



Municipal District of
GREENVIEW

Grande Cache

Central Commercial (GC-CC)

Key Changes

Grande Cache Central Commercial (GC-CC) Key Changes

Adapted from Current District: Town Centre Commercial (C-1)

ASPECT	PROPOSED CHANGES	RATIONALE
Grande Cache Central Industrial Use List Changes	<p>Permitted Uses made Discretionary:</p> <ul style="list-style-type: none"> • Mixed-Use Development • Personal Service Shop • Restaurant • Retail, Convenience • Retail, General <p>Discretionary Uses made Permitted:</p> <ul style="list-style-type: none"> • Community Recreational Services <p>Discretionary Uses Added:</p> <ul style="list-style-type: none"> • Adult Entertainment Establishment • Craft Brewery & Distillery • Greenhouse, Commercial • Restaurant, Licensed • Retail, Alcohol • Retail, Building Supply • Retail, Cannabis • Shopping Centre • Theatre <p>Permitted Uses Added:</p> <ul style="list-style-type: none"> • Public Facility • Solar Collector, Minor <p>Uses Removed:</p> <ul style="list-style-type: none"> • Art Studio • Live/Work Unit • Retails, Specialty • Off-Street Parking Lot • Private Club • Boarding & Lodging House • Exhibition & Convention Facility 	<p>To allow for a wider variety of higher density retail, office, and service oriented commercial outlets, which accommodate the needs of the Hamlet of Grande Cache.</p>
Additional Regulations	District specific regulations have been maintained from the C-1 district	

22.0 Town Centre Commercial C-1 District

22.1. Purpose

This land use district is generally intended to provide for a wide variety of retail, office and service oriented commercial outlets at higher densities than would normally be found in other parts of Grande Cache. The rationale for the C-1 District is to provide for the reinforcement of the downtown as the primary business district within Grande Cache. The regulations within the C-1 District are also intended to restrict those uses which may be considered obnoxious or those involving excessive outside storage of materials, goods, and equipment.

22.2. Permitted and Discretionary Uses

1.1. Permitted Uses

Art studios.
Business support service establishments.
Financial services.
Fitness and wellness facility.
Government services.
Health services.
Home offices.
Libraries and cultural exhibits.
Live/Work units.
Mixed-use developments.
Office uses.
Personal service shops.
Pet stores and grooming.
Public parks.
Restaurants.
Retail stores – Convenience, General & Specialty.
Buildings and uses accessory to permitted uses.

1.2. Discretionary Uses – Development Officer

Alcohol sales.
Amusement establishments – Indoor.
Child care facilities.
Commercial schools.
Home occupations – Minor.
Hotels / Motels.
Household repair services.
Licenced drinking establishments.
Off-street parking lots.
Outdoor storage.
Private clubs.
Public uses.
Public utilities (no office/workshop).
Shopping centres.
Temporary uses.
Theatres.
Buildings and uses accessory to discretionary uses.

1.3. Discretionary Uses – Municipal Planning Commission

Bed and breakfast establishments.
Boarding and lodging houses.
Exhibition and convention facilities.
Recreational facilities.

22.3. Subdivision Regulations

Minimum site area and dimensions shall be at the discretion of the Subdivision Authority or Development Authority, as the case may be, 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.

22.4. Development Regulations

Maximum floor area ratio	2.0
Required front yard (including the entire storefront)	Between 0.0 m (0.0 ft.) and 3.0 m (9.8 ft.) for at least 80% of the site width. A front yard greater than 3.0 m or larger recessed areas within the storefront may be allowed if, in the opinion of the Development Authority, pedestrian-oriented amenities are maintained, and the design of the building façade enhances and maintains the continuity of the streetscape and adjacent developments.
Required side yard	For buildings in existence prior to adoption of this Bylaw – Minimum 0.0 m (0.0 ft.) For all other buildings – Between 0.0 m (0.0 ft.) and 1.8 m (5.9 ft.) on either side, provided the design of the building façade enhances and maintains the continuity of the streetscape and adjacent developments; or Minimum 2.4 m (8.0 ft.) or one-half the height of the building, whichever is the greater, if the site abuts a Residential District.
Minimum required rear yard	0.0 m (0.0 ft.), except as required to provide loading, parking, or garbage facilities.
Maximum building height	15.85 m (52.0 ft.) or four storeys, whichever is less.

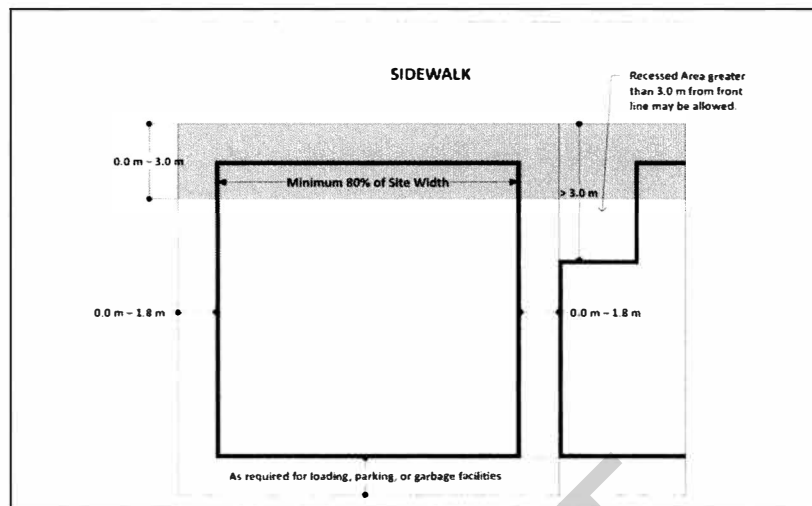


Figure 29 – Required Yards

For illustrative purposes only (not drawn to scale)

