 11.0 m in length. Lesser dimensions may be determined by the Development Officer if deemed appropriate due to the size or configuration of the parking lot or other on-site constraints.
- (iii) If the maximum number of parking stalls for a

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

shopping center and/or warehouse store is proposed to exceed 150 per cent or 1.5 times the minimum required in Part 7 of this Bylaw, the Development Officer may determine that at least one of the following requirements is met:

- A. additional parking stalls exceeding 1.5 times the minimum required being provided either underground or in a parkade structure above the retail establishment or surrounded by liner buildings; or
 - B. a combination of low impact development techniques is implemented throughout the parking area of the site as indicated under subsection 8(b) (Environmental Considerations).
- (iv) Bicycle parking shall be provided to the satisfaction of the Development Officer and be highly visible to intended users; be encouraged to have overhead weather protection; and shall not encroach on pedestrian thoroughfares.
- d) Pedestrian Flows
- (i) Pedestrian walkways shall be designed to provide a safe and convenient route between focal points.
 - (ii) Sidewalks shall be provided along all sides of the site that abut a public roadway, and all internal primary drive aisles. All sidewalks shall be continuous with other sidewalks or pedestrian walkways both internally to the site and to adjacent developments.
 - (iii) Continuous internal pedestrian walkways on the site shall:
 - A. be at least 3.0 m in width, with a minimum pedestrian thoroughfare of 1.8m.
 - B. connect focal points of pedestrian activity, within and external to the site, such as, but not limited to: public sidewalks along the perimeter of the site, walkways from adjacent developments, transit stops, street intersections, building entrances, amenity feature community space and parking areas.
 - C. be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or coloured concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.



Section 9.21. Regional Commercial (RC) Land Use District (BL24/2009)

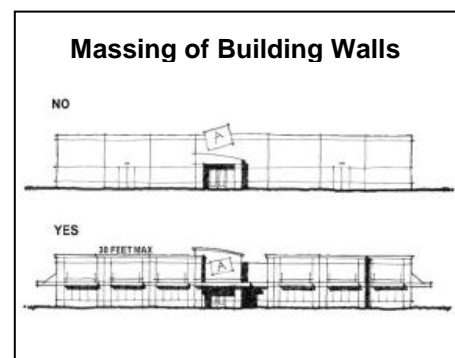
- D. be raised or ramped when traversing vehicular drive aisles and delineated with coloured concrete or painted lines.
- (iv) Sidewalks along buildings shall generally:
 - A. be provided along the full length of the building along any façade of the building featuring a customer entrance, and along any façade abutting public parking areas.
 - B. be at least 3.6 m in width along the façade where the primary customer entrance is located, of which 1.8 m will be a frontage zone for trees, benches, garbage cans and other typical street amenities.
 - C. provide weather protection features such as, but not limited to awnings, arcades, canopies, colonnades, overhangs, or projections.

(10) Building Design and Architectural Standards

In addition to the requirements of Section 6.7 of this Bylaw, the buildings within this district shall incorporate the following:

a) Facades

- (i) The massing of building walls shall be reduced through the use of architectural elements such as columns, ribs, pilasters or piers, changes in plan (eg. recesses and projections), changes in building finishes, materials, textures and colors, or other features that create an identifiable pattern and sense of human scale. No uninterrupted length of any façade shall exceed 30 meters including any façade visible from adjoining properties and/or public roadways.
- (ii) Ground floor front facades that face public roadways, public sidewalks or internal pedestrian walkways shall incorporate visual interest through articulation and other architectural features such as arcades, display windows, entry areas, awnings, recesses, or projections. For commercial units with less than 500 square meters of gross floor area, the portion of the front façade located between 0.9 metres and 2.4 metres above walkway grade shall be transparent along no less than 60% of the horizontal length of the store along the building façade, and no window shall consist of reflective glass.
- (iii) Building facades, including those visible from adjoining properties and/or public streets, shall incorporate a high



**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

degree of visual interest through the use of the following elements listed below.

