

Section 13: Commercial

13.1 C1 Community Commercial



13.1.1 Purpose

The purpose of this district is to provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads. Uses that may affect adjacent residential uses or may create additional traffic are listed as discretionary uses so they can be considered on the specific merits and effects of each development.

13.1.2 Permitted Uses

amusement arcade, minor
 animal grooming facility (Bylaw 13-2003)
 care centre, intermediate
 care centre, major
 care centre, minor
 financial service
 food service, restaurant
 food service, specialty
 gas bar*
 health service, minor
 personal service establishment
 religious assembly, minor*
 (Bylaw 40-2004)
 retail, convenience
 service station, minor*
 veterinary service, minor
 Sign Type A*,B*,C*,D*,E*,F*
 (Bylaw 1-2011)

13.1.3

Discretionary Uses

amusement arcade, major
 commercial school
 drive-through vehicle service*
 emergency service
 food service, drive-in
 government service
 household repair service
 library and exhibit
 neighbourhood pub
 office
 recreation, indoor
 residential security/operator unit
 retail, alcohol*
 retail, general
 service station, major*
 utility service, minor (Bylaw 81-2004)

13.1.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

13.1.5 Development Regulations

- a) The maximum floor area ratio is 1.0.
 b) The maximum height is 12 m, except it is 10 m where it abuts a residential district.
 c) The minimum front yard is 6.0 m or, in a rural area, it is the greater of 6.0 m or 45 m from the centreline of a provincial highway.
 d) The minimum side yard is 6.0 m, except it is 7.5 m where it abuts a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.
 e) The minimum rear yard is 6.0 m, except it is 7.5 m where it abuts a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.

13.1.6 Other Regulations

- a) Alcohol retail, is only allowed on sites larger than 0.8 ha.
- b) Development shall be designed to ensure the privacy of adjacent residential development.
- c) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.2 C2 Arterial Commercial



13.2.1 Purpose

The purpose of this district is to provide for a diversity of commercial businesses in planned centres displaying a high standard of appearance and design. This is normally located in highly visible locations along arterial roadways and includes more vehicle-oriented uses. They are for use by residents of Strathcona County and those beyond.

13.2.2 Permitted Uses

amusement arcade, major
 amusement arcade, minor
 animal grooming facility (Bylaw 13-2003)
 business support service
 care centre, intermediate
 care centre, major
 care centre, minor
 convenience vehicle rental
 custom workshops (Bylaw 13-2003)
 emergency service
 entertainment, spectator
 equipment, minor
 financial service
 fleet service
 food service, drive-in
 food service, restaurant
 food service, specialty
 funeral service
 gas bar*
 government service
 greenhouse and plant nursery
 health service, minor
 hotel
 household repair service
 landscaping sales and service (Bylaw 60-2006)
 library and exhibit
 motel
 neighbourhood pub
 nightclub
 office
 Sign Type A*, B*, C*, D*, E* F* (Bylaw 1-2011)

13.2.2 (Cont) Permitted Uses Continued

personal service establishment
 recreation, indoor
 recycling drop-off
 religious assembly, minor* (Bylaw 40-2004)
 retail, alcohol*
 retail, convenience
 retail, general
 service station, major*
 service station, minor*
 utility service, minor
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental
 veterinary service, minor
 warehouse sale

13.2.3

Discretionary Uses

carnival, minor
 commercial storage
 contractor service, limited
 drive-through vehicle service*
 education, private
 education, public
 flea market
 parking, non-accessory
 private club
 retail, secondhand
 truck and manufactured home sale/rental

13.2.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

13.2.5 Development Regulations

- a) The maximum floor area ratio is 2.0.
- b) The maximum height is 14 m.
- c) The minimum front yard is 7.5 m.
- d) The minimum side yard is 6.0 m, except it is 7.5 m where it abuts a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.
- e) The minimum rear yard is 6.0 m, except it is 7.5 m where it abuts a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.

13.2.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.3 C3 Highway Commercial



13.3.1 Purpose

The purpose of this district is to provide for a diversity of commercial, recreation, and tourist uses, largely intended for the public travelling along highways or in conjunction with tourist attractions.

13.3.2 Permitted Uses	13.3.3 Discretionary Uses
amusement arcade, major amusement arcade, minor food service, drive in* food service, restaurant food service, specialty neighbourhood pub emergency service gas bar* greenhouse and plant nursery hotel landscaping sales and service (Bylaw 60-2006) motel recreation, indoor recreation, outdoor retail, convenience service station, major* service station, minor* vehicle repair, major vehicle repair, minor Sign Type A*, B*, C*, D*, E*, F* (Bylaw 1-2011) Type G (Bylaw 1-2011)	campground (Bylaw 16-2004) commercial storage equipment, minor library and exhibit nightclub parking, non-accessory (Bylaw 77-2006) private camp residential security/operator unit retail, alcohol* retail, general spectator sport truck and manufactured home sale/rental utility service, minor vehicle sale/rental

13.3.4 Subdivision Regulations

- a) The minimum lot width is 60 m.

