

Commercial Zoning Districts

Section 7: Commercial Zoning Districts

7.1 General Regulations

In addition to the regulations contained in Sections 1 through 5 of this Bylaw, the following regulations shall apply to developments and signs within a Commercial Zoning District:

1. Accessory Buildings, Structures and Uses
 - a) Where a vehicular entrance to an accessory building is provided by a street or lane, the accessory building shall have a minimum side yard setback of 1.5 metres; and
 - b) Notwithstanding Subsection 7.1.1 a), accessory buildings, structures and uses located in the RMU – Residential Mixed Use Zoning District shall be in accordance with Subsection 6.1.1.
2. Fences
 - a) In the C1 – Downtown Commercial, C2 – Small Lot Arterial Commercial, and CMU – Commercial Mixed Use Zoning Districts, fences located in the front, side or rear yard shall have a maximum height of 2.44 metres from grade.
 - b) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts, fences located in the front, side or rear yard shall have a maximum height of 3.66 metres from grade.
 - c) In the RMU – Residential Mixed Use Zoning District, fence heights shall be in accordance with Section 6.1.2 of this Bylaw.
3. Projections into Setbacks
 - a) At the discretion of the Development Officer, a canopy structure may project into any setback.
 - b) An exterior fire escape may project into the side or rear yard setback.
 - c) For residential uses in the CMU – Commercial Mixed Use and RMU – Residential Mixed Use Zoning Districts, projections shall be in accordance with Section 6.1.3 of this Bylaw.

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4. Exceptions to Setbacks

- a) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts, one (1) side yard setback may be waived.
- b) At the discretion of the Development Officer, the minimum front, side or rear yard setback may be amended to match the established visual setback or common line.

5. Parking

The regulations pertaining to Parking are contained in Section 5 of this Bylaw.

6. Landscaping

In addition to the Development Standards specified in each Commercial Zoning District, the following shall apply:

- a) In the C3 – Large Lot Arterial Commercial and C4 – Highway Commercial Zoning Districts the first 3 metres of the required front yard, calculated from the property line, shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres;
- b) In the CMU – Commercial Mixed Use Zoning District, the first 2 metres of the required front yard, calculated from the property line, shall be landscaped. In the case of a corner site, the side yard abutting the flanking street shall also be landscaped to a minimum width of 3 metres; and
- c) At the discretion of the Development Officer, where all required site elements cannot be functionally accommodated, and where a City boulevard fronts or flanks a site, the required landscaping may be reduced by a distance equal to the width of the boulevard, as measured from the property line to the established curb face, in accordance with the following:
 - i) No future right-of-way widening shall be planned for the area; and
 - ii) The applicant shall enter into a Landscape Agreement with the City.

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7. Signs

The regulations pertaining to Signs are contained in Section 13 of this Bylaw.

8. Home Based Business

The regulations pertaining to a Home Based Business are contained in Section 6.1.8 of this Bylaw.

9. Secondary Suite

The regulations pertaining to a Secondary Suite are contained in Section 6.1.9 of this Bylaw.

10. Bed and Breakfast Home

The regulations pertaining to a Bed and Breakfast Home are contained in Section 6.1.11 of this Bylaw.

11. Private Care Home, Residential Care Home, and Residential Care Facility

The regulations pertaining to a Private Care Home, Residential Care Home, or a Residential Care Facility are contained in Section 6.1.12 of this Bylaw.

12. Family Child Care Home, Group Family Child Care Home, and Child Care Centre

The regulations pertaining to a Family Child Care Home, Group Family Child Care Home, or a Child Care Centre are contained in Section 6.1.13 of this Bylaw.

13. Private Day Care Home, Residential Day Care Home, and Residential Day Care Facility

The regulations pertaining to a Private Day Care Home, Residential Day Care Home, or a Residential Day Care Facility are contained in Section 6.1.14 of this Bylaw.

14. Liquor Store

In addition to the regulations contained in the zoning districts where a Liquor Store is permitted, the applicant shall:

- a) Provide proof of Provincial and Public Health approvals; and

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- b) A Liquor Store shall not be located within 500 metres of any other Liquor Store, provided that this restriction shall not apply to sites with lawfully operating Liquor Stores prior to September 30th, 2019.

15. Cannabis Retail Store

In addition to the regulations contained in the zoning districts where a Cannabis Retail Store is permitted, the applicant shall:

- a) Provide proof of Provincial and Public Health approvals, if applicable;
- b) A Cannabis Retail Store shall not be located within 200 metres of any Elementary School, Secondary School, or park;
- c) A Cannabis Retail Store shall not be located within 500 metres of any other Cannabis Retail Store; and
- d) The number of Cannabis Retail Stores in The City of Prince Albert shall be limited to three (3).

