



Municipal District of
GREENVIEW

Grande Cache

Commercial Industrial (GC-CI)

Key Changes

Grande Cache Commercial Industrial (GC-CI) Key Changes

Adapted from Current District: Commercial & Industrial Service (C-3)

ASPECT	PROPOSED CHANGES	RATIONALE
Grande Cache Commercial Industrial Use List Changes	<p>Permitted Uses made Discretionary:</p> <ul style="list-style-type: none"> • Oilfield Service (Industrial & Commercial office) • Service Station <p>Discretionary Uses made Permitted:</p> <ul style="list-style-type: none"> • General Contractor Services <p>Discretionary Uses Added:</p> <ul style="list-style-type: none"> • Craft Brewery & Distillery • Industrial Hemp Production • Manufacturing Plant, Minor • Restaurant, Licensed • Sanitary Dump Station • Wind Energy Conversion System, Minor <p>Permitted Uses Added:</p> <ul style="list-style-type: none"> • Animal Care Service, Minor • Bus Depot • Greenhouse, Commercial • Heavy Equipment Sales & Rental • Retail, Building Supply • Shipping Container • Vehicle Wash, Commercial • Solar Collector, Minor <p>Uses Removed:</p> <ul style="list-style-type: none"> • Automotive & Equipment Repair Shop • Automotive Body Repair & Paint Shop • Drive-Through Business • Contractor Services, Limited • Gas Bar • Industrial Use – General • Public Park 	<p>To provide for a wider variety of service oriented commercial and industrial uses, which accommodate the needs of the Hamlet of Grande Cache.</p>
Setbacks	Front yard increased from 6.0 m (19.7 ft) to 6.1 m (20.0 ft)	To align setback requirements for commercial and industrial uses.
Additional Regulations	<p>Regulations Changed:</p> <ul style="list-style-type: none"> • Maximum Floor Area Ratio of 2 added • Maximum Building Height of 15.0 m (49.21 ft) added 	

24.0 Commercial and Industrial Service C-3 District

24.1. Purpose

This land use district is generally intended to provide for a wide variety of service oriented commercial outlets, which require larger tracts of land for outside storage and display of goods and services, at lower densities than would be found under the C-1 District. This land use district is also generally intended to establish an area of light industrial uses as well as those commercial uses which provide service to industrial uses. The uses prescribed in this land use district will not cause any objectionable or dangerous conditions beyond the confines of the building and the site upon which they are located. Storage areas must be screened from the view of the general public beyond the boundary of the site.

Purely retail commercial uses may be allowed on a limited basis in this land use district, with restrictions applying to the amount of floor space, if it can be demonstrated to the satisfaction of the Town that this is the most viable location for the business. It must also be demonstrated such uses can co-exist with surrounding industrial uses. Retail commercial uses which would be more appropriately located in the C-1 District shall not be permitted in this land use district.

Where this District applies to lands within the Business Park of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated on Figure-9 or stipulated in the policies of Section 5 that can be inferred to be permitted uses, are considered to be permitted uses for the purposes of this District. All land uses indicated on Figure-9 or stipulated in the policies of Section 5 of the ASP that can be inferred to be discretionary uses, are considered to be discretionary uses to be decided by the Development Officer for the purposes of this District. As per Part Two, Section 10.8 of this Bylaw, the Development Officer may refer an application to the Municipal Planning Commission for decision.

24.2. Permitted and Discretionary Uses

1.1. <u>Permitted Uses</u>	1.2. <u>Discretionary Uses – Development Officer</u>	1.3. <u>Discretionary Uses – Municipal Planning Commission</u>
Automotive and equipment repair shops.	Amusement establishment - indoor.	Adult entertainment
Automotive and minor RV sales/rental establishments.	Contractor services – General.	Animal shelters.
Automotive body repair and paint shops.	Drive-through businesses.	Establishments.
Business support service establishments.	Fitness and wellness facility.	Auctioneering establishments.
Car washes.	Funeral Home.	Bulk fuel and chemical storage.
Commercial schools.	Greenhouses and	Casinos and gaming establishments.
Contractor services –		Exhibition and convention

Limited.	plant nurseries.	facilities.
Equipment rental establishments.	Industrial uses – General.	Recreational facilities.
Fleet services.	Licensed drinking establishments.	Small animal breeding and boarding.
Gas bars.	Public uses.	
Household repair services.	Recycling depots.	
Industrial vehicle and equipment sales/rentals establishments.	Restaurants.	
Industrial/commercial office, operations facility and/or admin building.	Self-service storage facilities.	
Office uses.	Surveillance suites.	
Outdoor storage.	Temporary uses.	
Public parks.	Utility Services - major and minor.	
Public utilities.	Veterinary clinics and hospitals.	
Service stations.	Buildings and uses accessory to discretionary uses.	
Truck and recreational vehicle sales/rentals establishments.		
Warehouse sales establishments.		
Buildings and uses accessory to permitted uses.		

