

4.3 Commercial Land Use Policies

4.3.1 Objectives

1. To ensure that there is a sufficient supply of commercial land in the Town and that commercial land is effectively utilized.
2. To maintain and strengthen all commercial areas in Mundare.
3. To encourage a higher density and mixture of uses in the Main Street area.
4. To discourage incompatible uses in commercial districts.
5. To encourage pedestrian oriented businesses to locate in the Main Street area.
6. To discourage extensive development of home occupations in residential areas.
7. To encourage businesses that would be disruptive as home occupations in residential areas to locate in commercial or industrial areas.
8. To promote the development of small business in the Main Street area.

4.3.2 Policies

Commercial Area

1. Within the area designated Commercial on the Future Land Use and Roads Plan, the predominant form of land use shall be retail and service business. As well, utilities, public services, and institutional uses that serve the commercial areas but do not negatively impact the commercial amenity of the area may be allowed.

New Business

2. New and expanding commercial and professional service businesses will be actively encouraged to locate in the Town of Mundare. Special consideration will be given to businesses which provide goods and services needed by residents of the Town and the surrounding rural area, which will expand the Town's trading area, and which will provide local employment opportunities.

Commercial and Retail Service Lots

3. Council will promote the availability of existing and future commercial retail and service lots as located in two distinct parts of Town. Main Street (50th Street) will provide opportunities for new, expanding, relocating or redeveloping business of a small-scale nature, whereas larger scale developments will be encouraged to locate in the highway commercial area adjacent to Highway 15. The Future Land

Use and Roads Plan identifies commercial land.

Stakeholder Collaboration

4. Council will cooperate and involve other interest groups in discussions with a common goal aimed at promoting Mundare as a viable commercial service centre. These discussions should address strategies to improve the existing local business climate and ways to attract new business to the Town.

“Main Street” Redevelopment

5. A special Main Street Revitalization Area has been identified within the Town to promote commercial and higher density residential redevelopment of “Main Street”. More specifically, 50th Street has been identified by the Town and the Town’s consultants as an important revitalization area.

The purposes of the Main Street Revitalization Area is to facilitate changes by the private and public sectors working together:

- (i) to retain existing business,
- (ii) to improve or expand existing business,
- (iii) to create a more aesthetic and practical downtown,
- (iv) to attract new business,
- (v) to enhance the Town’s self-image, specifically the image of the Town’s core, and
- (vi) to provide more commercial goods and services for the local area.

More details of this Policy are articulated in Section 4.4 of this Plan. This Policy will be implemented in a co-operative manner through the process of development permit review. The Town’s Land Use Bylaw will contain provisions encouraging the implementation of this Policy.

Parking Requirements

6. Each proposed commercial or service business will be required to provide parking areas sufficient to accommodate both customer or client and employee parking needs. These parking needs will be provided for by inclusion of off-street parking stalls in a development or through a development agreement with Council for parking space or money in place of parking space.

4.4 Main Street Land Use Policies

The Main Street or Town Centre is the core of any community, it is the place that sets the tone, creates the identity and personality of a community.

4.4.1 Objectives

1. To preserve and strengthen the Main Street area, focused primarily on 50th Street, as the primary commercial and business area within the Town.
2. To promote architectural and streetscape design throughout the Main Street area which provides opportunities for spontaneous communication, for shopping, dining and for celebration.
3. To encourage special events (e.g., festivals, celebrations, parades, food fests, etc.) to locate in the Main Street area.
4. To balance highway commercial growth with the growth and development of the Main Street area to help generate increased community pride, increased entrepreneurial interest in the community and increase tourism potential within the Town.
5. To encourage new office development and major commercial uses to locate within the Main Street area.
6. To encourage the rehabilitation of potentially healthy commercial buildings. Rehabilitative measures may involve structural repairs, cleaning, painting, or installing decorative features such as awnings, canopies, or shutters.
7. To support the conversion and redevelopment of existing dwellings in the Main Street area to commercial and/or mixed use developments.
8. To encourage the development of an attractive pedestrian environment within the Main Street area.

4.4.2 Policies

Main Street Area

1. These special policies will apply within the area designated "Main Street Overlay" on the Future Land Use and Roads Plan.

General

2. The Town is committed to maintaining and expanding the central role of the Main Street area as an attractive focal point for intensive institutional, cultural, recreational and social services.

