



Town of Rocky Mountain House

Land Use Bylaw

Bylaw # 2020/19 | January 2021

Amended by Bylaw 2022/02



7 COMMERCIAL DISTRICTS

7.1 CORE COMMERCIAL MIXED USE DISTRICT (C)

7.1.1 General Intent: To facilitate the *development* of a mixed-use, vibrant downtown core. This unique area includes a wide variety of commercial, institutional, cultural, and residential *development* intended to serve the town and surrounding region.

7.1.2 Uses

Permitted Uses:

Accessory Building or Structure
Convenience Retail Store
Financial Services
Government Services
Office
Park
Personal Service
Public Utility
Restaurant
Retail Sales Establishment
Solar Energy Device

Discretionary Uses:

Adult Care Housing
Adult Entertainment
After Life Care
Agriculture, Urban
Alcohol Retail
Animal Services
Apartment
Bus Depot
Cannabis Lounge
Cannabis Retail
Car Wash
Casino
Child Care Facility
Commercial Recreation and Entertainment
Community Support Services
Craft Brewery and Distillery
Culture and Recreation
Drinking Establishment
Drive-in Business
Dwelling Unit
Education Institution

Essential Public Service
Health Care Facility
Home Occupation – Class 1
Home Occupation – Class 2
Hotel
Light Equipment Assembly, Sales, and Service
Light Repair Services
Mobile Commercial Sales
Motel
Parking
Private Club or Lodge
Public Utility Building
Religious Assembly
Retail and Light Manufacturing
Sea Can
Seasonal Greenhouse
Sign, A-Board
Sign, Awning
Sign, Fascia
Sign, Freestanding
Sign, Portable
Sign, Projecting
Temporary Kiosk
Training Centre

7.1.3 Development Regulations:

7.1.3.1 Minimum Parcel Width:

7.5 m (24.6 ft)

7.1.3.2 Setbacks:

- (i) Unless otherwise referenced in **subsections (ii) or (iii)**, there are no minimum **setbacks**.
- (ii) Where a **parcel** shares a **parcel boundary** with a Residential District, the minimum **setback** is 3.0 m (9.8 ft).
- (iii) Where a **parcel** shares a **side parcel boundary** with a **lane** that separates the **parcel** from a Residential District, the minimum **setback** is 1.5 m (4.9 ft).

7.1.3.3 Maximum Building Height:

- (i) Unless otherwise referenced in **subsections (ii)**, there is no maximum **building height**.
- (ii) Where a **parcel** shares a **parcel boundary** with a Residential District, the maximum **building height** is 20.0 m (65.6 ft).

7.1.3.4 Minimum Building Height:

- (i) Unless otherwise referenced in Section 7.1.3.3. subsection (ii), all new development on Main Street between Highway 11A and 48 Avenue must be a minimum of two storeys above grade or 9 metres. The second story may consist of a **façade**.

7.1.3.4 Outdoor Storage/Display:

- (i) All **outdoor storage** areas shall be located to the rear or sides of the **principal building** and **screened** from view from **adjacent parcels** and public **roads**.
- (ii) All **outdoor displays** shall be **screened** from Residential Districts.

7.1.3.5 Garbage Storage:

- (i) Garbage storage shall be provided, and **screened**, to the satisfaction of the **Development Authority**.

7.1.3.6 Landscaped Areas:

- (i) All areas of a **parcel** not covered by **buildings, driveways, parking, outdoor storage, and outdoor displays** must be **landscaped**, to the satisfaction of the **Development Authority**.

7.1.3.7 Off-street Parking:

- (i) Off-street parking shall not be provided between the **street** and the front **façade** of a **building**.

7.1.3.8 Location of Uses within a Building:

- (i) Where a **Dwelling Unit** or **Adult Care Housing** is located in the same **building** as a non-residential **use**, the **Dwelling Unit** or **Adult Care Housing** must:
- (a) Have an entrance that is separate and distinct from the entrance to a non-residential component of the **building**;
 - (b) Not be located below the second storey;
 - (c) Not be located on the same floor as a non-residential **use** unless there is a physical separation of **uses** and separate entrances to the satisfaction of the **Development Authority**.