

Section 86: C3 Commercial Neighbourhood District

86.1 Purpose:

To provide an area for neighbourhood commercial uses which are compatible with surrounding residential land uses.

86.2 Uses:

| Permitted Uses | Discretionary Uses |
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| Building Demolition Clinic Club Convenience Food Store Day Care Facility Florist Shop Personal Service Shop Pharmacy Public Assembly Public Use | Accessory Use Dwelling Units Above Ground Floor Business Gas Bar Laundromat Recreation Facility Restaurant Restaurant – Take Out |

86.3

Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

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|-------------------------|---|
| Site Coverage | 15% |
| Maximum Parcel Area | 0.2 hectares |
| Maximum Building Height | 10.0 m |
| Front Yard Setback | 7.5 m |
| Side Yard Setback | 3.0 m, or as required by the Alberta Building Code, whichever is greater |
| Rear Yard Setback | 6.0 m |
| Landscaping | Section 48 of this Bylaw. An average width of 3.0 m adjacent to the property line over the full length of the perimeter of the site excluding access and egress points, shall be landscaped. |
| Parking and Loading | Part 8 of this Bylaw. |