Area Redevelopment Plan and Land Use Bylaw

3. The Town will consider preparing an Area Redevelopment Plan, incorporating within it a Downtown Revitalization program, for the Main Street area to provide a detailed analysis and more specific recommendations for redeveloping, revitalizing, and improving the Main Street area. In the interim, the Town's Land Use Bylaw will contain provisions encouraging the implementation of the Policy in this Section 4.4 of the Municipal Development Plan through the use of additional submission and review requirements.

Infill Development

4. Infill of vacant land and redevelopment of older buildings to higher density use shall be encouraged in the Main Street area.
5. That portion of 50th Street between 50 Avenue and 53 Avenue where new development of vacant lots is not currently possible should be maintained as attractive park and/or community gathering spaces or fronted with faux facades to give the appearance of unity along this very central and important portion of the street.



Figure 9: 50th Street "Pocket Park" Infill Development

Public and Administrative Space

6. The Town will continue to promote improvements to enhance the visual attractiveness and livability of the Main Street area by upgrading public spaces, e.g., planting trees and shrubs, installing bicycle racks, providing sidewalk benches, installing attractive light fixtures, placing attractive garbage containers throughout the area, and creating additional public space.

7. The Town will continue to ensure that public administrative functions also locate within the Main Street area.
8. Government offices and services (e.g., Canada Post) shall be encouraged to relocate or remain in the Main Street area.
9. All public buildings in the Main Street area shall be encouraged to provide public open space amenity areas which are attractively landscaped and equipped with street furnishings.

Yard Maintenance

10. Yards at the rear of business premises should be neat and properly maintained to present an attractive appearance to adjacent land uses. Dilapidated accessory buildings should be removed. Debris and weeds shall not be allowed.

Commercial & Business Activity

11. Future intensive retail commercial activities will be encouraged to locate within the Main Street area.
12. Low intensity, land extensive, and non-conforming commercial uses in the Main Street area should be encouraged to relocate to industrial or highway commercial areas in the Town.
13. Private sector offices should be encouraged to locate in the Main Street area, rather than in decentralized commercial or industrial areas.
14. Private developers and owners of vacant land in the Main Street area should be encouraged to develop the land for intensive commercial purposes.

Adaptive Re-use

15. The Town should explore the option of adapting older buildings to serve as mixed-use affordable and/or senior's housing.

Business Incubator

16. The Town will continue to support the creation of "business incubators" in the Main Street area in order to foster local business. The business incubators may be municipally-owned facilities that give new businesses the opportunity to rent office space at a moderate rate for a limited period of time.

Connectivity

17. The Town will support the variation of building setbacks in the Main Street area to create pedestrian rest areas and attractive landscaped niches at convenient locations, removing obstructions to pedestrian flow, providing sufficient sidewalk widths with decorative materials such as brick or stone, and clearly marking pedestrian crosswalks.

Streetscape

18. The Town will endeavor to ensure an attractive street appearance in the Main Street area by providing street furniture and landscaped areas which will give life and character to the street scene.
19. Laneways should also be made attractive, illuminated for security reasons and improved, where necessary, for vehicular and pedestrian traffic.

Entrances

20. Businesses may be encouraged to provide rear or side entrances to offer access to employee and customer parking areas.

Expansion

21. Within the Main Street area, both vacant land and residential land will be developed or re-developed before expansion of this designation is considered.

4.5 Industrial Land Use Policies

4.5.1 Objectives

1. To expand employment opportunities and strengthen the tax base by attracting industries to locate in Mundare and the surrounding area.
2. To ensure the availability of land options for future industrial development.
3. To attempt to attract environmentally safe and sustainable industry.
4. To encourage businesses that would be disruptive as home occupations in residential areas to locate in commercial or industrial areas.

4.5.2 Policies

Industrial Area

SCHEDULE C: SCHEDULE OF LAND USE DISTRICT REGULATIONS

PART 1 - GENERAL PROVISIONS

1.1 Subdivision of Land

Where the development of land involves a subdivision of land, no development permit shall be issued until the subdivision has received a level of approval satisfactory to both the Subdivision Authority and the Development Authority.