16. Right-of-Way Encroachment

At the discretion of the Development Officer, in the C1 – Downtown Commercial and C2 – Small Lot Arterial Commercial Zoning Districts, a non-structural feature may encroach into a right-of-way.

17. Right-of-Way Widening – 2nd Avenue West

Where the City has undertaken right-of-way widening and upon the submission of an application for development on land that abuts 2nd Avenue West, the following shall be required:

- a) The City and the property owner shall enter into an agreement regarding the sale and development of the land to be vested as right-of-way; and
- b) The amount of land to be vested as right-of-way shall be at the discretion of the Department of Public Works, and as required by the right-of-way widening project.

18. Development Standards – 2nd Avenue West

Any proposed development in the C4 – Highway Commercial Zoning District abutting 2nd Avenue West, shall be subject to the following:

- a) The proposed development shall front 2nd Avenue West; and

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- b) Where the site directly abuts a Residential Zoning District, a 6 metre wide buffer strip or legally vested lane may be required to be located at the rear of the development.

19. Garage and Yard Sales

The regulations pertaining to a Garage and Yard Sale are contained in Section 6.1.16 of this Bylaw.

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7.2 C1 – Downtown Commercial

1. Purpose

The purpose of the C1 – Downtown Commercial Zoning District, also known as the Central Business District, is to provide a diverse mixture of commercial, institutional and residential uses. The Central Business District prioritizes pedestrian mobility and is served by multiple modes of transportation. As an active, 24-hour street environment, the Central Business District is the cultural, economic and entertainment hub of the city.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C1 – Downtown Commercial Zoning District are in accordance with the following:

C1 – DOWNTOWN COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	232	7.5	-	-	-	-	-	-	-	-	-
Animal Care Service	232	7.5	-	-	-	-	-	-	-	-	-
Catering Service	232	7.5	-	-	-	-	-	-	-	-	-
Commercial Service Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Drug Store	232	7.5	-	-	-	-	-	-	-	-	-
Financial Institution	232	7.5	-	-	-	-	-	-	-	-	-
Health Clinic	232	7.5	-	-	-	-	-	-	-	-	-
Health Club	232	7.5	-	-	-	-	-	-	-	-	-
Home Based Business	232	7.5	-	-	-	-	-	-	-	-	-

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C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Office	232	7.5	-	-	-	-	-	-	-	-	-
Payday Loan	232	7.5	-	-	-	-	-	-	-	-	-
Personal Service Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Post Office	232	7.5	-	-	-	-	-	-	-	-	-
Restaurant	232	7.5	-	-	-	-	-	-	-	-	-
Retail Store	232	7.5	-	-	-	-	-	-	-	-	-
Social Club	232	7.5	-	-	-	-	-	-	-	-	-
Take-Out Food Service	232	7.5	-	-	-	-	-	-	-	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	232	7.5	-	-	-	-	-	-	-	-	-
Discretionary Uses – Development Officer											
Business Complex	232	7.5	-	-	-	-	-	-	-	-	-
Business Group	232	7.5	-	-	-	-	-	-	-	-	-
Commercial Entertainment Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Food Kiosk	232	7.5	-	-	-	-	-	-	-	-	-
Funeral Home	232	7.5	-	-	-	-	-	-	-	-	-
Licensed Restaurant	232	7.5	-	-	-	-	-	-	-	-	-
Private School	232	7.5	-	-	-	-	-	-	-	-	-

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C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Research & Development Facility	232	7.5	-	-	-	-	-	-	-	-	-
Discretionary Uses - Council											
Above Grade Dwelling	232	7.5	-	-	-	-	-	-	-	-	-
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	-	-	-
Brewing & Distilling	232	7.5	-	-	-	-	-	-	-	-	-
Cannabis Retail Store	232	7.5	-	-	-	-	-	-	-	-	-
Child Care Centre	232	7.5	-	-	-	-	-	-	-	-	-
Courthouse	232	7.5	-	-	-	-	-	-	-	-	-
Drinking Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Excavating, Stripping and Grading ²	232	-	-	-	-	-	-	-	-	-	-
Food Bank	232	7.5	-	-	-	-	-	-	-	-	-
Gas Bar	232	7.5	-	-	-	-	-	-	-	-	-
Grocery Store	232	7.5	-	-	-	-	-	-	-	-	-
Hostel	232	7.6	-	-	-	-	-	-	-	-	-
Hotel	232	7.5	-	-	-	-	-	-	-	-	-
Licensed Commercial Entertainment Establishment	232	7.5	-	-	-	-	-	-	-	-	-
Liquor Store	232	7.5	-	-	-	-	-	-	-	-	-