- A. Color change
- B. Texture change
- C. Material module change
- D. Expression of architectural or structural bays through a change in plane no less than 30 cm in width, such as an offset, reveal or projecting rib.

b) Roofs

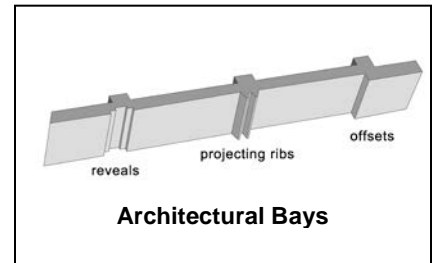
The roof line of buildings shall consist of: varying pitches that may be finished in any combination of metal, wood shakes, asphalt shingles, clay tiles, or roof materials having a similar texture and appearance; and/or flat roofs that include articulation and use of design elements that are in harmony with the principal architectural theme that reduce any perceived mass and linearity of large buildings and add architectural interest.

Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view shall be provided. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall.

c) Materials and Colors

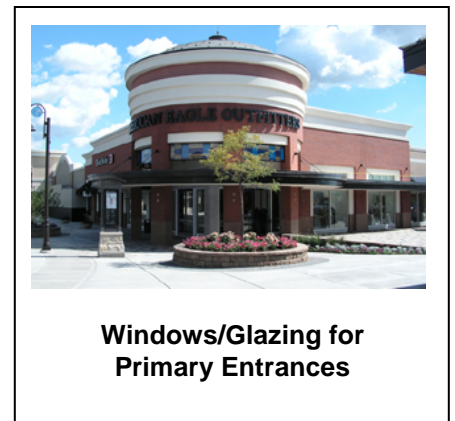
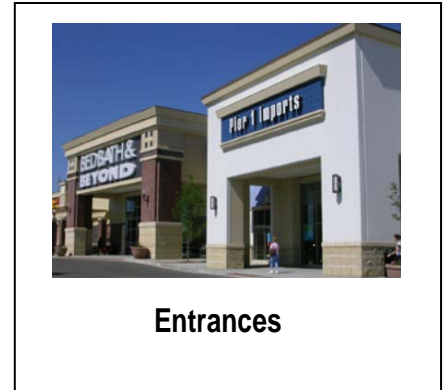
- (i) Predominant exterior building materials shall be high quality materials. These include, without limitation: brick, wood, natural stone, tinted or textured concrete, stucco, exposed aggregate concrete, glass, or concrete masonry units. Metal siding is discouraged. Vinyl siding is prohibited.
- (ii) Predominant exterior building materials should not include the following: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- (iii) Façade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.
- (iv) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be used for building trim or accent areas.

d) Entrances



**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

- (i) Entrances must coordinate with pedestrian networking and public connectivity to and through the site.
 - (ii) Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than two of the following:
 - A. Canopies or porticos;
 - B. Overhangs;
 - C. Recesses/projections;
 - D. Arcades;
 - E. Raised corniced parapets over the door;
 - F. Peaked roof forms;
 - G. Arches;
 - H. Outdoor patios;
 - I. Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - J. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - (iii) A warehouse store shall feature a functioning customer entrance located on the side that is planned to have the highest level of public pedestrian activity, facing an adjacent public street, internal pedestrian-oriented roadway or main parking lot area. Where pedestrian connectivity can be enhanced between the warehouse store and an adjacent use and/or parking area, the Development Officer may require a second customer entrance. All entrances shall be architecturally prominent and clearly visible from the abutting public street.
 - (iv) The primary customer entrance facades to commercial / retail units shall be designed to create an attractive streetscape and visual interest through the use of windows and transparent glazing.
- e) Storage and Loading Areas
- (i) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are minimized and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.



**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

- (ii) Non-enclosed areas for the storage and sale of seasonal inventory shall be screened with walls and/or fences.

(11) Signage

In addition to the requirements of Schedule C of this Bylaw, signage within this district shall incorporate the following:

- a) Signs shall be designed to reflect an aesthetically pleasing and cohesive approach to complement the architectural features of all buildings and create a unique and identifiable image for the entire precinct.
- b) Directional signage is encouraged to provide information at critical locations relating to primary tenants, parking lots, loading zones and pick up areas, entrances, exits and amenity areas.

