

7.0 COMMUNITY COMMERCIAL



The Community Commercial designation applies to small neighborhood scale commercial development intended to serve local needs.

COMMUNITY COMMERCIAL

7.1 PERMITTED USES

- Animal Care
- Art Gallery
- Artisan’s Studio
- Bank
- Convenience Store
- Dry Cleaning or Laundry Outlet
- Gas Bar
- Laundry Service
- Office
- Personal Service Business
- Propane Refilling Outlet
- Restaurant
- Retail Store
- Studio
- Veterinary Establishment

7.2 DISCRETIONARY USES

- Automobile Service Station

7.3 DEVELOPMENT STANDARDS

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	15 metres (49.2 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Interior Side Yard (minimum)	3.0 metres (6.5 feet) where lot abuts residential use 1.0 metre (3.2 feet) where lot abuts any other designation
Rear Yard Depth (minimum)	9 metres (29.5 feet)
Usable Landscaped Open Space in the rear yard (minimum)	20% of the lot area
Building Height (maximum)	11 metres (36 feet)
No Encroachment Area from front or exterior side lot line	2.5 metres (8.2 feet)
Parking Spaces	As per Section 3.0

7.4 ADDITIONAL PROVISIONS

1. Uses are limited to a maximum of 2,000 square meters (21,528 square feet).
2. No outside storage is permitted.
3. All discretionary uses are required to submit a full drawing set as determined by the **Director of Development Services** and subject to a Class 2 Development permit approval stream.
4. Parking areas are to be screened and a minimum of 1.5 metres (4.9 feet) of open landscaped space shall be provided between the street and the parking area.

8.0 HIGHWAY DISTRICT



The Highway District designation is intended to guide the on-going development of regional scale commercial retail facilities located along Highway 7, McNeely Avenue, and Captain A. Roy Brown.

HIGHWAY DISTRICT

8.1 PERMITTED USES

- Animal Care
- Automotive Body Shop
- Automotive Rental Establishment
- Automotive Repair Garage
- Automotive Sales and Service
- Automotive Service Station
- Automotive Washing Establishment
- Bank
- Building Supply Store
- Commercial Sports and Recreational Establishment
- **Commercial Storage**
- Dry Cleaning or Laundry Outlet
- Equipment Rental Establishment
- Gas Bar
- Laundromat
- Hotel / Motel
- **Night Club / Bar / Pub**
- Office
- Personal Service Business
- Propane and/or Natural Gas Transfer Facility
- Propane Refilling Outlet
- School, Private
- Restaurant
- Retail Store
- Service or Repair Establishment
- Theatre, Cinema

8.2 DISCRETIONARY USES

- Building Contractor's Shop
- Farm Implement Sales and Service
- Recreational Vehicle Sales and Storage

8.3 DEVELOPMENT STANDARDS

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	60%
Lot Frontage (minimum)	15.0 metres (49.2 feet)
Front Yard	6.0 metres (19.6 feet)
Exterior Side Yard	6.0 metres (19.6 feet)
Interior Side Yard (minimum)	3.0 metres (6.5 feet) where lot abuts residential use 1.2 metre (3.9 feet) where lot abuts any other designation
Rear Yard Depth (minimum)	6.0 metres (29.5 feet)
Building Height (maximum)	11.0 metres (36 feet)
Landscape Strip	3.0 metres (9.8 feet)
Parking Spaces	As per Section 3.0

8.4 ADDITIONAL PROVISIONS

1. All discretionary uses are required to submit a full drawing set as determined by the **Director of Development Services** and subject to a Class 2 Development Permit approval stream.
2. Landscaping shall be provided along all front, side and rear yards. Five metres (16.4 feet) of landscaped open space shall be provided along all arterial and collector roadways. In addition 1.5 metres (4.9 feet) of landscaped open space shall be provided between abutting and similar land uses.

9.0 INSTITUTIONAL



The Institutional designation applies primarily to public uses intended to serve the needs of the Town’s residents and visitors.

INSTITUTIONAL

9.1 PERMITTED USES

- Community Health and Services
- Daycare Facilities
- Emergency Service
- Fire Hall
- Home for the Aged
- Hospital
- Library
- Long Term Care Facility
- Museum
- Municipal Office
- Nursing Home
- Place of Worship
- Police Station
- Residential Care Facility
- Retirement Home
- School

9.2 DEVELOPMENT STANDARDS

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	35%
Lot Frontage (minimum)	15.0 metres (49.2 feet)
Front Yard Build Within Area	4.5 metres, minimum (14.7 feet) 7.5 metres, maximum (24.6 feet)
Exterior Side Yard Build Within Area	4.5 metres (minimum) 7.5 metres (maximum)
Interior Side Yard (minimum)	3.0 metres (6.5 feet) where lot abuts residential use 1.2 metre (3.9 feet) where lot abuts any other designation
Rear Yard Depth (minimum)	9.0 metres (29.5 feet)
Building Height (maximum)	22.0 metres (72 feet)
No Encroachment Area from front or exterior side lot line	4.5 metres
Parking Spaces	As per Section 3.0

9.3 ADDITIONAL PROVISIONS

All development shall be subject to the design criteria objectives outlined in Sections 13 and 14.

10.0 NATURAL ENVIRONMENT DISTRICT



The Natural Environment District includes elements of natural heritage which need to be protected and conserved for the sake of sustainability and for the enjoyment of local residents and visitors.