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, colours, and building materials, 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. When a commercial use is proposed adjacent to a Residential District, a landscaped buffer shall be provided on the site of the commercial use between the commercial use and the Residential District in accordance with Part Three, Sections 19.8 – 19.10.
- 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-1 District; 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.

1.6. Signs

- i. In addition to Part Seven – Sign Provisions, all signs in the C-1 District shall be consistent with the purpose of this District, complementary to the streetscape, and pedestrian-oriented.
- ii. Notwithstanding Part Seven – Sign Provisions, Portable signs shall not be allowed in the C-1 District.

9.9 Grande Cache Central Commercial (GC-CC) District

1) Purpose

The purpose of this district is to provide for a wide variety of retail, office, and service oriented commercial outlets at higher densities than would normally be found in other commercial areas of Hamlet of Grande Cache. The rationale for this district is to reinforce this central commercial area as the primary retail business area within the Hamlet of Grande Cache. Regulations within this district are intended to restrict uses which may be considered obnoxious or involving excessive outside storage of materials, goods, and equipment.

2) Uses

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

Table 9-18: GC-CC Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Adult Entertainment Establishment
Animal Care Service, Minor	Amusement Establishment, Indoor
Business Support Service	Bed and Breakfast
Community Recreational Services	Childcare Facility
Financial Services	Commercial School
Fitness and Wellness Facility	Craft Brewery and Distillery
Government Service	Home Occupation, Minor
Health Service	Household Repair Service
Public Facility	Greenhouse, Commercial
Office, Professional	Hotel
Solar Collector, Minor	Licensed Drinking Establishment
	Mixed-Use Development
	Personal Services Establishment
	Restaurant
	Restaurant, Licensed
	Retail, Alcohol
	Retail, Building Supply
	Retail, Cannabis
	Retail, Convenience
	Retail, General
	Shopping Centre
	Storage, Outdoor

	Theatre
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3) Regulations

- No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.
- 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 Development Authority.

Table 9-19: GC-CC District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Floor Area Ratio	2.0
Minimum Parcel Size	The following shall be considered: <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 Between 0.0 M (0.0 Ft) – 3.0 M (9.8 Ft)	At least 80% of site width
Front Yard Greater Than 3.0 M (9.8 Ft) Or Larger Recessed Areas Within Storefront	May be allowed provided: <ul style="list-style-type: none"> • It maintains pedestrian-oriented amenities. • Building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line	Between 0.0 m (0.0 ft) and 1.8 m (5.9 ft) on either side, provided the building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line Abutting Residential	Minimum 2.4 m (8.0 ft) or one-half (½) building height, whichever is greater.
Rear Parcel Line	0.0 m (0.0 ft); except if provision of off-street loading or garbage facilities are required.
Rear Parcel Line Abutting Residential	One-third (⅓) of building height or 3.0 m (9.8 ft), whichever is greater.
Minimum Setback of Accessory Building/ Structure from	
Side Parcel Line	Between 0.0 m (0.0 ft) and 1.8 m (5.9 ft) on either side, provided building façade enhances and maintains continuity of streetscape and adjacent developments.
Side Parcel Line Abutting	Minimum 2.4 m (8.0 ft) or one-half (½) building

Residential	height, whichever is greater.
Rear Parcel Line	0.0 m (0.0 ft); except if provision of off-street loading or garbage facilities are required.
Rear Parcel Line Abutting Residential	One-third ($\frac{1}{3}$) of building height or 3.0 m (9.8 ft), whichever is greater.
Maximum Building Height	15.2 m (50.0 ft) or 4-storey, whichever is less

4) Additional Regulations

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

- a) General Development Regulations of Section 6.
- b) All matters to be regulated outlined in the previous table, unless otherwise prescribed in this Bylaw, shall be in the opinion of, at the discretion of and/or satisfaction of the Development Authority.
- c) 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.
- d) 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.
- e) 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 utility boxes in inconspicuous locations or screened from adjacent residential sites and roads by way of fencing, hedges, or other similar landscaping.
- f) All outdoor lighting fixtures shall be of a design and style that complement building designs consistent with the purpose of this district providing safety, security, and visual interest.
- g) The entire site and all buildings shall be maintained in a neat and tidy. This shall include trimming and upkeep of landscaped areas and removal of debris and unsightly objects.
- h) All signage shall be consistent with the purpose of this district, complementary to streetscape and pedestrian-orientation.
- i) There shall be no permanent storage or display of goods, products, materials, or equipment outside a building without approval from Greenview.