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C1 – DOWNTOWN COMMERCIAL

	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Methadone Dispensary	232	7.5	-	-	-	-	-	-	-	-	-
Multi-Unit High Rise Dwelling	232	7.5	-	-	-	-	-	35	-	-	-
Night Club	232	7.5	-	-	-	-	-	-	-	-	-
Parking at Grade	232	7.5	-	-	-	-	-	-	-	-	-
Parking Structure	232	7.5	-	-	-	-	-	-	-	-	-
Pawn Shop ³	232	7.5	-	-	-	-	-	-	-	-	-
Place of Worship	232	7.5	-	-	-	-	-	-	-	-	-
Post Secondary School	232	7.5	-	-	-	-	-	-	-	-	-
Protective & Emergency Services	232	7.5	-	-	-	-	-	-	-	-	-
Public Assembly	232	7.6	-	-	-	-	-	-	-	-	-
Residential Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Residential Day Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Shelter	232	7.5	-	-	-	-	-	-	-	-	-
Shopping Centre	232	7.5	-	-	-	-	-	-	-	-	-
Special Care Facility	232	7.5	-	-	-	-	-	-	-	-	-
Theatre	232	7.5	-	-	-	-	-	-	-	-	-

Notes on Development Standards for the table above (C1 – Downtown Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ A maximum of three (3) Pawn Shops will be permitted in this zoning district.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

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7.3 C2 – Small Lot Arterial Commercial

1. Purpose

The purpose of the C2 – Small Lot Arterial Commercial Zoning District is to provide a diverse mixture of small scale, commercial and residential uses. Located along 2nd Avenue West and immediately adjacent to the Central Business District, the C2 – Small Lot Arterial Commercial Zoning District is primarily automobile oriented, though it is well served by multiple modes of transportation. Due to its unique location, the intention of this zoning district is to act as a transitional zoning district, providing both residential and commercial services to the public.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C2 – Small Lot Arterial Commercial Zoning District are in accordance with the following:

C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	232	7.6	-	-	-	-	-	-	-	-	-
Animal Care Service	232	7.6	-	-	-	-	-	-	16	-	-
Catering Service	232	7.6	-	-	-	-	-	-	10	-	-
Commercial Service Establishment	232	7.6	-	-	-	-	-	-	6	-	1
Drug Store	232	7.6	-	-	-	-	-	-	6	-	-
Financial Institution	232	7.6	-	-	-	-	-	-	6	-	-
Health Clinic	232	7.6	-	-	-	-	-	-	11	-	-
Health Club	232	7.6	-	-	-	-	-	-	11 or 19	-	-

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C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	232	7.6	-	-	-	-	-	-	2	-	-
Office	232	7.6	-	-	-	-	-	-	6	-	-
Payday Loan	232	7.6	-	-	-	-	-	-	6	-	-
Personal Service Establishment	232	7.6	-	-	-	-	-	-	6	-	-
Post Office	232	7.6	-	-	-	-	-	-	6	-	1
Restaurant	232	7.6	-	-	-	-	-	-	7	-	1
Retail Store	232	7.6	-	-	-	-	-	-	6	-	1
Social Club	232	7.6	-	-	-	-	-	-	11 or 19	-	1
Take-Out Food Service	232	7.6	-	-	-	-	-	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	232	7.6	-	-	-	-	-	-	6	-	-
Veterinary Clinic – Small Animal	232	7.6	-	-	-	-	-	-	6	-	1
Discretionary Uses – Development Officer											
Business Complex	232	7.6	-	-	-	-	-	-	6 or 11	-	1
Business Group	232	7.6	-	-	-	-	-	-	6 or 11	-	1
Commercial Entertainment Establishment	232	7.6	-	-	-	-	-	-	14	-	1
Food Kiosk	232	7.6	-	-	-	-	-	-	6	-	-
Funeral Home	232	7.6	-	-	-	-	-	-	9 or 13	-	1
Licensed Restaurant	232	7.6	-	-	-	-	-	-	7	-	1

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C2 – SMALL LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Private School	232	7.6	-	-	-	-	-	-	20	-	-
Research & Development Facility	232	7.6	-	-	-	-	-	-	10	-	1
Single Vehicle Car Wash	232	7.6	-	-	-	-	-	-	18	-	1
Vehicle Sales	232	7.6	-	-	-	-	-	-	6	-	1
Vehicle Service	232	7.6	-	-	-	-	-	-	6	-	1
Discretionary Uses - Council											
Above Grade Dwelling	232	7.6	-	-	-	-	-	-	3	20	1
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Brewing & Distilling	232	7.6	-	-	-	-	-	-	7 or 16	-	1
Cannabis Retail Store	232	7.6	-	-	-	-	-	-	6	-	1
Child Care Centre	232	7.6	-	-	-	-	-	-	13	-	-
Courthouse	232	7.6	-	-	-	-	-	-	9 or 10	-	1
Drinking Establishment	232	7.6	-	-	-	-	-	-	7	-	1
Excavating, Stripping and Grading ²	232	-	-	-	-	-	-	-	-	-	-
Food Bank	232	7.6	-	-	-	-	-	-	6	-	1
Gas Bar	232	7.6	-	-	-	-	-	-	15	-	1
Grocery Store	232	7.6	-	-	-	-	-	-	11	-	1
Hostel	232	7.6	-	-	-	-	-	-	17	-	-
Hotel	232	7.6	-	-	-	-	-	-	8	-	1
Licensed Commercial	232	7.6	-	-	-	-	-	-	14	-	1