1.2 Dwelling Units on a Lot

No permit shall be issued for more than one (1) dwelling unit on a single lot unless the second dwelling unit is within a secondary suite, a duplex, row housing or an apartment.

1.3 Existing Substandard Lots

With the approval of the Development Authority the minimum lot area and minimum lot width may be less in the case of existing substandard lots.

1.4 Removal of Top Soil

No person shall commence or continue the removal of topsoil without first obtaining a development permit. There shall be provided upon the occupancy of the development, minimum topsoil coverage in accordance with approved grading plans as approved by the Development Authority and the subject lot shall be landscaped to the satisfaction of the Development Authority.

1.5 Fences, Walls and Hedges

(1) Notwithstanding any regulation respecting required yard *setbacks* to the contrary in this Bylaw, a fence or hedge may be constructed along a boundary line of a lot except within a corner site.

(2) No fence, wall, or hedge in any Residential District shall be:

(a) higher than 1.85 m (6.0 ft.) in side yards and rear yards, such height to be measured as the average elevation from the ground at the fence, hedge, or wall unless otherwise provided in this Bylaw. **Figure 6** illustrates how required fence heights may be determined when the fence is located in an area that exhibits a change in elevation, or

(b) higher than 1.22 m (4.0 ft.) in front yards, except in the case of a corner lot, the side yard adjacent to the road shall be deemed to be a front yard for the purpose of this subsection; or

