

Section 96 Local Commercial District - CL

96.1 Purpose

To provide for commercial development, generally convenience in nature, that caters to the needs of one (1) or more neighbourhoods.

96.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Animal Service Facility, Minor • Child Care Facility • Dispatch Office • Drinking Establishment, Minor • Family/Fast Food Restaurant • Gas Bar • Health Facility, Minor 	<ul style="list-style-type: none"> • Mixed Use Apartment Building • Office, Minor • Personal Service Facility • Restaurant • Restaurant & Drinking Establishment, Minor • Retail Store, Convenience • Solar Collector <p>(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-124-Oct 19, 2020, Bylaw C-1260-128-Feb 8, 2021 and Bylaw C-1260-165-Apr 17, 2023)</p>
96.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Commercial Business Center, Minor • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Community Service Facility • Financial Building • Retail Store, Cannabis • Retail Store, General 	<ul style="list-style-type: none"> • Retail Store, Second-Hand • Service Station • Small Wind Energy Systems • Urban Agriculture • Vehicle Wash, Minor <p>(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 Bylaw C-1260-114-Dec 2, 2019, Bylaw C-1260-128-Feb 8, 2021 and Bylaw C-1260-176-July 29, 2024)</p>
96.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Liquor Store • Public Utility 	<p>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-114-December 2, 2019)</p>

96.4 Site Standards

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

a)	Site Area (Maximum)	0.8ha (all sites combined)
b)	Site Width:	30m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yard:	3.0m or, 4.6m when adjacent to or abutting a residential district
f)	Building Height (Maximum):	2 Storeys for solely commercial use, 4 storeys for commercial/residential mixed-use buildings
g)	Site Coverage (Maximum):	50%

96.5 Additional Requirements

- a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;
- b. **Deleted by Bylaw C-1260-31 - August 10, 2015;**
- c. 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 96.7, 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)
- d. No outdoor eating or drinking area shall be located within 15m of the subject property and the adjacent residential property;
- e. No drive-through service window shall be located within 15m of the subject property and an adjacent residential district;
- f. 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;
- 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.

96.6 Area Redevelopment Plan

- a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries.
- b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan.

96.7 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	20% 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)