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C2 – SMALL LOT ARTERIAL COMMERCIAL

	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Entertainment Establishment											
Liquor Store	232	7.6	-	-	-	-	-	-	6	-	1
Methadone Dispensary	232	7.6	-	-	-	-	-	-	11	-	-
Multi-Unit High Rise Dwelling	232	7.6	-	-	-	-	-	35	3	20	1
Night Club	232	7.6	-	-	-	-	-	-	7	-	1
Parking at Grade	232	7.6	-	-	-	-	-	-	-	-	-
Parking Structure	232	7.6	-	-	-	-	-	-	-	-	-
Place of Worship	232	7.6	-	-	-	-	-	-	9	-	-
Post Secondary School	232	7.6	-	-	-	-	-	-	20	-	1
Protective & Emergency Services	232	7.6	-	-	-	-	-	-	6	-	-
Public Assembly	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Residential Care Facility	232	7.6	-	-	-	-	-	35	5	-	-
Residential Day Care Facility	232	7.6	-	-	-	-	-	-	19	-	-
Shelter	232	7.6	-	-	-	-	-	-	17	-	-
Shopping Centre	232	7.6	-	-	-	-	-	-	14	-	1
Theatre	232	7.6	-	-	-	-	-	-	12	-	1

Notes on Development Standards for the table above (C2 – Small Lot Arterial Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

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7.4 C3 – Large Lot Arterial Commercial

1. Purpose

The purpose of the C3 – Large Lot Arterial Commercial Zoning District is to provide a diverse mixture of medium scale, commercial uses. Located exclusively along arterial corridors, the C3 – Large Lot Arterial Commercial Zoning District is automobile oriented, though well served by multiple modes of transportation. The intention of this zoning district is to provide focused, commercial shopping opportunities to the traveling public.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C3 – Large Lot Arterial Commercial Zoning District are in accordance with the following:

C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	300	10	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	300	10	7.5	6	3	14.3	65	-	16	-	-
Catering Service	300	10	7.5	6	3	14.3	65	-	10	-	1
Commercial Service Establishment	300	10	7.5	6	3	14.3	65	-	6	-	1
Drug Store	300	10	7.5	6	3	14.3	65	-	6	-	-
Financial Institution	300	10	7.5	6	3	14.3	65	-	6	-	-
Health Clinic	300	10	7.5	6	3	14.3	65	-	11	-	-
Health Club	300	10	7.5	6	3	14.3	65	-	11 or 19	-	-
Home Based Business	300	10	7.5	6	3	14.3	65	-	2	-	-

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C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Office	300	10	7.5	6	3	14.3	65	-	6	-	-
Payday Loan	300	10	7.5	6	3	14.3	65	-	6	-	-
Personal Service Establishment	300	10	7.5	6	3	14.3	65	-	6	-	-
Post Office	300	10	7.5	6	3	14.3	65	-	6	-	1
Restaurant	300	10	7.5	6	3	14.3	65	-	7	-	1
Retail Store	300	10	7.5	6	3	14.3	65	-	6	-	1
Shipping Container ¹	300	10	-	-	-	3	-	-	-	-	-
Single Vehicle Car Wash	300	10	7.5	6	3	14.3	65	-	18	-	1
Social Club	300	10	7.5	6	3	14.3	65	-	11 or 19	-	1
Take-Out Food Service	300	10	7.5	6	3	14.3	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	300	10	7.5	6	3	14.3	65	-	6	-	-
Veterinary Clinic – Small Animal	300	10	7.5	6	3	14.3	65	-	6	-	-
Discretionary Uses – Development Officer											
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Business Complex	300	10	7.5	6	3	14.3	65	-	6 or 11	-	1
Business Group	300	10	7.5	6	3	14.3	65	-	6 or 11	-	1