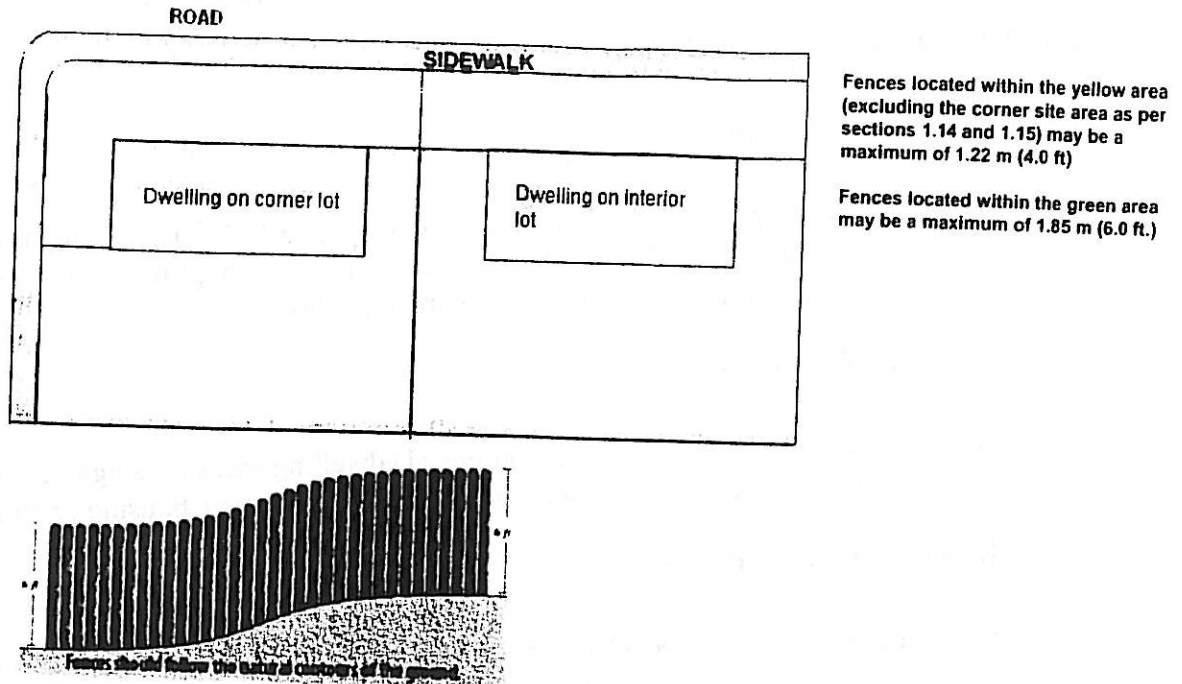


Figure 6: Fence Setbacks on Residential Lots

- (3) All apartment or row housing developments shall provide, to the satisfaction of the Development Authority, a wall, hedge or wooden fence of not less than 1.5 m (5.0 ft.) nor more than 2.1 m (7.0 ft.) in height, along any side lines adjacent to any Residential District.
- (4) All commercial uses shall provide, to the satisfaction of the Development Authority, solid fences of not less than 1.5 m (5.0 ft.) in height nor more than 2.1 m (7.0 ft.) in height adjacent to any Residential District. In addition, garbage containers and outdoor storage shall be screened to the satisfaction of the Development Authority.
- (5) All drive-in businesses, car washing establishments, service stations and gas bars adjacent to any Residential District shall provide and maintain, to the satisfaction of the Development Officer, a solid fence of not less than 1.5 m (5.0 ft.) nor more than 2.1 m (7.0 ft.) in height.

1.6 Landscaping

- (1) Landscaping shall be provided and maintained for all drive-in businesses, car washing establishments, service stations and gas bars, to the satisfaction of the Development Authority.

- (2) When landscaping or planting is a condition of the approval of a development permit, all such landscaping and planting must be carried out to the satisfaction of the Development Authority within one year (weather permitting) of the occupancy or the commencement of operation of the proposed development.
- (3) Off-street parking lots in apartment developments, in row housing developments, and in Commercial Districts shall be landscaped by the planting of trees in a manner and number satisfactory to the Development Authority.
- (4) All apartment developments and row housing developments shall include a landscaped area to be developed to the satisfaction of the Development Authority.
- (5) A minimum of 10% of the lot area of all commercial developments shall be landscaped, to the satisfaction of the Development Authority.
- (6) Landscaping in all developments shall be to the satisfaction of the Development Authority and in accordance with the municipality's landscaping standards as stated in Subsection (12). Where a landscaping plan is required with an application for a development permit, no landscaping shall commence prior to the plan being approved by the Development Authority.
- (7) Landscaping plans shall include the following information which adheres to the following standards:
 - (a) the final grading of the area and the placing and spreading of topsoil. In particular:
 - (i) the cross slope across boulevards shall be a minimum of two percent (2%), and
 - (ii) all areas to be landscaped shall be graded to drain to the road, into catch basins, or into adjacent drainage easements. Under no circumstances shall an area be designed, built, or landscaped to drain from public property onto private property, or from private property onto adjacent private property without appropriate easements;
 - (b) all physical features, both existing and proposed, including: shrubs and trees identified by their common name, their botanical name, and their size; grassed areas; flower beds; berms showing contours; walls; fences; outdoor furniture; surface utilities; water features; and decorative paving; and
 - (c) playground equipment and public seating areas if the area forms part of a communal amenity area.

- (8) The areas to be landscaped shall include all boulevards, buffer strips, drainage easements, retention and detention ponds, walkways, and playgrounds.
- (9) The owner of the site or his successors or assignees shall be responsible for proper maintenance of the landscaping. If plant material does not survive a two (2) year maintenance period, commencing when the Development Authority determines that the landscaping has been completed in accordance with approved plans, it must be replaced with plant material of similar type and size.
- (10) When no lane separates commercial or industrial development from residential development, a landscaped buffer between the uses shall be required. A landscaped buffer may be required where a lane separates such uses. The planting and width of the buffer shall be as required by the Development Authority.
- (11) Trees shall be planted on all buffers.
- (12) Unless otherwise specified, plant material required in a landscape plan must meet the following landscaping standards:
 - (a) be hardy to the municipality and the proposed site. (The Horticultural Standards of the Canadian Nursery Trades Association may be used as a reference guide in selecting plants);
 - (b) the proportion of deciduous to coniferous trees shall be approximately 60:40, unless the landscaping plan is prepared by a professional landscape architect;
 - (c) deciduous trees must have a minimum calliper width of 5 cm (1.9 in.) measured 10 cm (3.9 in.) above the root ball;
 - (d) coniferous trees must be a minimum height of 2.0 m (6.6 ft.) at the time of planting; and
 - (e) shrub material, if deciduous, must have a minimum height of 60 cm (23.6 in.) when planted and, if coniferous, must have a minimum spread of 40 cm (15.7 in.) when planted.
- (10) Where trees are required within a parking lot, they shall be provided in a ratio of one (1) tree per five (5) parking spaces (single row parking) or one (1) tree per ten (10) parking spaces (double row parking), and planted in landscaped islands.
- (11) Landscaped islands must be:
 - (a) designed to protect all plant material from damage,
 - (b) raised at least 15 cm (5.9 in.) above finished grade, and
 - (c) finished with tree grates, ground cover vegetation, and/or hard landscaping.