24.3. Subdivision Regulations

Minimum site area and dimensions shall be at the discretion of the Subdivision Authority, who, in making their determination, shall consider internal traffic circulation, off-street parking and loading, landscaping, on-site storage, adjacent land uses, and the required building setbacks to accommodate the proposed use; however, site area shall not be less than 0.4 ha (1.0 ac.).

24.4. Development Regulations

Maximum site coverage	60%
Minimum required front and rear yards	6.0 m (19.7 ft.), unless a greater yard is deemed necessary by the Development Authority. No loading, parking, or storage area shall be allowed within the required minimum front yard.
Minimum required side yard	6.0 m (19.7 ft.) if on one side if vehicular access is from the front only,

	otherwise 3.0 m (9.8 ft.).
Maximum building height	At the discretion of the Development Authority, having regard for adjacent land uses and the required building setbacks.

1.1. Application Requirements

In addition to Part Two, Sections 5.0 – 9.0, an application for a development permit must also be accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing length of yards, building heights, elevations, among other related matters, all to the satisfaction of the Development Authority.

1.2. Site and Architectural Appearance

Without limiting the applicability of any other provision of this Bylaw, the Development Authority shall, in reviewing an application for a development permit, pay particular attention to Part Three, Sections 21.0 – 26.0; specifically that any proposed development shall be in conformity with the Municipal Development Plan and any other plan or document approved by Council relating to site and architectural appearance.

1.3. Landscaping and Screening

- i. All yards within the C-3 District are subject to Part Three, Section 17.3.
- ii. All rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment shall be screened from street level or be incorporated within the building design.
- iii. All utility boxes shall be placed in inconspicuous locations, or be screened from adjacent sites and roads to the satisfaction of the Development Authority. Such screening may include fences, hedges, and/or other landscaping.

1.4. Lighting

All outdoor lighting fixtures shall be of a design and style that complement building design and are consistent with the purpose of the C-3 District and its proximity to Highway 40; providing safety, security, and visual interest.

1.5. Upkeep of Site

The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.

9.10 Grande Cache Commercial Industrial (GC-CI) District

1) Purpose

- a) The purpose of this district is to provide for a wide variety of service oriented commercial outlets, which require larger tracts of land for outside storage and display of goods and services at lower densities than would be found in other commercial areas of the Hamlet of Grande Cache. This district is generally intended to establish an area of light industrial uses as well as commercial uses which provide service to industrial uses. Uses prescribed in this district will not cause any objectionable or dangerous conditions beyond the confines of the building and site upon which they are located. Storage areas must be screened from the view of public.
- b) Purely retail commercial uses may be allowed on a limited basis in this district, with restrictions applying to amount of floor space if it can be demonstrated to the satisfaction of the Development Authority that this is the most viable location for the business. It must also be demonstrated that such uses can co-exist with surrounding industrial uses. Proposed retail commercial uses which would be more appropriately located in GC-CC District shall not be permitted in this district.
- c) Where this district applies to lands within the business park of the Tower Park Area Structure Plan (ASP), as amended, any land uses indicated in the table below or stipulated in the policies of Section 6 of Tower Park ASP that can be inferred to be permitted uses, are considered to be permitted uses for this district and any uses that can be inferred to be discretionary use, are considered to be discretionary uses for the purposes of this district.

2) Uses

The following table identifies permitted and discretionary uses on Grande Cache Commercial Industrial (GC-CI) District parcels.