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C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Commercial Entertainment Establishment	300	10	7.5	6	3	14.3	65	-	14	-	1
Fleet Service	300	10	7.5	6	3	14.3	65	-	16	-	1
Food Kiosk	300	10	7.5	6	3	14.3	65	-	6	-	-
Funeral Home	300	10	7.5	6	3	14.3	65	-	9 or 13	-	1
Garden Center	300	10	7.5	6	3	14.3	65	-	6	-	1
Gas Bar	300	10	7.5	6	3	14.3	65	-	15	-	1
Grocery Store	300	10	7.5	6	3	14.3	65	-	11	-	1
Licensed Restaurant	300	10	7.5	6	3	14.3	65	-	7	-	1
Private School	300	10	7.5	6	3	14.3	65	-	20	-	-
Research & Development Facility	300	10	7.5	6	3	14.3	65	-	10	-	1
Vehicle Sales	300	10	7.5	6	3	14.3	65	-	6	-	1
Vehicle Service	300	10	7.5	6	3	14.3	65	-	6	-	1
Discretionary Uses – Council											
Above Grade Dwelling	300	10	7.5	6	3	14.3	65	-	3	20	1
Bingo Hall	300	10	7.5	6	3	14.3	65	-	12	-	1
Brewing & Distilling	300	10	7.5	6	3	14.3	65	-	7 or 16	-	1
Building Supplies & Products	300	10	7.5	6	3	14.3	65	-	6 or 16	-	1
Cannabis Retail Store	300	10	7.5	6	3	14.3	65	-	6	-	1

Commercial Zoning Districts

C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Child Care Centre	300	10	7.5	6	3	14.3	65	-	13	-	-
Drinking Establishment	300	10	7.5	6	3	14.3	65	-	7	-	1
Excavating, Stripping and Grading ³	300	-	-	-	-	-	-	-	-	-	-
Food Bank	300	10	7.5	6	3	14.3	65	-	6	-	1
Hotel	300	10	7.5	6	3	14.3	65	-	8	-	1
Licensed Commercial Entertainment Establishment	300	10	7.5	6	3	14.3	65	-	14	-	1
Liquor Store	300	10	7.5	6	3	14.3	65	-	6	-	1
Methadone Dispensary	300	10	7.5	6	3	14.3	65	-	11	-	-
Motel	300	10	7.5	6	3	14.3	65	-	8	-	1
Multi-Vehicle Car Wash	300	10	7.5	6	3	14.3	65	-	18	-	1
Night Club	300	10	7.5	6	3	14.3	65	-	7	-	1
Parking at Grade	300	10	7.5	6	3	14.3	65	-	-	-	-
Parking Structure	300	10	7.5	6	3	14.3	65	-	-	-	-
Place of Worship	300	10	7.5	6	3	22	65	-	9	-	-
Post Secondary School	300	10	7.5	6	3	14.3	65	-	20	-	1
Protective & Emergency Services	300	10	7.5	6	3	14.3	65	-	6	-	-
Public Assembly	300	10	7.5	6	3	14.3	65	-	6 or 12	-	1

Commercial Zoning Districts

C3 – LARGE LOT ARTERIAL COMMERCIAL											
	Minimum Development Standards								Parking Standards ⁴		
	Site Area (m ²)	Site Width (m)	Front Yard ² (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Care Facility	300	10	7.5	6	3	14.3	65	-	5	-	-
Residential Day Care Facility	300	10	7.5	6	3	14.3	65	-	19	-	-
Shopping Centre	300	10	7.5	6	3	14.3	65	-	14	-	1
Theatre	300	10	7.5	6	3	14.3	65	-	12	-	1

Notes on Development Standards for the table above (C3 – Large Lot Arterial Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The minimum front yard setback shall be 0.5 metres for the lands abutting 15th Street East between 6th Avenue and 10th Avenue East, legally described as Parcel S3, Plan 101954583, Ext. 1 and Parcel S1, Plan 101841881 Ext. 0.
- ³ The regulations in Section 4.15 of this Bylaw shall apply.
- ⁴ The regulations in Section 5 of this Bylaw shall apply.
- ⁵ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.
- .

Commercial Zoning Districts

7.5 C4 – Highway Commercial

1. Purpose

The purpose of the C4 – Highway Commercial Zoning District is to provide a diverse mixture of large scale, commercial uses. As an automobile dependent zoning district, the intention is to provide adequate space for large scale commercial developments, as well as easy access to the city's many arterial and highway corridors.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the C4 – Highway Commercial Zoning District are in accordance with the following:

C4 – HIGHWAY COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	1,260	21	-	1.5	1.5	14.3	-	-	-	-	-
Animal Care Service	1,260	21	7.5	6	3	14.3	35	-	16	-	-
Catering Service	1,260	21	7.5	6	3	14.3	35	-	10	-	-
Commercial Service Establishment	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Drug Store	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Financial Institution	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Health Clinic	1,260	21	7.5	6	3	14.3	35	-	11	-	-

Commercial Zoning Districts

C4 – HIGHWAY COMMERCIAL											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Health Club	1,260	21	7.5	6	3	14.3	35	-	11 or 19	-	-
Home Based Business	1,260	21	7.5	6	3	14.3	35	-	2	-	-
Office	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Payday Loan	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Personal Service Establishment	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Post Office	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Restaurant	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Retail Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Shipping Container ¹	1,260	21	-	-	-	3	-	-	-	-	-
Single Vehicle Car Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Social Club	1,260	21	7.5	6	3	14.3	35	-	11 or 19	-	1
Take-Out Food Service	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Vehicle Rental & Leasing	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Veterinary Clinic – Small Animal	1,260	21	7.5	6	3	14.3	35	-	6	-	1

