

SECTION 125 C3 – NEIGHBOURHOOD RETAIL AND SERVICE DISTRICT

(1) GENERAL PURPOSE

This District is to provide for the development of commercial and personal service uses serving the day-to-day needs of residents within a residential neighbourhood.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> Animal Service Facility, Minor Health Services Personal Service Establishment Professional and Office Service Retail Sales 	<ul style="list-style-type: none"> Accessory Building Alcohol Sales (Bylaw C-1265-23, October 23, 2023) Cannabis Sales, on Plan 1723512, Block 4, Lot 30 (Bylaw C-1244-23, March 27, 2023) Car Wash, as an Accessory Use on Plan 052 5834, Block 5, Lot 1 and Plan 122 4337, Block 13, Lot 105 Child Care Facility Commercial School, non-industrial Eating and Drinking Establishment Gas Bar Public Libraries and Cultural Exhibits Private Club Public Utility Building Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013) Drive Through Business on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1168-21, Oct. 12, 2021) Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 (Bylaw C-1195-22, Apr. 25, 2022)

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1244-23, March 27, 2023)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Maximum):	<ul style="list-style-type: none"> 1.0 ha
Site Width (Minimum):	<ul style="list-style-type: none"> 30.0 m

	Site Standard
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> • 6.0 m • A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> • 1.2 m • 3.0 m or half the Height, whichever is greater, for a Site Adjacent to a Residential District
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • 6.0 m • For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.
Gross Leasable Area (Maximum):	<ul style="list-style-type: none"> • 275.0 m² for Eating and Drinking Establishments (not including the kitchen area), Retail Sales and Alcohol Sales (Bylaw C-1265-23, October 23, 2023) • 20% of Gross Floor Area for Personal Service Establishments
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50%
Building Height (Maximum):	<ul style="list-style-type: none"> • Three Storeys not to exceed 12.0 m

(3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the Development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) No outdoor storage is permitted.
- (d) Commercial Schools shall be limited to those that do not use or store heavy or industrial vehicles.
- (e) In Mixed Use Developments:
 - (i) Only commercial Uses are permitted on the ground floor; and
 - (iii) Commercial Uses shall match those listed as a Permitted or Discretionary Use within this District.
- (f) In addition to Section 65, Drive Through Business on Plan 142 2641, Block 1, Lot 1 shall:

- (i) Provide appropriate screening and sound attenuation measures from adjacent lands identified for residential use through the use of:
 - a. Solid sound attenuation fence, minimum height of 1.8 m;
 - b. A landscaped berm, with a minimum height of 1.0 m;
 - c. A minimum grading separation of 2.75 m between the drive through lane and the top of the sound attenuation fence;
- (i) Prepare a lighting plan as per Section 37;
- (ii) Position and operate all outdoor speakers to minimize potential noise pollution to adjacent lands;
- (iii) Provide aesthetically pleasing fence design;

To the satisfaction of the Development Officer.

(Bylaw C-1168-21, Oct. 12, 2021)

- (g) Alcohol Sales, Major on Plan 142 2641, Block 1, Lot 1 shall be limited to a maximum Floor Area of 425 m².

(Bylaw C-1195-22, Apr. 25, 2022)