

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, Minor • 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 (Bylaw C-839-13, Feb. 25, 2013) • Retail, Major • Retail Sales • Service Station • Theatre (Bylaw C-942-15, Jan. 29, 2016) 	<ul style="list-style-type: none"> • Accessory Building • Alcohol Sales, Major • Animal Service Facility, Major (Bylaw C-942-15, Jan. 29, 2016) • Automobile Service Centre • Cannabis Sales (Bylaw C-1027-17, June 13, 2018) • Car Wash • Child Care Facility (Bylaw C-1011-17, Sept. 21, 2017, Bylaw C-1042-18 and Bylaw C-1057-18, March 18, 2019) • Commercial School, Non-Industrial (Bylaw C-981-16, Jan. 25, 2017) • Drive Through Business • Equipment Sales, Services and Rental • Fleet Services (Bylaw C-1057-18, March 18, 2019) • Food Truck (Bylaw C-891-14; May 25, 2015) • Funeral Homes • Greenhouse • Parking Facility • Private Club • Public Utility Building • Recycling Transfer Depot • Religious Assembly on Lot 9 Plan 739TR (Bylaw C-842-13, April 8, 2013) • Repair Service • Wholesale Establishment

(Bylaw C-1104-19, May 29, 2020)

(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 façade Height of 6.0 m shall be required.
 - (iii) A minimum façade width shall be 75% of the length of the Building.
 - (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 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.
- (f) For Religious Assembly on Lot 9, Plan 739TR:
 - (i) notwithstanding Section 73 (1), there shall be no minimum site area;
 - (ii) the maximum building area for Religious Assembly and accessory uses shall be 310 m²;
 - (iii) there shall be no living quarters associated with the development;
 - (iv) the number of parking stalls required for Sunday services shall not exceed thirty-two (32) stalls, based on one (1) parking stall per two and a half (2.5) seats;
 - (v) no further expansion of the use Religious Assembly shall be permitted on this site; and
 - (vi) this site specific amendment shall expire if the subject site is not used for Religious Assembly for a period greater than six (6) months.

(Bylaw C-842-13, April 8, 2013)