(12) Approved tree species include:

COLORADO SPRUCE – *Picea pungens*
SCOTS PINE – *Pinus sylvestris*
LODGEPOLE PINE – *Pinus contorta* var. *latifolia*
SIBERIAN LARCH – *Larix sibirica*
WHITE SPRUCE – *Picea glauca*
NORWAY SPRUCE – *Picea abies*
SWISS STONE PINE – *Pinus cembra*
GREEN ASH – *Fraxinus pennsylvanica*
MANCHURIAN ASH – *Fraxinus mandshurica* 'Mancana'
BLACK ASH – *Fraxinus nigra*
AMERICAN ELM – *Ulmus americana*
EUROPEAN MOUNTAIN ASH – *Sorbus aucuparia*
BUR OAK – *Quercus macrocarpa*
AMERICAN BASSWOOD (LINDEN) – *Tilia americana*
LITTLE LEAF LINDEN – *Tilia cordata*
THUNDERCHILD CRABAPPLE – *Malus* x 'Thunderchild'
IVORY SILK JAPANESE LILAC – *Syringa reticulata* 'Ivory Silk'
MORDEN HAWTHORN – *Crataegus* x *mordenensis* 'Toba'
RUSSIAN OLIVE – *Elaeagnus angustifolia*
LAUREL-LEAF WILLOW – *Salix pentandra*
SILVER MAPLE – *Acer saccharinum*
AMUR MAPLE – *Acer ginnala*
OHIO BUCKEYE – *Aesculus glabra*
SCHUBERT CHOKECHERRY – *Prunus virginiana* 'Schubert'

(13) Other tree species may be allowed at the discretion of the Development Authority.

(14) Landscaping must be located so that it will not have a negative impact on above or below ground utilities.

1.10 Protection from Exposure Hazards

- (1) Liquid Propane Gas (LPG) containers with a water capacity of less than 9000 l (2000 gal.) shall be located in accordance with regulations under the current provincial regulations.
- (2) Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under current provincial regulations.
- (3) Setbacks from pipelines and other utility corridors shall be as required by the Development Authority and appropriate Provincial Regulations and legislation.
- (4) No anhydrous ammonia storage shall be allowed in the municipality.

1.11 Sour Gas Facilities

- (1) No development shall be allowed within 100 m (330 ft.) of a Level 1 sour gas facility as determined by the Alberta Energy Resources Conservation Board (ERCB).
- (2) No development shall be allowed within 500 m (1640 ft.) of a Level 2 sour gas facility as determined by the Alberta Energy Resources Conservation Board (ERCB).
- (3) No development shall be allowed within 1500 m (4921 ft.) of a Level 3 sour gas facility as determined by the Alberta Energy Resources Conservation Board (ERCB).

1.12 Off-Street Loading

- (1) When required by the Development Authority, a development shall provide loading spaces, each having dimensions of not less than 3.0 m (10.0 ft.) in width, 7.6 m (25.0 ft.) in length, and 4.25 m (14.0 ft.) in height.
- (2) Such loading spaces shall provide vehicular ingress to and egress from a road or lane such that no backing or turning movements of vehicles going to or from the site cause interference with traffic in the abutting roads or lanes.
- (3) Such loading spaces shall be developed, including any hardsurfacing and drainage, in accordance with any requirements of the Development Authority.
- (4) Number of Off-Street Loading Spaces

The number of loading spaces required to be provided in a development shall be as follows:

- (a) For a retail, industrial, warehouse, office building, place of public assembly, public convalescent home, institution, club or lodge, public utility, school or similar development, one (1) space for each 2322.5 sq. m (25,000 sq. ft.) of gross floor area or part thereof; and
- (b) for other uses, no spaces.

1.13 Off-Street Automobile Parking

(1) Location of Site and Site Standards

All off-street parking areas and accessory off-street parking areas:

- (a) shall not be located within 0.9 m (3.0 ft.) of a lot boundary line common to the lot and to a road;
- (b) shall have parking spaces and maneuvering aisles designed and sized to the satisfaction of the Development Authority;
- (c) shall be constructed so that adequate access to, and exit from each parking space is provided at all times by means of maneuvering aisles designed to the satisfaction of the Development Authority,
- (d) shall have necessary curb cuts located to the satisfaction of the Development Authority; and
- (e) shall conform to the following requirements:

Minimum Parking Standards (in m (ft.))

