

## COMMERCIAL NEIGHBOURHOOD: CN

### 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 Alternative energy, Solar roof or wall mounted Arts and crafts studio Bakery Cafe Convenience store Laundromat Outdoor display Personal service establishment Pet grooming services Retail store	Accessory use Alternative energy, Solar ground mounted Childcare facility, Daycares Dry cleaner Dwelling unit above non-residential use Dwelling unit in rear of non-residential use Mixed-use Moved-in building Parks and playgrounds Private recreation Private utilities Public recreation Public utilities Shipping container (temporary) Sign Canopy Fascia Temporary Window	Bar/lounge Religious assembly Restaurant Sign: Freestanding Mural Projecting

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All – no lane	921 m <sup>2</sup> (9915 ft <sup>2</sup> )	30.2 m (99 ft)	30.5 m (100 ft)
All – with lane	404.7 m <sup>2</sup> (4356.2 ft <sup>2</sup> )	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 Administration Section 3.6; 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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	
	Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.	
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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	
	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.	
	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.	

## SECTION 5 MAXIMUM LOT 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 lot 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 6) 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: Easements  
Section 7: Fences, Privacy Walls and Gates  
Section 8: Grading, Excavation, Stripping and Stockpiling  
Section 9: Infill Development  
Section 10: Nuisance, Pollution and Hazard Control  
Section 11: Outdoor Storage and Display  
Section 12: Parking and Loading  
Section 14: Projections into Setbacks  
Section 15: Site Drainage and Stormwater Management

- (b) Design Standards of Development: **Schedule 4**

Section 1: General Design Standards  
Section 2: Interface Areas  
Section 3: Landscaping  
Section 4: Outdoor Lighting  
Section 5: Screening  
Section 6: Vehicle-oriented Development

- (b) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources  
Section 2: Childcare Facility  
Section 6: Moved-in Buildings and Moved-in Dwellings  
Section 16: Shipping Containers  
Section 21: Mixed-use Development

- (d) Signage: **Schedule 7**