

Section 95 Arterial Commercial District - CA

95.1 Purpose

To provide for a diversity of commercial uses that are located adjacent to or are easily accessible from the High Visibility Corridors as identified in Schedule C. A high standard of appearance/design and landscaping as required by the Schedule C - High Visibility Corridor Overlay will be applied to developments located adjacent a High Visibility Corridor.

95.2 Permitted Uses	
<ul style="list-style-type: none"> ● Accessory Building or Structure ● Accessory Use ● Animal Service Facility, Minor ● Automotive and Equipment Repair and Sales, Minor ● Automotive and/or Recreational Vehicle Sales, Rental and Service ● Brewery, Distillery or Winery and Accessory Use ● Broadcasting Studio ● Business Support Service ● Child Care Facility ● Commercial Business Centre, Major ● Commercial Business Centre, Minor ● Commercial Entertainment Facility ● Commercial Recreation Facility, Indoor ● Commercial School ● Commercial Storage ● Community Recreation Facility ● Community Service Facility ● Contractor, Limited ● Dispatch Office ● Drinking Establishment, Minor ● Equipment Rental and Repair ● Essential Public Service ● Family/Fast Food Restaurant ● Financial Building ● Funeral, Crematory and Interment Service ● Gas Bar 	<ul style="list-style-type: none"> ● Government Service ● Greenhouse ● Health Facility, Major ● Health Facility, Minor ● Hotel ● Liquor Store ● Motel ● Office, Major ● Office, Minor ● Parking Lot or Building ● Personal Service Facility ● Recycling Depot ● Restaurant ● Restaurant & Drinking Establishment, Minor ● Retail Store, Convenience ● Retail Store, General ● Retail Store, Second-Hand ● Service Station ● Solar Collector ● Storage Yard (Accessory to Retail/Warehouse Sales) ● Supermarket ● Truck and/or Manufactured Home Sales and/or Rental ● Vehicle Wash, Minor ● Warehouse Sales <p>(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-79-Feb 25, 2019, Bylaw C-1260-124-Oct 19, 2020, Bylaw C-1260-130-Feb 8, 2021, and C-1260-165-Apr 17, 2023)</p>
95.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> ● Carnival ● Casino ● Commercial Recreation Facility, Outdoor ● Community Outreach Facility ● Drinking Establishment, Major ● Dry Cleaning Plant ● Fleet Service ● Farmers/Flea Market ● Late Night Club 	<ul style="list-style-type: none"> ● Religious Assembly ● Restaurant & Drinking Establishment, Major ● Retail Store, Cannabis ● Small Wind Energy Systems ● Urban Agriculture ● Vehicle Wash, Major <p>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-Apr 20, 2020 Bylaw, C-1260-124-Oct 19, 2020 and Bylaw C-1260-176-July 29, 2024)</p>

95.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Adult Entertainment Facility 	<ul style="list-style-type: none"> • Public Utility (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)

95.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Site Width:	30m
b)	Front Yard:	6.1m or 3.0m if abutting a service road adjacent to 100 Street
c)	Rear Yard:	6.1m
d)	Side Yard:	1.5m on one side and 6.0m on the other side. If one side of the site is adjacent to: <ul style="list-style-type: none"> • A public road; • A residential district; or • A lane that services the site; then this will be the side the 6.0m setback is applied to.
	i)	is adjacent to a public road and/or a residential district, or
	ii)	where a developed lane services site and the site abuts another commercial or industrial district
e)	Building Height: (Maximum)	12 Storeys for hotels, 6 Storeys for commercial buildings and 3 Storeys for all other sole commercial uses (maximum) (Bylaw C-1260-146-April 4, 2022)
f)	Site Coverage: (Maximum)	60% (maximum)

95.5 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. **Deleted by Bylaw C-1260-31 - August 10, 2015;**
- d. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped, in addition to the requirements of Section 95.6, to the satisfaction of the Development Authority. As well, a solid screened fence of at least 1.9m in height shall be provided;
(Bylaw C-1260-31 - August 10, 2015)
- e. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and public roads;
- f. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;
- g. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
- h. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

95.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)