(12) Outdoor Lighting

In addition to the requirements of Section 6.16 of this Bylaw, all on-site surface parking lots, exterior walkways, and rear, front and side yards must be illuminated. Buildings are encouraged to incorporate exterior and decorative lighting to enhance building architecture, landscaping elements and focal points.

Disclosure:

**All illustrations and images are for reference purposes only and are not intended to demonstrate the specific architectural design or material composition.

Summary Table - RC District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

Building Height	18 m	
Min. Front Yard	7 m	
Min. Side Yard	3.5 m if adjacent to a non-residential use/district unless 0 m side yard	
	6.5 m if adjacent to residential use/district	
Min. Rear Yard	Not required if adjacent to non-residential use/district	
	6.5 m if adjacent to residential use/district	
	NOTE: above setbacks may be reduced by Development Officer – see Section 9.21(7)(d)	
Parking	art gallery, amusement arcade, car wash, drive-through business, pool hall, public utility building, recycling depot	as required by Development Officer
	business support service, liquor store	1 stall/30sq.m of gross floor area
	casino	1 stall/2.5 seats
	cinema, theatre	1 stall/4 seats
	animal service, automotive sales and service, automotive service, automotive specialty, catering service, construction service, convenience store, financial institution, gas bar, general retail store, general service, health service, household repair service, professional office, specialty store, take-out restaurant, veterinary clinic, video outlet	1 stall/45 sq. m of gross floor area
	community hall	1 stall/5 seats or 1 stall/20 sq. m of gross floor area, whichever is greater
	day care facility	4 stalls; or 1 stall/2 employees plus 1 stall/10 patrons, whichever is greater
	drinking establishment, restaurant	1 stall/4 seats
	government service	1 stall/8 seats or 1 stall/45 sq. m of gross floor area, whichever is greater;
	grocery store	1 stall/20 sq m of gross floor area
	hotel	1 stall/guest room, plus additional stalls in accordance with the parking requirements for any other uses which form part of the hotel
	indoor recreation service	1 stall/5 seats for areas with fixed seating, plus 1 stall/10 sq m of gross floor area for uses without fixed seating; and the Development Officer may require additional or differing parking requirements based upon the individual components of the recreation service

**Section 9.21. Regional Commercial (RC) Land Use District
(BL24/2009)**

	shopping centre	1 stall/30 sq. m of gross floor area and see Part 7 (3a) for additional requirements on specific uses within a shopping centre
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**Section 9.22. Business Park (BP2) Direct Control Land Use District
(BL38/2011)**

(1) Application

This section applies to the areas designated as Business Park (BP2) Direct Control on the Land Use District Map, Schedule A of this Bylaw.

(2) Purpose

The purpose of the Business Park (BP2) Direct Control District is to provide an architecturally consistent working environment for a mixture of commercial and light industrial uses. The essential purpose of this District is to achieve development in a park-like setting that is an economic asset to the owners, neighbours, and the community. This district encourages attractively designed buildings, provides for an abundance of landscaping, and establishes land uses that do not create air, ground, noise, and water pollution.

(3) Land Uses – Council Approval

For uses are not listed under subsection (4) or subsection (5), Council:

- (a) shall determine the land uses that may be allowed in a Business Park (BP2) Direct Control district; and
- (b) may impose such standards and conditions it considers appropriate to regulate that use. In determining the development regulations that may be applied, Council may refer to the Business Park (BP2) Direct Control or any other land use district or any part of the Land Use Bylaw.
- (c) notwithstanding the provisions of subsection (b) above, as a minimum Council shall ensure that the requirements of Section 9.22(10) are imposed as conditions of approval for uses that Council approves in order to ensure that architectural standards are maintained for all development within this District, and are consistent with the purpose of the District.

