

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
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.

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.