

2.36 CC Local Commercial District

2.36.1 Purpose

To allow for a limited range of moderate scale commercial establishments which provide services oriented primarily to the residents of neighbourhoods in the general vicinity of the District. The further intent of Local Commercial Districts is to provide residents with basic retail, personal and food services that can be readily accessed without motorized transportation.

2.36.2 Permitted Uses

Athletic and Recreational Facilities
 Cultural Establishments
 Day Care Facilities
 Convenience Stores
 Dwelling Units above commercial establishments
 Eating Establishments
 Home Occupations - Class 1
 Medical Clinics (maximum GFA 150.0m²)
 Parks and Playgrounds
 Offices above the main floor with a GFA up to 250m²
 Personal Service Business
 Public Buildings
 Retail Stores (maximum GFA 150.0m²)

2.36.3 Discretionary Uses

Amusement Arcades
 Drinking Establishments
 Employee Housing
 Home Occupations Class 2
 Laundromats
 Liquor Stores (maximum GFA of 150m²)
 Offices on the main floor
 Offices above main floor with a GFA over 250m²
 Signs
 School, commercial

2.36.4 Regulations

- 2.36.4.1 The minimum lot area shall be 900.0m².
- 2.36.4.2 The maximum lot area shall be 8000m².
- 2.36.4.3 The minimum lot width shall be 30.5m.
- 2.36.4.4 The minimum front yard depth shall be 4.5m.
- 2.36.4.5 The minimum side yard depth abutting a residential district shall be 1.5m.
- 2.36.4.6 The minimum rear yard depth abutting a residential district shall be 6.0m.

2.36.4.7 The maximum building height shall be 11.0m with a maximum eaveline of 7.0m.

2.36.4.8 The minimum landscaped area shall be 15% of the site plus adjoining boulevards.

2.36.5 Additional Requirements

2.36.5.1 All developments shall conform to Section 4, General Regulations.

2.36.5.2 The site must abut a collector or arterial road.

2.36.5.3 Offices on Main Floor.

In order to meet the Purpose of this District, main floor businesses should be limited to those commercial services open to the general public during normal business hours. Offices may be approved on the main floor when they provide professional, financial, consulting or other services to individual residents on such a basis, or when there is a surplus of space for local commercial spaces in the building that cannot be reasonably filled with businesses that provide residents with basic retail, personal and food services.

2.36.5.4 Dwelling units and employee housing shall:

- a. not be located below the second storey of a building;
- b. not be located on the same floor as a non-residential use other than a Home Occupation;
- c. not exceed 40 dwelling units per hectare.

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Section 4.1, Setback Regulations - may increase or otherwise vary these requirements.

2.36.6 Site Design

2.36.6.1 The site design, landscaping and architecture of developments shall reflect their location within or adjacent to residential neighborhoods. In addition to the design requirements of Section 9, Community Architectural and Urban Design Standards, developments which emphasize pedestrian and bicycle-oriented facilities will be encouraged.

2.36.6.2 Garbage containers and waste material shall be stored either inside a principal building or, at the discretion of the Development Authority, in a weatherproof and animal-proof garbage enclosure if such an enclosure is required to accommodate a Town-approved solid waste management system. Garbage enclosures shall be designed and located to be visually integrated with the site.

2.36.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.