Commercial Zoning Districts

Discretionary Uses – Development Officer											
Athletic & Recreational Facility	232	7.6	-	-	-	-	-	-	6 or 12	-	1
Business Complex	1,260	21	7.5	6	3	14.3	35	-	6 or 11	-	1
Business Group	1,260	21	7.5	6	3	14.3	35	-	6 or 11	-	1
Commercial Entertainment Establishment	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Fleet Service	1,260	21	7.5	6	3	14.3	35	-	16	-	1
Food Kiosk	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Funeral Home	1,260	21	7.5	6	3	14.3	35	-	9 or 13	-	1
Garden Center	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Gas Bar	1,260	21	7.5	6	3	14.3	35	-	15	-	1
Grocery Store	1,260	21	7.5	6	3	14.3	35	-	11	-	1
Licensed Restaurant	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Private School	1,260	21	7.5	6	3	14.3	35	-	20	-	-
Research & Development Facility	1,260	21	7.5	6	3	14.3	35	-	10	-	1
Vehicle Sales	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Vehicle Service	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Discretionary Uses – Council											
Above Grade Dwelling	1,260	21	7.5	6	3	14.3	35	-	3	20	1
Bingo Hall	1,260	21	7.5	6	3	14.3	35	-	12	-	1
Brewing & Distilling	1,260	21	7.5	6	3	14.3	35	-	7 or 16	-	1
Building Supplies & Products	1,260	21	7.5	6	3	14.3	35	-	6 or 16	-	1

Commercial Zoning Districts

Cannabis Retail Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Cardlock	1,260	21	7.5	6	3	14.3	35	-	15	-	1
Child Care Centre	1,260	21	7.5	6	3	14.3	35	-	13	-	-
Drinking Establishment	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Excavating, Stripping and Grading ²	1,260	-	-	-	-	-	-	-	-	-	-
Food Bank	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Hotel	1,260	21	7.5	6	3	22	35	-	8	-	1
Large Vehicle Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Licensed Commercial Entertainment Establishment	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Liquor Store	1,260	21	7.5	6	3	14.3	35	-	6	-	1
Methadone Dispensary	1,260	21	7.5	6	3	14.3	35	-	11	-	-
Motel	1,260	21	7.5	6	3	14.3	35	-	8	-	1
Multi-Vehicle Car Wash	1,260	21	7.5	6	3	14.3	35	-	18	-	1
Night Club	1,260	21	7.5	6	3	14.3	35	-	7	-	1
Parking at Grade	1,260	21	7.5	6	3	14.3	35	-	-	-	-
Parking Structure	1,260	21	7.5	6	3	14.3	35	-	-	-	-
Place of Worship	1,260	21	7.5	6	3	22	35	-	9	-	-
Post Secondary School	1,260	21	7.5	6	3	14.3	35	-	20	-	1
Protective & Emergency Services	1,260	21	7.5	6	3	14.3	35	-	6	-	-
Public Assembly	1,260	21	7.5	6	3	14.3	35	-	6 or 12	-	1
Residential Care Facility	1,260	21	7.5	6	3	14.3	35	-	5	-	-

Commercial Zoning Districts

Residential Day Care Facility	1,260	21	7.5	6	3	14.3	35	-	19	-	-
Shopping Centre	1,260	21	7.5	6	3	14.3	35	-	14	-	1
Theatre	1,260	21	7.5	6	3	14.3	35	-	12	-	1

Notes on Development Standards for the table above (C4 – Highway Commercial):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

Commercial Zoning Districts

7.6 CMU – Commercial Mixed Use

1. Purpose

The purpose of the CMU – Commercial Mixed Use Zoning District is to provide small scale, commercial nodes throughout the city. Located on high volume, arterial junctions and adjacent to residential neighborhoods, the CMU – Commercial Mixed Use Zoning District is supported by multiple modes of transportation and is intended to provide small service centers that cater to the day-to-day needs of the surrounding neighborhood.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the CMU – Commercial Mixed Use Zoning District are in accordance with the following:

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	280	7.5	-	1.5	1.5	3	-	-	-	-	-
Catering Service	280	7.5	6	2	3	14.3	65	-	10	-	1
Commercial Service Establishment	280	7.5	6	2	3	14.3	65	-	6	-	1
Drug Store	280	7.5	6	2	3	14.3	65	-	6	-	-
Financial Institution	280	7.5	6	2	3	14.3	65	-	6	-	-
Health Clinic	280	7.5	6	2	3	14.3	65	-	11	-	-
Home Based Business	280	7.5	6	2	3	14.3	65	-	2	-	-
Office	280	7.5	6	2	3	14.3	65	-	6	-	-
Personal Service Establishment	280	7.5	6	2	3	14.3	65	-	6	-	-