(4) Permitted Land Uses

Council delegates the following permitted uses for approval by the Development Officer:

- (a) artist studio;
- (b) business support service;
- (c) commercial school;
- (d) general service;
- (e) government service;
- (f) health service;
- (g) household repair service;
- (h) light industrial;
- (i) professional office;
- (j) public utility building;
- (k) research and development business;

**Section 9.22. Business Park (BP2) Direct Control Land Use District
(BL38/2011)**

- (l) research laboratory;
- (m) specialty store;
- (n) veterinary clinic; and
- (o) warehouse store.

(5) Discretionary Land Uses

Council delegates the following discretionary uses that may be approved by the Development Officer:

- (a) animal service;
- (b) catering service;
- (c) chemical processing, excluding tank farms;
- (d) community hall;
- (e) construction service;
- (f) convenience store;
- (g) daycare;
- (h) drinking establishment up to 50 seats;
- (i) drive through business;
- (j) equipment rental;
- (k) financial institution, including a drive-through;
- (l) fleet service;
- (m) funeral home;
- (n) general retail store;
- (o) greenhouse and plant nursery;
- (p) grocery store;
- (q) hotel;
- (r) indoor recreation service;
- (s) liquor store;
- (t) mini-storage;
- (u) outdoor storage;
- (v) parking lot;
- (w) religious assembly;
- (x) restaurant;
- (y) take-out restaurant;
- (z) theatre;
- (aa) transmitting station;

**Section 9.22. Business Park (BP2) Direct Control Land Use District
(BL38/2011)**

- (bb) wall mural;
- (cc) warehouse, with a minimum of 10 percent (10%) of the gross floor area of a warehouse use shall be developed as office, showroom, and laboratory or research area; and
- (dd) accessory developments to any use listed in (3) or (4); trailers, mobile offices, and other similar temporary structures are prohibited as an accessory use.

(6) Performance Standards

- (a) No primary or accessory use shall be so conducted as to cause the discharge of any harmful waste materials
 - (i) into or upon the ground;
 - (ii) into or within any sanitary or storm sewer system;
 - (iii) into or within any water system or water body; or
 - (iv) into the atmosphere.
- (b) No use or activity shall be conducted or permitted that is dangerous
 - (i) to persons or property by reason of the creation of a fire, explosion, or other physical hazard; or
 - (ii) by reason of air pollution, odour, smoke, noise, vibration, radiation or fumes.

(7) Lot Area

The minimum lot area is 1000 sq. m.

(8) Building Height

The maximum building height is 15 m.

(9) Building Setbacks

The minimum building setbacks shall be provided as follows:

- (a) the minimum front yard building setback is 6 m;
- (b) an interior lot serviced by a rear lane does not require a side yard building setback;
- (c) an interior lot not serviced by a rear lane requires a minimum side yard building setback of 5 m on one side of the lot to provide vehicle access to the rear of the lot;
- (d) a corner lot must provide a minimum side yard building setback of 4.5 m on the side of the lot flanking the public roadway; and
- (e) the minimum rear yard building setback is 3.5 m, except where a lot is serviced by a rear lane in which case it is 6 m.

**Section 9.22. Business Park (BP2) Direct Control Land Use District
(BL38/2011)**

(10) Design, Character and Appearance of Buildings

In addition to the requirements in Section 6.7, all buildings must be finished as follows to the satisfaction of the Development Officer:

- (a) Building materials shall be appropriate for the use and for the type of structure in which they are used including;
 - (i) materials used for building exterior shall be concrete, exposed aggregate concrete, stucco, glass, brick, natural stone, wood, or metal; and
 - (ii) corrugated metal and similar materials are discouraged for use on building facades or roofs and shall not be used for facades visible from public rights-of-way.
- (b) All exterior surfaces shall have a finished treatment.
- (c) The use of two or more colours is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements or accents the main building.
- (d) Large expanses of uninterrupted wall planes are prohibited where visible from a street or from the boundaries of the Business Park (BP2) Direct Control district.
 - (i) The use of fascias, canopies and other multi-dimensional exterior features is encouraged in order to break up large, uniform wall surfaces;
 - (ii) Multi-dimensional features shall be in proportion to the wall heights and building mass; and
 - (iii) Landscaping may be used to address blank walls to the satisfaction of the Development Officer.
- (e) Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.
- (f) The use of chain link fencing is prohibited where visible from a public roadway. Chain link fencing may be allowed at the discretion of the Development Officer, taking into consideration the size of the lot, use of the area to be fenced, and visibility from any adjacent roadway.

