

Attachment # 3 – Existing & Proposed Land Uses

Existing District

8.5.21 IB-1, Mixed Business/Employment District

Purpose and Intent

The purpose of this district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, General	Accessory Building
Animal Service, Limited	Animal Service, Major
Business Support Service	Child Care, Commercial
Financial Service	Commercial School
Health Care, Limited	Community Service Facility
Indoor Recreation, Limited	Drive-Through
Microbrewery	Educational Institution, Private ²
Office	Entertainment, Gaming
Public Assembly, General	Entertainment, General
Public Assembly, Limited	Government Service
Restaurant	Health Care, General
Vehicle Service, Limited	Hotel
	Indoor Recreation, General
	Industrial Service & Sales
	Mobile Food Vendor
	Motel
	Nightclub
	Pawn Shop
	Personal Service
	Public Assembly, Major
	Retail Store, Convenience
	Retail Store, Liquor
	RV Sales & Service ³
	RV Storage ³
	Security Suite
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Note 2: Limited to specific properties as shown on Diagram 4.

Note 3: Limited to specific properties as shown on Diagram 5.

Bylaw B-36/2008

Site Dimensions

Per Development Site

Minimum Site Area	4,000m ²
Maximum Site Area	2.0 Hectares
Minimum FAR	0.2

Maximum Floor Area

Retail Uses	930m ²
All Other Land Uses	2,300m ²

Required Setbacks

Minimum Exterior Setback	6.0m
Minimum Interior Setback	N/A
Min. Building Separation	2.0m

Massing and Coverage

Maximum Building Height	
- Hotels	26.0m
- All other uses	18.5m
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	10% of Site Area

Proposed District

8.5.19 C3, Regional Commercial District

Purpose and Intent

The purpose of this district is to accommodate retail and commercial uses, including large-format retail, that provide a range of commercial goods and services that serve a City-wide and regional market. Development in this district is intended to be comprehensively designed and interface well with the surrounding community, supporting pedestrian and transit access.

Permitted Land Uses	Discretionary Land Uses
Animal Service, Limited	Accessory Building
Business Support Service	Animal Service, General
Financial Service	Artist Studio
Government Service	Child Care, Commercial
Health Care, Limited	Commercial School
Indoor Recreation, Limited	Community Service Facility
Office	Drive-Through
Personal Service	Entertainment, General
Public Assembly, General	Farmers Market
Public Assembly, Limited	Funeral Service, Limited
Restaurant	Garden Centre
Retail Store, Convenience	Garden Centre, Seasonal
Retail Store, General	Health Care, General
Retail Store, Liquor	Hotel
Supportive Housing, Limited	Hotel
Vehicle Service, Limited	Hotel & Conference Centre
	Indoor Recreation, General
	Microbrewery
	Mobile Food Vendor
	Motel
	Nightclub
	Public Assembly, Major
	Shopping Centre
	Supportive Housing, General
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Requirements	
<i>Per Development Site</i>	
Maximum Site Area	12.0 Hectares
Minimum FAR	0.2

Note: For the purposes of this district, a Development Site may form a portion of a Master Site Plan.

Minimum Required Setbacks	
Exterior Setback	3.0m
Interior Setback	3.0m OR as provided in an approved Master Site Plan, whichever is less.
Building Separation	3.0m

Massing and Coverage	
Maximum Building Height	
<i>Mixed Use Buildings, Hotels, Offices, AND Apartments</i>	6 Storeys
<i>All Other Buildings</i>	4 Storeys
Maximum Building Coverage	60% of Site Area
Minimum Landscaping	10% of Site Area