

8.10 CT – TOWN CENTRE COMMERCIAL DISTRICT

(1) Purpose:

- a. This district is generally intended to provide for a wide variety of retail, office, service commercial and institutional uses in the central business district of Swan Hills. Within this district, some minor upper storey residences may be allowed.

(2) Permitted Uses:

- a. Convenience retail store;
- b. Eating and drinking establishment;
- c. Gas bar;
- d. Hotel or motel;
- e. Liquor store;
- f. Medical clinic;
- g. Park;
- h. Parking facility;
- i. Personal service establishment;
- j. Professional, financial, office and business support services;
- k. Retail establishments; and
- l. Theatre or cinema.

(3) Discretionary Uses:

- a. Accessory buildings;
- b. Apartments;
- c. Bakery;
- d. Commercial school not including a school using heavy and industrial vehicles;
- e. Day care facility;
- f. Drive-through businesses;
- g. Dry cleaning and laundry plant/depot;
- h. Group care facility;
- i. Hardware or home improvement centre;
- j. Household repair service establishment;
- k. Indoor recreational establishment;
- l. Public or quasi-public uses;
- m. Public utility buildings;
- n. Private club or lodge;
- o. Second hand store;
- p. Shopping centre or mall;
- q. Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and which conform to the general intent of this district.

(4) Parcel Coverage:

- a. Gas Bar and Car Wash – Not to exceed 0.25 times the total parcel area.
- b. Shopping centre, mall developments or drive-through businesses shall not exceed 0.50 times the total parcel area.
- c. For all other uses, provided that provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Officer or Municipal Planning Commission, the total development area shall not exceed three (3) times the total parcel area.

(5) Minimum Parcel Area

- a. Gas bar – 1,200 m², or 1,000 m² when forming part of a shopping centre;
- b. Car wash establishment – 600 m² or when combined with a gas bar – 2,700 m²;
- c. For other uses – 450 m².

(6) Minimum Parcel Dimensions

- a. Depth – Shall be no less than 30 m.
- b. Width – Shall be no less than 15 m.

(7) Minimum Setback Regulations

- a. Gas Bars and Car Washes – Front yard 6 m, Side yard 3 m, Rear yard 3 m;
- b. Drive-through Businesses – Front yard no setback is required except as specified in section 6.2 of this Bylaw, rear and side yard shall be at the discretion of the Development Officer or Municipal Planning Commission who shall make provision for queuing spaces, and on-site traffic circulation, turning and manoeuvring;
- c. All Other Commercial Uses – Front yard no setback is required except as specified in section 6.2 of this Bylaw, rear and side yard no setback is required;
- d. Public and Quasi Public Uses – Front yard no setback is required except as specified in section 6.2 of this Bylaw, rear and side yard no setback is required;
- e. Notwithstanding the regulations of subsection (7), if the subject parcel is adjacent to a residential district, a setback of 3 m shall be provided for the side yard or rear yard abutting the residential district.

(8) Building Height

- a. The maximum building height shall be three storeys.

(9) Parking

- a. The minimum number of off-street parking stalls required for each use of building or development shall be as follows:

(i) Commercial:

Convenience retail store	3 stalls
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Eating Establishment (take out) Gas Bar	
Eating and Drinking Establishments Drive through businesses Theatre or cinema	1 stall/6 seats
Hotel or motel	1 stall/guest room + 1 stall/staff
Bakery Dry cleaning and laundry plant/depot Hardware or home improvement centre Household repair service establishment Public utility buildings Liquor store Medical clinic Personal service establishment Professional, financial, office and business support services Retail establishments Second hand store Shopping centre or mall	1 stall/50 m ² gross floor area

(ii) Places of Assembly:

Indoor recreational establishment All other uses	1 stall/7.5 seating spaces or 1 stall/7 m ² used by patrons
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(iii) Public and Quasi Public Uses:

Commercial school Group care facilities	1 stall/3 students or occupants
Day care facilities	1 stall/34 m ² gross floor area + 1 stall/staff

(iv) Residential:

Apartments – one bedroom or less /unit	1.7 stalls/unit
Apartments - two or more bedrooms / unit	2 stalls/unit

General Regulations

- b. Where a building is enlarged, or altered, or a change in use occurs in such a manner as to cause a more intensive use of the building, provisions shall be made for the additional parking spaces required under the parking provisions of this Bylaw. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to the parking spaces that may have been removed due to the enlargement or alteration.
- c. The number of parking stalls required may be reduced where, in the opinion of the Development Officer or Municipal Planning Commission, the parking required by various

users on the site will vary according to time so that all needs as defined in this Bylaw can be met at any given time by the reduced number of stalls.