NATURAL ENVIRONMENT DISTRICT

10.1 PERMITTED USES

- Building and/or structures intended for flood or erosion control or slope stabilization
- Conservation uses
- Forestry conducted in accordance with good forestry and arboricultural practices
- Passive recreational uses
- Recreational trails

10.2 DISCRETIONARY USES

- Docking Facilities
- Structures intended to facilitate passive recreational uses such as boardwalks

10.3 DEVELOPMENT STANDARDS

Not Applicable

10.4 ADDITIONAL PROVISIONS

1. All discretionary uses are required to submit a full drawing set as determined by the **Director of Development Services** and are subject to a Class 3 Development Permit approval stream including an Environmental Impact Statement.

11.0 PARKS AND OPEN SPACE



The Parks and Open Space designation provides the regulatory framework for active and passive components of the Town's recreation facilities.

PARKS AND OPEN SPACE

11.1 PERMITTED USES

- Cemetery
- Conservation
- Forestry
- Marina
- Marine Facility
- Public Park
- Recreational Facility
- Recreational Pathways

11.2 DISCRETIONARY USES

- Golf Course
- Outdoor Recreational Facility

11.3 DEVELOPMENT STANDARDS

SITE PROVISIONS	REQUIREMENTS
Lot Area (minimum)	Nil
Lot Coverage (maximum)	20%
Lot Frontage (minimum)	Nil
Front Yard Depth (minimum)	6.0 metres (19.6 feet)
Exterior Side Yard (minimum)	6.0 metres (19.6 feet)
Interior Side Yard (minimum)	6.0 metres (19.6 feet)
Rear Yard Depth (minimum)	8.0 metres (26.2 feet)
Landscaped Open Space (minimum)	10%
Parking Spaces	As per Section 3.0

11.4 ADDITIONAL PROVISIONS

All discretionary uses are required to submit a full drawing set as determined by the **Director of Development Services** and subject to a Class 2 Development Permit approval stream.

12.0 ENVIRONMENTAL CONSTRAINTS



The Environmental Constraints designation applies to those areas of the Town where development could be hazardous to life and property or alternatively could result in negative environmental impacts.

ENVIRONMENTAL CONSTRAINTS

12.1 PERMITTED USES

- Existing Uses
- All Buildings and Structures in Existence on the Day of the passing of this By-law
- Buildings or Structures intended for Flood or Erosion Control or Slope Stabilization
- Uses permitted in the underlying designation on lands identified as Flood Fringe as shown in the Official Plan Schedule A
- Conservation Use
- Forestry Use

12.2 DEVELOPMENT STANDARDS

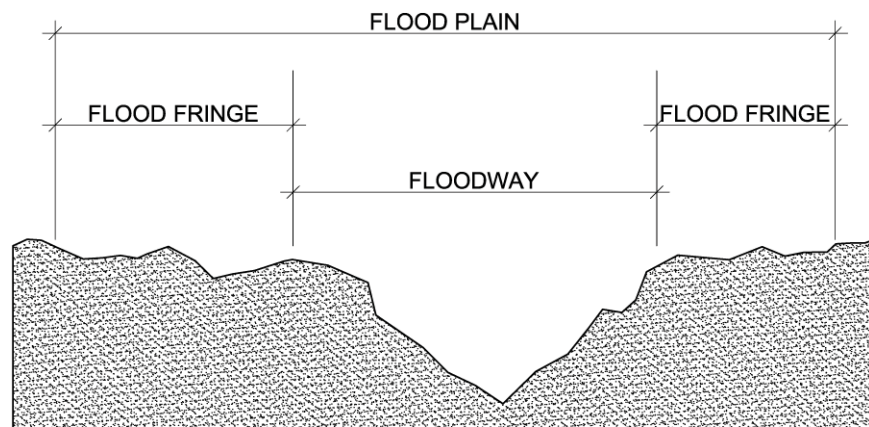
Not Applicable

12.3 DISCRETIONARY USES

- Recreational Pathways

12.4 ADDITIONAL PROVISIONS

1. All discretionary uses are required to submit a full set of drawings as determined by the **Director of Development Services** and subject to a Class 2 Development permit approval stream.
2. Any new building or structure or any expansion of, or addition to, any buildings or structures permitted in the flood plain after the day of the passing of this By-law must incorporate appropriate engineered construction techniques which reduce or eliminate the risks of flood damage or damage from unstable slopes. The specific approval of the Mississippi Valley Conservation Authority must be obtained prior to the issuance of a building permit.





ENVIRONMENTAL CONSTRAINTS

3. Modification of the flood plain through filling, excavation or by other means is prohibited unless otherwise permitted by Mississippi Valley Authority and the Ministry of Natural Resources.
4. All land under water is within the Environmental Constraint – EC designation and uses of such land shall be limited to only those specifically approved by the Ministry of Natural Resources and Mississippi Valley Conservation Authority.
5. An existing habitable building located in the Environmental Constraint designation may be reconstructed or enlarged subject to the following conditions;
 - a. If the building is to be reconstructed the reconstruction must ensure that the building is dry-floodproofed;
 - b. If an addition is constructed to an existing building the addition must be dry- floodproofed;
 - c. The addition must meet all setback provisions of this By-law, including the 30 metre (98.4 feet) from the watercourse or waterbody;
 - d. Prior to approval of the Development Permit the applicant will be required to submit documented approval from all other applicable agencies.

13.0 BUILT FORM INVENTORY

No changes are presently proposed to Section 13 of the Development Permit Bylaw