

SECTION 124 C2 – VEHICLE ORIENTED COMMERCIAL DISTRICT

(1) GENERAL PURPOSE

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Alcohol Sales <small>(Bylaw C-1265-23, October 23, 2023)</small> • Animal Service Facility, Minor • Automobile Sales and Rental • Bus Depot • Eating and Drinking Establishments • Gas Bar • Health Service • Hotel • Motel • Personal Service Establishment • Professional and Office Service • Recreational Establishment, Commercial • Recreational Establishment, Indoor <small>(Bylaw C-839-13, Feb. 25, 2013)</small> • Retail, Major • Retail Sales • Service Station • Theatre <small>(Bylaw C-942-15, Jan. 29, 2016)</small> 	<ul style="list-style-type: none"> • Accessory Building • Animal Service Facility, Major <small>(Bylaw C-942-15, Jan. 29, 2016)</small> • Automobile Service Centre • Cannabis Sales <small>(Bylaw C-1027-17, June 13, 2018)</small> • Car Wash • Child Care Facility <small>(Bylaw C-1011-17, Sept. 21, 2017, Bylaw C-1042-18 and Bylaw C-1057-18, March 18, 2019)</small> • Commercial School, Non-Industrial <small>(Bylaw C-981-16, Jan. 25, 2017)</small> • Drive Through Business • Equipment Sales, Services and Rental • Fleet Services <small>(Bylaw C-1057-18, March 18, 2019)</small> • Funeral Homes • Greenhouse • Parking Facility • Private Club • Public Utility Building • Recycling Transfer Depot • Repair Service • Wholesale Establishment

(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1226-22, December 05, 2022)

(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
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"> • 4.0 m or 10% of the Site Width, whichever is less
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> • 7.5 m • For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.
Site Coverage (Maximum):	<ul style="list-style-type: none"> • 50%
Building Height (Maximum):	<ul style="list-style-type: none"> • Four Storeys not to exceed 14.0 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) For Sites Adjacent or Abutting Highway 16A or Highway 16, the Development Officer may require:
 - (i) Additional landscaping, notwithstanding the regulations contained in Part 9 – Landscaping Regulations, if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
 - (ii) A minimum 75% of the length of the façade facing Highway 16 and 16A shall incorporate architectural features, up to a minimum height of 6.0 m.
(Bylaw C-1226-22, December 05, 2022)
 - (iii) That development incorporate a higher design standard, by including architectural features such as:
 - a. Multiple colours;
 - b. Differing, but complementary finishes and textures;
 - c. Articulating the walls of the Building or recessing entrances;

d. Canopies; and

e. Varying roof lines.

(d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal addresses due to subdivision shall:

(i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and

(ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.

(Bylaw C-1226-22, December 05, 2022)