(11) Parking and Loading Areas

In addition to the on-site parking and loading requirements under Part 7, parking and loading areas must conform to the following requirements:

- (a) all loading docks shall be located on the interior of the site or shall be screened from the public right-of-way, residential districts and residential uses by means of a sight-obscuring screen to the satisfaction of the Development Officer;
- (b) parking will be calculated for mezzanine areas as per Part 7;

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- (c) parking areas shall be screened by a sight-obscuring screen on each side that is adjacent to a residential use or district and between a parking area and a public street as follows:
 - (i) screening along interior property lines shall be 1 m in height and screening along public rights-of-way shall be 1 m in height; and
 - (ii) plantings shall be coniferous and must be planted in clusters to create planting beds.
- (d) Parking facilities shall be used for temporary employee and public vehicle parking only, and not to be used for the storage of vehicles associated with the business.

(12) Garbage and Recycling Storage

In addition to the requirements of Section 6.11, freestanding enclosures and screening for storage bays shall be comprised of solid fencing or walls that match or complement the materials of the principal building.

(13) Outdoor Storage

Outdoor storage areas are allowed, subject to the following restrictions and requirements:

- (a) outdoor storage areas shall be located behind the building, to the rear of the site and not adjacent to front property lines;
- (b) outdoor storage areas shall be screened with a sight-obscuring screen at least 2 m in height;
- (c) equipment, vehicles, materials, and other items located within outdoor storage areas shall be maintained in an orderly fashion and shall be no higher than the height of the sight-obscuring screen;
- (d) outdoor storage areas shall not be used to store waste or recycle materials; and
- (e) outdoor storage areas shall not be used to satisfy on-site parking area requirements.

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Summary Table – BP2 District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

	<u>With Rear Lane</u>		Without Rear Lane	
	Interior Lot	Corner Lot	Interior Lot	Corner Lot
Min. Lot Area	1000 sq. m	1000 sq. m	1000 sq. m	1000 sq. m
Min. Front Yard	6 m	6 m	6 m	6 m
Min. Side Yard	not required	Flanking public road 4.5 m	One side 5 m	Flanking public road 4.5 m
Min. Rear Yard	6 m	6 m	3.5 m	3.5 m
Max. Building Height	15m			
Parking	animal service artist studio catering service construction service commercial school convenience store financial institution general retail store general service health service household repair service professional office specialty store take-out restaurant		1 stall/45 sq. m	
	business support service, liquor store, multi-use tenant building		1 stall/30 sq. m	
	community hall		1 stall/5 seats or 1 stall/20 sq. m whichever is greater	
	day care facility		4 stalls; or 1 stall/2 employees plus 1 stall/10 patrons; whichever is greater	
	chemical processing (excluding tank farms) drive-through business fleet service greenhouse and plant nursery mezzanine area public utility building transmitting station		As determined by Development Officer	
	funeral home		1 stall/5 seats plus 1 stall/funeral home vehicle	

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	government service	1 stall/8 seats or 1 stall/45 sq. m whichever is greater
	grocery store	1 stall/20 sq. m
	hotel	1 stall/guest room, plus additional stalls for any other uses as per Part 7 of LUB
	indoor recreation service	1 stall/5 seats fixed seats, plus 1 stall/10 sq. m for uses with no seats, plus the Development Officer requirement based on other uses
	light industrial, research and development business, research laboratory	1 stall/3 employees/max. working shift (min. 5 stalls)
	equipment rental, mini-storage, outdoor storage, warehouse	1 stall/3 employees/max. working shift plus 1 stall/90 sq. m
	drinking establishment, restaurant, theatre	1 stall/4 seats
	religious assembly	1 stall/8 seats or 1 stall/45 sq. m whichever is greater
	warehouse store	1 stall/3 employees/max. working shift plus 1 stall/50 sq. m
Note	parking not permitted within required setback adjacent to public roadway	

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