

# COMMERCIAL CENTRAL: CC

## SECTION 1 PURPOSE

The purpose of this land use district is to:

- (1) ensure that new commercial development supports and enhances the existing built up areas of Fort Macleod's downtown and Provincial Historic Area, and
- (2) to provide flexibility of use and design to new or redeveloped areas of the Town that may be suited to more concentrated forms of commercial development.



## SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory buildings Accessory structures Accessory uses Arts and crafts studios Bakeries Business support services Cafes Convenience stores Drycleaners Dwelling units above non-residential uses Financial institutions Government services Laundromat Medical/health facilities Offices Personal service Pet grooming services Restaurants Retail stores Signs: Canopy Fascia Temporary Window †Structural alterations to an approved use outside of the Provincial Historic Area	Alternative energy, private Community resource facility Daycares Dwelling units in the rear of non-residential uses Entertainment establishments Farmer's market Institutional Mixed-use buildings Moved-in buildings Public or private recreation Public or private utilities Religious assembly Shipping containers: Temporary Signs: Freestanding Projecting †Structural alterations and/or maintenance to an approved use/building in the Provincial Historic Area	Bars/lounges Breweries, distilleries and wineries Cannabis retail store Commercial schools Hotel/motel Liquor stores Parking facilities Parks and playgrounds Service stations Signs: Mural Tattoo shops Theatres

Notes	<i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.</i>
	<i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.</i>
	<i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i>
	<i>#See the definition for maintenance in Schedule 7.</i>

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	139.4 m <sup>2</sup> (1500 ft <sup>2</sup> )	To the discretion of the Development Authority.	4.6 m (15 ft)
Downtown overlay	As prescribed in the Downtown overlay (Schedule 5).		
Provincial historic area overlay	As required in the Provincial Historic Area overlay (Schedule 5).		
Notes	<i>Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.</i>		

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	0 m (0 ft)
Rear	0 m (0 ft) except where parking, loading, storage, building access and maintenance, and waste disposal provisions are required
Side	
Notes	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>	
	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i>	

#### SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 85% inclusive of all buildings and structures
- (2) Principal building: 60 – 85% depending on accessory structures  
*Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.*
- (3) Accessory building(s): 0 – 15% depending on principal building
- (4) Notwithstanding sub-sections (1) to (3), existing development in the Downtown overlay or the Provincial Historic Area overlay that exceeds 85% lot coverage shall instead meet site coverage requirements as determined by the Development Authority.

#### SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay shall be to the discretion of the Development Authority.

#### SECTION 7 DWELLING UNITS

- (1) Dwelling units developed above non-residential uses or in the rear of non-residential uses shall meet all requirements of Schedule 3 (General Standards of Development) Section 14 (Mixed-Use Development), in addition to all other applicable requirements of this bylaw.

## **SECTION 8    APPLICABLE SCHEDULES**

(1)    The following schedules and sections of this bylaw that apply to the CC land use district include but are not limited to:

(a)    General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures  
Section 2: Access Requirements  
Section 4: Corner Lots  
Section 5: Decks and Patios  
Section 6: Design Standards  
Section 7: Exceptions to Building Height  
Section 8: Fences, Privacy Walls and Gates  
Section 9: Gateways  
Section 10: Grading, Excavation, Stripping and Stockpiling  
Section 11: Infill Development  
Section 12: Interface Areas  
Section 13: Landscaping  
Section 14: Mixed-use Development  
Section 15: Moved-in Buildings  
Section 16: Nuisance, Pollution and Hazard Control  
Section 17: Outdoor Lighting  
Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

(b)    Use-specific Standards of Development: **Schedule 4**

Section 1: Alternative Energy Sources  
Section 3: Childcare Facilities  
Section 11: Multi-unit Dwellings  
Section 15: Cannabis Regulation

(c)    Overlays: **Schedule 5**

Section 1: Downtown Overlay  
Section 2: Provincial Historic Area Overlay