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Post Office	280	7.5	6	2	3	14.3	65	-	6	-	1
Restaurant	280	7.5	6	2	3	14.3	65	-	7	-	1
Retail Store	280	7.5	6	2	3	14.3	65	-	6	-	1
Single Vehicle Car Wash	280	7.5	6	2	3	14.3	65	-	18	-	1
Social Club	280	7.5	6	2	3	14.3	65	-	11 or 19	-	1
Take-Out Food Service	280	7.5	6	2	3	14.3	65	-	6	-	1
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	280	7.5	6	2	3	14.3	65	-	6	-	-
Discretionary Uses – Development Officer											
Animal Care Service	280	7.5	6	2	3	14.3	65	-	16	-	-
Business Complex	280	7.5	6	2	3	14.3	65	-	6 or 11	-	1
Business Group	280	7.5	6	2	3	14.3	65	-	6 or 11	-	1
Food Kiosk	280	7.5	6	2	3	14.3	65	-	6	-	-
Gas Bar	280	7.5	6	2	3	14.3	65	-	15	-	1
Health Club	280	7.5	6	2	3	14.3	65	-	11 or 19	-	-
Private School	280	7.5	6	2	3	14.3	65	-	20	-	-
Discretionary Uses – Council											
Above Grade Dwelling	280	7.5	6	2	3	14.3	65	-	3	20	1
Brewing & Distilling	280	7.5	6	2	3	14.3	65	-	7 or 16	-	1

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Child Care Centre	280	7.5	6	2	3	14.3	65	-	13	-	-
Commercial Entertainment Establishment	280	7.5	6	2	3	14.3	65	-	14	-	1
Drinking Establishment	280	7.5	6	2	3	14.3	65	-	7	-	1
Excavating, Stripping and Grading ²	280	-	-	-	-	-	-	-	-	-	-
Food Bank	280	7.5	6	2	3	14.3	65	-	6	-	1
Funeral Home	280	7.5	6	2	3	14.3	65	-	9 or 13	-	1
Grocery Store	280	7.5	6	2	3	14.3	65	-	11	-	1
Hostel	280	7.5	6	2	3	14.3	65	-	17	-	-
Licensed Commercial Entertainment Establishment	280	7.5	6	2	3	14.3	65	-	14	-	1
Licensed Restaurant	280	7.5	6	2	3	14.3	65	-	7	-	1
Liquor Store	280	7.5	6	2	3	14.3	65	-	6	-	1
Multi-Unit High Rise Dwelling	280	7.5	6	5	7.5	46	-	35	3	20	1
Multi-Vehicle Car Wash	280	7.5	6	2	3	14.3	65	-	18	-	1
Place of Worship	280	7.5	6	2	3	14.3	65	-	9	-	-
Post Secondary School	280	7.5	6	2	3	14.3	65	-	20	-	1
Protective & Emergency Services	280	7.5	6	2	3	14.3	65	-	6	-	-
Public Assembly	280	7.5	6	2	3	14.3	65	-	6 or 12	-	1
Residential Care Facility	280	7.5	6	3	6	14.3	65	-	5	-	-

Commercial Zoning Districts

CMU – COMMERCIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁴ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Residential Day Care Facility	280	7.5	6	2	3	14.3	65	-	19	-	-
Shelter	280	7.5	6	2	3	14.3	65	-	17	-	-

Notes on Development Standards for the table above (CMU – Commercial Mixed Use):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

Commercial Zoning Districts

7.7 RMU – Residential Mixed Use

1. Purpose

The purpose of the RMU – Residential Mixed Use Zoning District is to provide residential development options as well as to accommodate a moderate variety of complementary commercial and institutional uses. The intention of this zoning district is two-fold: to incorporate small pockets of mixed use development within residential neighborhoods and to transition an area or neighbourhood from residential to commercial.

2. Development and Parking Standards

In addition to the General Provisions and the regulations contained in Section 7.1 of this Bylaw, the development and parking standards for the RMU – Residential Mixed Use Zoning District are set out in the table below:

RMU – RESIDENTIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Permitted Uses											
Accessory Buildings, Structures & Uses ¹	280	7.5	-	-	-	3	15	-	-	-	-
Bed & Breakfast Home	280	7.5	6	2	3	10.7	50	-	4	-	-
Catering Service	280	7.5	6	2	3	10.7	65	-	10	-	1
Commercial Service Establishment	280	7.5	6	2	3	10.7	65	-	6	-	1
Drug Store	280	7.5	6	2	3	10.7	65	-	6	-	-
Family Child Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-
Group Family Child Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-
Health Clinic	280	7.5	6	2	3	10.7	65	-	11	-	-

