

5.9 TCC - TRAIL CORRIDOR COMMERCIAL DISTRICT

(1) APPLICATION

This section applies to the areas designated as Trail Corridor Commercial (TCC) District on the Land Use District Map, [Schedule A](#) of this Bylaw.

(2) PURPOSE

The purpose of the TCC District is to enable *development* that provides the opportunity along trail corridor areas for the exchange of the widest variety of goods and services to the community and surrounding region. This District encourages transit supportive mixed-use *development*. This area may also include *professional offices*, medium-density residential, high-density residential, or *mixed-use buildings*.

(3) PERMITTED AND DISCRETIONARY USES

	PERMITTED USES	DISCRETIONARY USES
(i)	(a) <i>Animal grooming</i>	(b) <i>Auction (general)</i>
(ii)	(a) <i>Animal health</i>	(b) <i>Automotive (sales)</i>
(iii)	(a) <i>Art Galley/Studio</i>	(b) <i>Automotive (service)</i>
(iv)	(a) <i>Catering service which uses up to three vehicles</i>	(b) <i>Automotive (specialty)</i>
(v)	(a) <i>Dwelling unit above a non-residential use</i>	(b) <i>Broadcasting studio</i>
(vi)	(a) <i>Equipment service</i>	(b) <i>Car wash</i>
(vii)	(a) <i>Establishment (brew pub)</i>	(b) <i>Conference and banquet facility</i>
(viii)	(a) <i>Establishment (drinking)</i>	(b) <i>Construction service</i>
(ix)	(a) <i>Establishment (entertainment)</i>	(b) <i>Daycare facility</i>
(x)	(a) <i>Establishment (restaurant)</i>	(b) <i>Drive-through</i>
(xi)	(a) <i>Funeral home</i>	(b) <i>Dwelling (apartment)</i>
(xii)	(a) <i>Government service</i>	(b) <i>Equipment rental</i>
(xiii)	(a) <i>Group home</i>	(b) <i>Establishment (gaming)</i>
(xiv)	(a) <i>Health service</i>	(b) <i>Home-based business (level two)</i>
(xv)	(a) <i>Hotel</i>	(b) <i>Parking lot, for off-site parking only</i>
(xvi)	(a) <i>Personal service</i>	(b) <i>Public utility building</i>
(xvii)	(a) <i>Professional office</i>	(b) <i>Recycling depot</i>
(xviii)	(a) <i>Recreation (indoor)</i>	(b) <i>Religious assembly</i>
(xix)	(a) <i>Retail (general)</i>	(b) <i>Residential sales centre</i>
(xx)	(a) <i>School (commercial)</i>	(b) <i>Retail (adult)</i>
(xxi)	(a) <i>School (post-secondary)</i>	(b) <i>Retail (cannabis)</i>
(xxii)	(a) <i>Service station</i>	(b) <i>Storage facility (indoor)</i>
(xxiii)	(a) <i>Shopping centre</i>	(b) <i>Accessory Development to any Permitted Use or Discretionary Use</i>
(xxiv)	(a) <i>Supportive living accommodation</i>	
(xxv)	(a) <i>Warehouse store (retail)</i>	

(4) BUILDING HEIGHT

- (a) The maximum building height is 22.00 m.

(5) **BUILDING SETBACKS**

(a) Front yard *setback*

- (i) The minimum front yard building *setback* is 6.00 m.

(b) Side yard *setback*

- (i) The minimum side yard building *setback* is:

(A) 3.50 m for a *development* adjacent to a *Non-Residential District* or use; and

(B) 6.00 m for a *development* adjacent to a *Residential District* or use.

- (ii) Notwithstanding section (A), a 0.00 m side yard building *setback* may be approved when traffic circulation or deliveries would not be adversely affected.

(c) Rear yard *setback*

- (i) The minimum rear yard building *setback* is:

(A) 0.00 m for *developments* adjacent to a *Non-Residential District* or use; and

(B) 6.00 m for *developments* adjacent to a *Residential District* or use.

(6) **RESIDENTIAL USE**

- (a) There must be a direct *access* to a public right-of-way or an alternate means of *access*, to the satisfaction of the *Development Authority*, from a *building* used for residential purposes.

(7) **DESIGN, CHARACTER, AND APPEARANCE**

- (a) In addition to the requirements in sections 3.12 'Design, Character, And Appearance Of A Building' and 3.80 'Design, Character, And Appearance Of Non-Residential Buildings,' all *buildings* in this district must be finished as follows to the satisfaction of the *Development Authority*:

- (i) *Building* exteriors shall be concrete, cementitious boards or panels, exposed aggregate, stucco, glass, brick, brick veneer, natural stone, wood, or metal accents;

(A) Notwithstanding section (i) alternative *building* materials may be considered if, in the opinion of the *Development Authority*, the proposed materials meet the overall character of the District;

- (ii) *Façades* visible from public rights-of-way, *Residential District*, *residential use*, *natural area*, or *park* shall be of a higher standard of design;
- (iii) *Buildings* shall feature at-grade windows and entryways placed at regular intervals;
- (iv) Windows are encouraged to be located along abutting *public roadways*, *private roadways*, and pedestrian walkways, excepting those areas that are used for loading areas, or garbage and recycling storage; and
- (v) *Buildings* are encouraged to be oriented to, and have their main entrances face, a *public roadway*.