

COMMERCIAL NEIGHBOURHOOD: CM

SECTION 1 PURPOSE

The purpose of this land use district is to provide for commercial uses located within primarily residential neighbourhoods that are compatible with and complementary to the daily needs of residents.

SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory building Accessory structure Accessory use Arts and crafts studios Bakeries Cafes Convenience stores Daycares Laundromats Personal services Pet grooming services Retail stores ‡Structural alterations to an approved use	Alternative energy, private Drycleaners Moved-in buildings Parks and playgrounds Public or private recreation Public or private utilities Shipping containers: Temporary Signs: Canopy Fascia Temporary Window	Bars/lounges Religious assembly Restaurants
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.	
	‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u> . See Section 4.9 of Administration.	

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All – no lane	921 m ² (9915 ft ²)	30.2 m (99 ft)	30.5 m (100 ft)
All – with lane	404.7 m ² (4356.2 ft ²)	30.2 m (99 ft)	13.4 m (44 ft)
Downtown overlay	To the discretion of the Development Authority.		
Provincial historic area overlay	To the discretion of the Development Authority.		
Notes	Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.		

SECTION 4 SETBACKS

4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	0 m (0 ft)
Rear	7.5 m (24.6 ft)
Side	4.5 m (14.8 ft)
Notes	<p><i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i></p> <p><i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i></p>

Accessory Building(s)/Structure(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<p><i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i></p> <p><i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i></p> <p><i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i></p>	

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures
- (2) Principal building: 45 – 60% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.
- (3) Accessory building(s): 0 – 15% depending on principal building

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.1 m (33 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay (Schedule 5) shall be to the discretion of the Development Authority.

SECTION 7 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the CN land use district include but are not limited to:
 - (a) General Standards of Development: **Schedule 3**
 - Section 1: Accessory Buildings and Structures
 - Section 2: Access Requirements
 - Section 4: Corner Lots
 - Section 5: Decks and Patios
 - Section 6: Design Standards
 - Section 7: Exceptions to Building Height
 - Section 8: Fences, Privacy Walls and Gates
 - Section 9: Gateways
 - Section 10: Grading, Excavation, Stripping and Stockpiling
 - Section 11: Infill Development
 - Section 12: Interface Areas
 - Section 13: Landscaping
 - Section 14: Mixed-use Development
 - Section 15: Moved-in Buildings
 - Section 16: Nuisance, Pollution and Hazard Control
 - Section 17: Outdoor Lighting
 - Section 18: Outdoor Storage and Display
 - Section 19: Parking and Loading
 - Section 20: Prohibitions
 - Section 21: Projections into Setbacks
 - Section 22: Screening
 - Section 23: Site Drainage and Stormwater Management
 - (b) Use-specific Standards of Development: **Schedule 4**
 - Section 1: Alternative Energy Sources
 - Section 2: Childcare Facilities