- d. In the case of a use not specified in subsection (a), the number of stalls provided shall be the same for a similar use as determined by the Development Officer or Municipal Planning Commission.
- e. Where a development on a parcel falls within more than one use of a building or development, the required number of spaces shall be the sum of the requirements for each of the uses as specified under subsection (a).
- f. Where there is a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.

Communal and Off-site Parking

- g. Parking may be supplied at a site other than the site of the principal use provided that it is in accordance with the following regulations:
 - (i) Subject to the approval of the Municipal Planning Commission, an owner of land or a group of such owners may pool his or their required off-street parking stalls within one or more communal parking facilities and may thereby collectively fulfill the requirements of subsection (a);
 - (ii) Where a group of uses is served by a communal parking facility, the requirement for such facility shall be the sum of the off-street parking facility requirements for each of the uses served by the parking facility.
 - (iii) Where a group of uses or businesses pool their parking requirements onto one site, such a communal site shall be located no more than 90 m from any one of the owners who have pooled their off-street parking requirements;
 - (iv) The owners who have pooled their parking requirements shall enter into an agreement with the Town, and the owners shall consent to such an agreement being registered as an encumbrance against the titles of land involved; and
 - (v) The owners involved in a communal parking arrangement shall pay the full costs of preparation and registration of the agreement referred to in subsection (iv) above.
- h. At the option of Council, and in lieu of off-street parking, an owner of land proposed for development shall pay the Municipality the equivalent parking area. The amount of money required will be determined by Resolution of Council and shall be based on the amount needed to construct the required number of parking stalls on land owned or proposed to be purchased by the Town. Money so received by the Town shall be used only for development or improvement of municipal, off-street parking facilities.

(10) Off-street Loading - Shall be provided in accordance with section 6.16 of this Bylaw.

(11) General Regulations

- a. The design, siting, external finish, architectural appearance of all buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Officer for a permitted use and the Municipal Planning Commission for a discretionary use in order that there shall be conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent residential neighbourhood.

(12) Outside Storage and Display

- a. No person shall store goods, products, materials or equipment outside of a building.
- b. No person shall display goods, products, materials or equipment outside of a building except with written permission of the Development Officer.

(13) Landscaping

- a. All areas of the site not covered by buildings, parking or vehicular manoeuvring areas shall be landscaped to the satisfaction of the Development Officer or Municipal Planning Commission.
- b. As a condition of a development permit, the Development Officer or Municipal Planning Commission may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.
- c. The Development Officer or Municipal Planning Commission may require, at their discretion, that those side and rear yards abutting residential districts be screened by means of a fence or landscaping, or both.

(14) Drive-through Businesses

- a. Notwithstanding the district regulations, drive-through businesses shall not be located on sites, which in the opinion of the Development Officer or Municipal Planning Commission, would be considered unsafe in terms of vehicle circulation, access and egress from the site.
- b. All parts to the site to which vehicles may have access shall be hardsurfaced and drained to the satisfaction of the Development Officer or Municipal Planning Commission.
- c. Where a drive-through business is located adjacent to a residential district, screening shall be provided to the satisfaction of the Development Officer or Municipal Planning Commission.
- d. All queuing spaces shall be a minimum of 6.5 m long and 3 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.
- e. The on-site layout of vehicle circulation patterns shall be to the satisfaction of the Development Officer or Municipal Planning Commission.
- f. Any lighting proposed to illuminate the site shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjacent residential districts.
- g.

(15) Gas Bars

- a. Notwithstanding the regulations of this District, a use pursuant to this subsection shall not be located on sites which, in the opinion of the Development Officer or Municipal Planning Commission, would be considered unsafe in terms of vehicle circulation, and access and egress from the site.
- b. All parts of the site to which vehicles may have access shall be hardsurfaced and drained to the satisfaction of the Development Officer or Municipal Planning Commission.

(16) Mixed Commercial and Residential Uses

- a. In mixed residential/commercial developments located within the CT District, the following restrictions shall pertain to buildings containing residential dwelling unit accommodations:
 - (i) The residential dwelling units shall have a separate and direct access to the outside street level;
 - (ii) The residential dwellings shall not be located on the same floor as any non-residential use; and
 - (iii) No residential dwellings shall be located on the main, ground, or basement floors of the building.
- b. The minimum floor area shall be no less than 50 m² for a bachelor unit with an additional 11 m² per unit for each bedroom in the unit thereafter.