(a) Parking Angle in Degrees	(b) Width of Stall	(c) Depth of Stall Perpendicular to Maneuvering Aisle	(d) Width of Stall Parallel to Maneuvering Aisle	(f) Overall Depth	(e) Width of Maneuvering Aisle
0	2.75 (9.0)	2.75 (9.0)	7.0 (23.0)	9.1 m (29.86 ft.)	One Way 3.66 (12)
30	2.75 (9.0)	5.2 (17.0)	5.5 (18.0)	14.0 m (45.93 ft.)	One Way 3.66 (12)
45	2.75 (9.0)	5.8 (19.0)	3.9 (12.7)	15.2 m (49.87 ft.)	One Way 3.66 (12)
60	2.75 (9.0)	6.1 (20.0)	3.14 (10.3)	18.2 m (59.71 ft.)	One Way 6.1 (20)
90	2.75 (9.0)	6.1 (20.0)	2.75 (9.0)	19.5 m (63.98 ft.)	One Way 7.32 (24)

(See figure below for definitions of column headings)

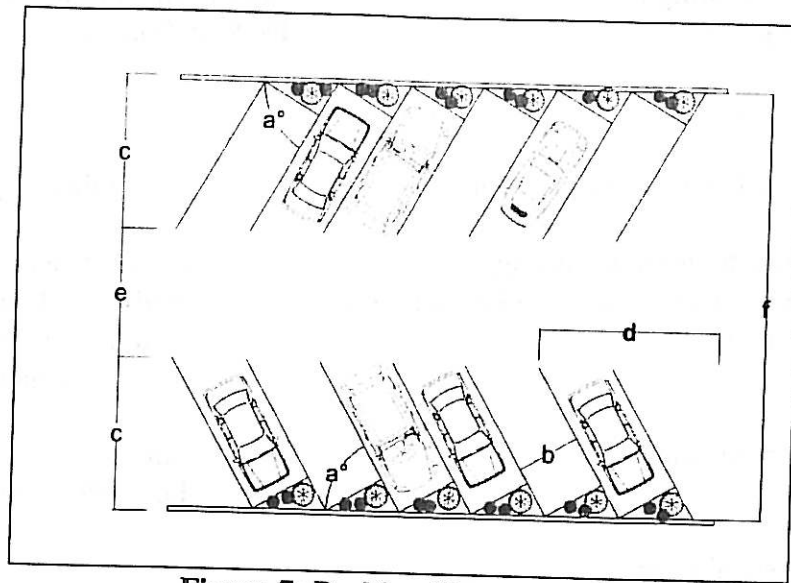


Figure 7: Parking Figure

(2) **Surfacing and Drainage**

- (a) At the discretion of the Development Authority, parking spaces and the accesses to them may be required to be hardsurfaced if the access is from a road, or lane which is hardsurfaced.
- (b) Parking areas must be paved or of a gravel mixture as approved by the Development Authority.
- (c) Each parking area shall be so graded and drained as to dispose of all storm water runoff. Drainage shall only be allowed to cross sidewalks if approved by the Development Authority.

(3) **Required Number of Off-Street Parking Spaces**

The minimum number of off-street parking spaces required for each development shall be calculated from the following table. In the case of a use not specifically mentioned, the required number of off-street parking spaces shall be the same as for a similar use as determined by the Development Authority. Where a development falls within more than one use as listed, the required number of spaces shall be the sum of the requirements for each of the uses listed.

The Development Authority may allow an applicant to provide a lesser number of spaces if it can be shown that the standard is not applicable to the project, or that there is sufficient parking available in the area of the development to meet needs, or if the development is to occupy an existing building in the C1 or C2 District where no or little parking is available.

**Use of Building or
Development**

**Minimum Number of
Parking Spaces**

Residential Uses

One family dwellings and duplexes

1.0 per dwelling unit

Apartments and row housing,
including dwelling units on lots within the
C1 District

1.5 per dwelling unit (Where this
results in a fractional requirement,
the total requirement shall be the
next whole number.)