Table 9-20: GC-CI Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Adult Entertainment Establishment
Animal Care Service, Minor	Amusement Establishment, Indoor
Automotive/Recreational Vehicle (RV) Sales and Rental	Animal Breeding Establishment
Bus Depot	Animal Care Service, Major
Business Support Services	Auctioneering Establishment
Commercial School	Bulk Fuel Station
Equipment Rental Establishment	Cannabis Production Facility
Fleet Services	Casino and Gaming Establishment
General Contractor Services	Community Recreation Services
Greenhouse, Commercial	Craft Brewery and Distillery

Heavy Equipment Sales and Rentals	Employee Accommodation
Household Repair Service	Exhibition and Convention Facility
Industrial Vehicle and Equipment Sales/Rental Establishment	Fitness and Wellness Facility
Office, Professional	Funeral Services
Office, Ancillary to a permitted use	Greenhouse, Industrial
Retail, Building Supply	Industrial Hemp Production
Shipping Container	Licensed Drinking Establishment
Solar Collector, Minor	Manufacturing Plant, Minor
Storage, Outdoor	Oilfield Service
Vehicle Wash, Commercial	Recycling Depot
Vehicle Wash, Light Passenger	Restaurant
Warehouse Sales Establishment	Restaurant, Licensed
	Sanitary Dump Station
	Self Service Storage
	Service Station
	Wind Energy Conversion System, Minor

3) Regulations

- a) No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- b) All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of and/or satisfaction of the Subdivision Authority or Development Authority.

Table 9-21: GC-CI District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Floor Area Ratio	2.0
Minimum Parcel Size	The following shall be considered; however, in no case shall parcel size be less than 0.4 ha (1.0 ac): <ul style="list-style-type: none"> • Internal traffic circulation • Off-street parking and loading • Landscaping • On-site storage • Adjacent land uses • Required building setbacks
Minimum Setback of Principal Building From	
Front Parcel Line Rear Parcel Line	<ul style="list-style-type: none"> • 6.1 m (20.0 ft) unless a greater yard is deemed necessary by the Development Authority. • No loading or storage area shall be allowed within required minimum front yard.
Side Parcel Line	3.0 m (10.0 ft) unless vehicular access is from front only, in which case one side yard provided must be 6.1 m (20.0 ft) or as required per Section 6.14 of this Bylaw.
Minimum Setback of Accessory Building/ Structure	
Front Parcel Line Rear Parcel Line	<ul style="list-style-type: none"> • 6.1 m (20.0 ft) unless a greater yard is deemed necessary. • No loading or storage area shall be allowed within required minimum front yard.
Side Parcel Line	3.0 m (10.0 ft) unless vehicular access is from front only, in which case one side yard provided must be 6.1 m (20.0 ft) or as required per Section 6.14 of this Bylaw.
Maximum Building Height	
Principal Building	15.0 m (49.21 ft)
Accessory Building/Structure	At the discretion of the Development Authority having regard for adjacent land uses and required building setbacks.
Maximum Parcel Coverage	60%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- General Development Regulations of Section 6.
- All matters to be regulated outlined in the following table, unless otherwise prescribed in

this Bylaw, shall be in the opinion, at the discretion and satisfaction of the Development Authority.

- c) When a proposed development may create negative impacts such as noise, vibration, light, or odours which may be noticeable on adjacent residential properties, conditions specifying mitigative measures be applied to a development. Such measures may include but are not limited to hours of operation, landscaping, berming, screening, structural soundproofing, and directional lighting.
- d) In addition to Section 4.4 of this Bylaw, it may be required that a development permit application is accompanied by diagrams illustrating how the proposed development will be integrated with existing adjacent developments by showing yard lengths, building heights, elevations, colours, and building materials, among other related matters.
- e) Without limiting applicability of any other provision of this Bylaw, site, and architectural appearance, particularly when such uses are adjacent to residential districts or development shall be considered.
- f) As condition of a development permit, the applicant may be required to provide:
 - i. Landscaped buffer between commercial use and any adjacent residential district;
 - ii. Screened rooftop mechanical, heating, ventilation, and air conditioning units, elevator housing, and other similar equipment from street level or incorporate the same within building design; and/or
 - iii. Placement of all utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- g) All outdoor lighting fixtures shall be of a design and style that complement building design consistent with the purpose of this district, providing safety, security, and visual interest.
- h) The entire site and all buildings shall be maintained in a neat and tidy manner. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- i) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback prescribed of this district.
- j) Outside storage of goods, products, materials, or equipment shall always be kept in a clean and orderly condition and shall be screened from public thoroughfares and adjacent residential uses by means of a solid wall or fence.
- k) No storage or activity, including arrangement and maintenance of temporary outdoor display of goods or products for sale, lease, or hire, may be undertaken that would:
 - i. Unduly interfere with amenities of the district; or
 - ii. Materially interfere with or affect use, enjoyment, or value of neighbouring properties, by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, other noxious emissions, or containment of hazardous materials.