Commercial Zoning Districts

RMU – RESIDENTIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Home Based Business	280	7.5	6	2	3	10.7	50	-	2	-	-
Office	280	7.5	6	2	3	10.7	65	-	6	-	-
One Unit Dwelling	280	7.5	6	1.2	3	10.7	50	-	2	-	-
Personal Service Establishment	280	7.5	6	2	3	10.7	65	-	6	-	-
Post Office	280	7.5	6	2	3	10.7	65	-	6	-	1
Private Care Home	280	7.5	6	2	3	10.7	50	-	2	-	-
Private Day Care Home	280	7.5	6	2	3	10.7	50	-	2	-	-
Restaurant	280	7.5	6	2	3	10.7	65	-	7	-	1
Retail Store	280	7.5	6	2	3	10.7	65	-	6	-	1
Secondary Suite	-	-	-	-	-	-	-	-	2	-	-
Social Club	280	7.5	6	2	3	10.7	65	-	11 or 19	-	1
Take-Out Food Service	280	7.5	6	2	3	10.7	65	-	6	-	1
Two Unit Dwelling ⁴	450	14	6	1.2	3	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
Veterinary Clinic – Small Animal	280	7.5	6	2	3	10.7	65	-	6	-	-
Discretionary Uses – Development Officer											
Boarding House	280	7.5	6	2	3	10.7	50	-	4	-	-
Business Complex	280	7.5	6	2	3	10.7	65	-	6 or 11	-	1

Commercial Zoning Districts

RMU – RESIDENTIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Food Kiosk	280	7.5	6	2	3	10.7	65	-	6	-	-
Health Club	280	7.5	6	2	3	10.7	65	-	11 or 19	-	-
Private School	280	7.5	6	2	3	10.7	65	-	20	-	-
Discretionary Uses – Council											
Above Grade Dwelling	280	7.5	6	2	3	10.7	-	-	3	20	1
Child Care Centre	280	7.5	6	2	3	10.7	65	-	13	-	-
Commercial Entertainment Establishment	280	7.5	6	2	3	10.7	65	-	14	-	1
Excavating, Stripping and Grading ²	280	-	-	-	-	-	-	-	-	-	-
Food Bank	280	7.5	6	2	3	10.7	65	-	6	-	1
Funeral Home	280	7.5	6	2	3	10.7	65	-	9 or 13	-	1
Grocery Store	280	7.5	6	2	3	10.7	65	-	11	-	1
Hostel	280	7.5	6	2	3	10.7	65	-	17	-	-
Licensed Restaurant	280	7.5	6	2	3	10.7	65	-	7	-	1
Multi-Unit Dwelling	280	7.5	6	3	6	10.7	-	35	3	20	1
Multi-Unit High Rise Dwelling	280	7.5	6	5	7.5	46	-	35	3	20	1
Parking at Grade	280	7.5	6	2	3	10.7	-	-	-	-	-
Place of Worship	280	7.5	6	2	3	10.7	65	-	9	-	-

Commercial Zoning Districts

RMU – RESIDENTIAL MIXED USE											
	Minimum Development Standards								Parking Standards ³		
	Site Area (m ²)	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area ⁵ (%)	Regular (Cat.)	Visitor (%)	Loading (#)
Post Secondary School	280	7.5	6	2	3	14.3	65	-	20	-	1
Protective & Emergency Services	280	7.5	6	2	3	10.7	65	-	6	-	-
Public Assembly	280	7.5	6	2	3	10.7	65	-	6 or 12	-	1
Residential Care Facility	280	7.5	6	3	6	14.3	65	-	5	-	-
Residential Care Home	280	7.5	6	2	3	10.7	50	-	5	-	-
Residential Day Care Facility	280	7.5	6	2	3	10.7	65	-	19	-	-
Residential Day Care Home	280	7.5	6	2	3	10.7	50	-	13	-	-
Shelter	280	7.5	6	2	3	10.7	65	-	17	-	-

Notes on Development Standards for the table above (RMU – Residential Mixed Use):

- ¹ The regulations in Section 4.2 and Section 7.1.1 of this Bylaw shall apply.
- ² The regulations in Section 4.15 of this Bylaw shall apply.
- ³ The regulations in Section 5 of this Bylaw shall apply.
- ⁴ Two Unit Dwellings that are subdivided along a common wall shall have a minimum lot width of 7 metres and a minimum lot area of 200 square metres.
- ⁵ The regulations in Section 4.6 and Section 7.1.6 of this Bylaw shall apply.

(12 of 2019, s.1; 16 of 2020, s. 1rr. to 1eee.; 19 of 2020, s.1; 13 of 2022, s. 1.v to ii.; 2 of 2023, s. 1c to n.; 19 of 2024, s.1w. to dd.; 31 of 2024, s.1a.; 1 of 2025, s.1a.; 15 of 2025, s.1)