Home occupations

1 in addition to the requirements for
the residential use

Commercial Uses

Eating and drinking establishments
entertainment establishments

1 per 5 seating spaces plus 1 per 3
employees

Hotels and motels

1 per rentable unit plus 1 per 3
employees

All other commercial uses

1 per 46.5 sq. m (500 sq. ft.) of gross
leasable floor area

Places of Public Assembly

Auditoriums, churches, halls, clubs,
theatres and other amusement or recreation
places

To the satisfaction of the
Development Authority, but not less
than 1 space per 10 seating spaces.

Schools

Public, separate or private elementary
and Jr. High Schools

1 per employee, plus 5

Public or private Sr. High Schools, with
or without an auditorium, gymnasium
or swimming pool

1 per employee, plus 1 for every 10
students

Industrial Uses

All industrial uses
public utility buildings

1 per 3 employees on maximum
shift provided that this standard may

be varied by the Development Authority

Hospitals & Similar Uses

Hospitals, sanitariums, convalescent homes,

1 per 93 sq. m (1000 sq. ft.) of gross floor area, etc. or 1 per 4 beds and 1 for every 2 employees on maximum shift, whichever is greater

1.14 Corner Site

- (1) No structure shall be placed on a corner lot in such a manner that the line of sight at the intersection of the abutting streets would result in a traffic hazard. All structures more than 1.0 meter (3.3 feet) in height shall be no closer than 6.1 meters (20 feet) from the point where the streets intersect.

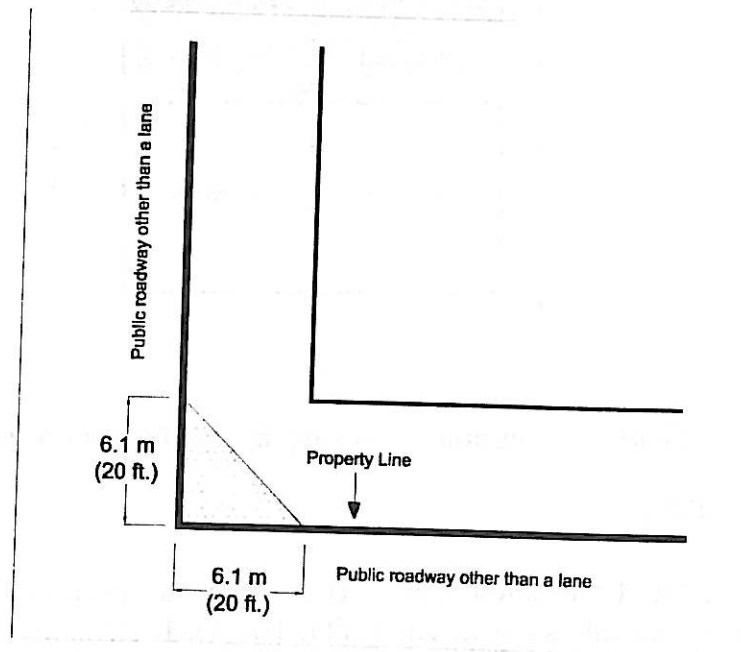


Figure 8: Corner Site Building Setback

1.15 Corner and Double Fronting Lots

- (1) Notwithstanding Sections 1.4 and 1.5 of this Schedule C, on corner lots in a Residential District, no fence, wall, tree, bush, structure or thing more than 0.9 m (3.0 ft.) in height shall be erected, placed or maintained within the corner site. The corner site is the triangular area formed by the intersecting road or highway boundary lines as illustrated in Section 1.14.

- (2) In all land use districts, a double fronting site, which means a site abutting onto two streets or more shall have a front yard setback on each street in accordance with the front yard regulation of this bylaw. **Figure 9** provides an example of corner lots and double fronting lots.
- (3) In all cases, the location of buildings on corner sites shall be subject to approval of the Development Authority who may, at their discretion, relax one front yard setback requirements taking into account the alignment, location, and orientation of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist.
- (4) When a lot has more than one front yard line (corner lot), the front yard requirement shall apply to all front yards, but, at the discretion of the Development Officer, one front yard may be considered a side yard.

