

8.16. Neighbourhood Commercial District – C5

No person shall within any C5 –Neighbourhood Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

8.16.1 Purpose

To provide for commercial uses which serve the daily convenience needs of residents of the area.

8.16.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Animal Hospitals	Day Care Centres
Convenience Store	
Dwelling, Multiple Unit (In conjunction with another Permitted Use)	
Financial Institutions	
Fitness Centre	
Gas Bar	
Medical, Dental, Optical Clinics & Labs	
Municipal Facility & Protective Services	
Office or Office Complex	
Parks & Playgrounds	
Personal Service Trades	
Places of Worship	
Recycling Collection Depot	
Restaurant & Lounges	
Retail Stores & Bakeries	
Shopping Centre Type I	

8.16.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Site Coverage (Maximum)	Height
All Uses	No Minimum	1.2 m	3.0 m	350 m ²	50%	15.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums					

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
----------------------------	--

8.16.4 Loading Requirements

Where the use of a building or site involves the receipt, distribution, or dispatch by vehicles of materials, goods or merchandise, adequate space for such vehicles to stand for loading and unloading shall be provided on the site.

8.16.5 Landscaping

- j) A landscaped strip of not less than 3.05 metres (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- k) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

- l) Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.53 metres (5 feet) through which shall not be used for any purpose except landscaping.

8.16.6 Supplementary Regulations

- a) Open air operations, storage and display of goods or material are prohibited in any front yard.
- b) Fuel pumps and other accessory equipment shall be located at least 6 metres from any street or site line.
- c) Where service stations occupy a corner lot, only one access point shall be located on the flankage.
- d) All automobile parts, storage drums and crates, stockpiled material, and similar articles and materials shall be stored within a building or suitably screened from public view.