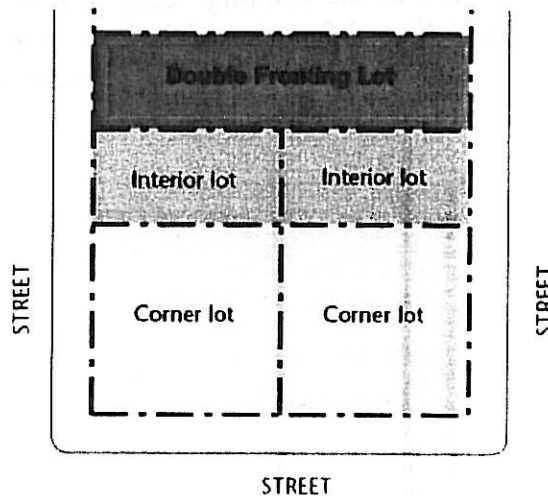


Figure 9: Diagram illustrating double fronting and corner lot types

1.16 Accessory Buildings

- (1) Unless specifically allowed in the District in which the accessory building is located, and unless specifically built to house a dwelling unit, an accessory building shall not be used as a dwelling.
- (2) Accessory buildings shall be located such that the minimum distances shown on Figure 9 between the accessory buildings and main buildings, lot lines, and other buildings, structures, and uses are provided.
- (3) The siting of an accessory building on an irregularly-shaped lot shall be as required by the Development Authority.
- (4) No accessory buildings, other than fences that otherwise comply with this Bylaw,

3.10 DOWNTOWN COMMERCIAL DISTRICT - C1

The general purpose of this District is to allow commercial development appropriate for the downtown business district of the municipality, involving fairly high density development. The regulations do not allow uses which are obnoxious or involve excessive outside storage.

(1) Permitted Uses

- (a) Eating establishments
- (b) Office uses
- (c) Personal service shops
- (d) Public parks
- (e) Retail stores
- (f) Manufacture or treatment of products essential to the retail business conducted on the premises provided that the floor space area used is not greater than 400 sq. m (4306 sq. ft.), the, and such activity does not involve the use of hazardous chemicals or the killing of animals or meat. Suitable manufacturing uses include: a bakery, the manufacture of candy, confectionary, ice cream or jam
- (g) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Alcohol retail sales
- (b) Amusement establishments
- (c) Bowling alleys
- (d) Child care facilities
- (e) Commercial schools
- (f) Drinking establishments
- (g) Entertainment establishments
- (h) Gas Bars
- (i) Hotels
- (j) Institutional uses
- (k) Medical clinics
- (l) Motels
- (m) Parking lots
- (n) Public or quasi-public services
- (o) Public utilities
- (p) Service stations
- (q) Shopping centres
- (r) Theatres
- (s) Vehicle and equipment sales/rentals
- (t) Vehicle and equipment repair shops
- (u) Veterinary services

- (v) Dwelling units in a building used for any of the above mentioned permitted or discretionary uses
- (w) Accessory dwelling units, whether or not they are located within a building used for any of the above mentioned permitted or discretionary uses
- (x) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (y) Buildings and uses accessory to discretionary uses

(3) Regulations

- (a) Minimum lot area – 167 sq. m (1800 sq. ft.)
- (b) Minimum lot width – 4.57 m (15.0 ft.)
- (c) Minimum yards
 - (i) Front – None, except where the Development Authority may deem a front yard necessary considering existing development
 - (ii) Side – None, if the subject lot is bordered on both sides by land classified C1 or C2. If the subject lot is bordered by a Residential District on a side, the minimum side yard on that side shall be 1.5 m (5.0 ft.)
 - (iii) Rear – 7.6 m (25.0 ft.), or as required by the Development Authority
- (d) Maximum lot coverage-80%, provided that provision has been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority
- (e) Minimum Floor Area – as required by the Development Authority
- (f) Where shopping centres or groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking and the nature of the specific commercial uses.
- (g) Regulations for dwellings

All dwelling units in this district shall be multi-family dwellings. The regulations for dwelling units shall be as indicated for apartments in the R3 Residential District.
- (h) Grading and Drainage
 - (i) Prior to approval of any development the developer may be required to submit plans showing pre and post construction lot grading and drainage.
 - (ii) The Development Authority may require, as a condition of development approval that the proposed grading and drainage plans have been

implemented.