13.3.5 Development Regulations

- a) The maximum floor area ratio is 2.0.
 b) The maximum height is 10 m, except it is 16 m for a hotel.
 c) The minimum front yard is 7.5 m or, in a rural area, it is the greater of 7.5 m or 45 m from the centreline of a provincial highway.
 d) The minimum side yard is 6.0 m, except it is 7.5 m where it abuts a residential district.
 e) The minimum rear yard is 6.0 m, except it is 7.5 m where it abuts a residential district.

13.3.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening

provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.4 C4 Major Commercial



13.4.1 Purpose

The purpose of this district is to provide a wide range of commercial, institutional, cultural, entertainment, and other services in central locations to serve Sherwood Park and beyond. Generally, vehicle-oriented uses are discretionary to allow them to be considered on a site-specific basis.

13.4.2 Permitted Uses

amusement arcade, major
 amusement arcades minor
 animal grooming facility (Bylaw 13-2003)
 apartment hotel
 business support service
 care centre, intermediate
 care centre, major
 care centre, minor
 commercial school
 convenience vehicle rental
 education, private
 education, public
 emergency service
 entertainment, spectator
 financial service (Bylaw 4-2002)
 food service, restaurant
 food service, specialty
 gas bar*
 government service
 health service, minor
 hotel
 household repair service
 library and exhibit
 motel
 neighbourhood pub
 nightclub
 office
 park
 personal service establishment
 recreation, indoor
 Sign Type A*, B*, C*, D*, E*, F*
 (Bylaw 1-2011)

13.4.2

Permitted Uses Continued

religious assembly, minor*
 (Bylaw 40-2004)
 retail, alcohol*
 retail, convenience
 retail, general
 retail, secondhand
 service station, minor*
 veterinary service, minor

13.4.3

Discretionary Uses

apartment housing
 carnival, minor
 drive-through vehicle service*
 equipment, minor
 fleet service
 food service, drive in
 group home, minor*
 health service, major
 home business, minor*
 landscaping sales and service
 (Bylaw 60-2006)
 parking, non-accessory
 recycling depot
 recycling drop-off
 utility service, minor
 vehicle repair, major
 vehicle repair, minor
 vehicle sale/rental

13.4.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

13.4.5 Development Regulations

- a) The maximum floor area ratio is 2.0.
- b) The maximum height is 40 m.
- c) The minimum front yard is 7.5 m.
- d) The minimum side yard is 6.0 m.
- e) The minimum rear yard is 6.0 m, except it is 7.5 m where it abuts a residential district.

13.4.6 Other Regulations

- a) Apartments are permitted only above the first storey.
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.5 C5 Service Commercial



13.5.1 Purpose

The purpose of this district is to provide for a compatible mix of low intensity business and service commercial uses in planned centres with good visibility and accessibility.

13.5.2	Permitted Uses	13.5.3	Discretionary Uses
	amusement arcade, minor animal grooming facility (Bylaw 13-2003) broadcasting studio business support service contractor service, limited convenience vehicle rental custom indoor manufacturing drive-through vehicle service* entertainment, spectator equipment, minor financial service (Bylaw 4-2002) food and beverage products (Bylaw 13-2003) food service, drive-in food service, restaurant food service, specialty funeral service gas bar* government service household repair service office personal service establishment recreation, indoor recycling depot recycling drop-off religious assembly, minor* (Bylaw 40-2004) retail, convenience service station, major* service station, minor* vehicle repair, major vehicle repair, minor vehicle sale/rental veterinary service, minor warehouse sale warehousing and storage Sign Type A*, B*, C*, D*, E*, F*, G* (Bylaw 1-2011)		amusement arcade, major auctioneering establishment bingo hall care centre, intermediate care centre, major carnival, minor commercial school commercial storage contractor service, general emergency service fleet service (Bylaw 4-2002) food service, mobile catering health service, minor neighbourhood pub parking, non-accessory (Bylaw 77-2006) recycling, oil depot residential security/operator unit retail, alcohol* retail, general retail, secondhand truck and manufactured home sale/rental utility service, minor

13.5.4 Subdivision Regulations

- a) The minimum lot width is 30 m.

13.5.5 Development Regulations

- a) The maximum floor area ratio is 1.0.
- b) The maximum height is 12 m.
- c) The minimum front yard is 7.5 m.
- d) The minimum side yard is 3.0 m, except it is 6.0 m on a flanking road.
- e) The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a road or a residential district.

13.5.6 Other Regulations

- a) No general industrial uses are permitted which carry out their operations such that there would be a nuisance factor from noise, odour, earthborne vibrations, heat, high brightness light sources, or dust created outside an enclosed building.
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.6 C6 Recreation Commercial (Bylaw 16-2004)



13.6.1 Purpose

The purpose of this district is to provide for a range of seasonal commercial recreation and tourist uses and other recreational activities. Developments are typically recreation and tourist destinations and located in close proximity to highways or other major transportation routes. Developments are intended to provide compatibility with surrounding land uses and to the greatest extent possible, efforts should be made to preserve the natural amenities of the landscape and ensure harmony with the overall environment.

13.6.2 Permitted Uses

office
 residential security/operator unit
 campground, minor*
 laundromat
 recreation, indoor
 recreation, outdoor
 Type A*, B*, C*, D*, E*, F*(Bylaw 1-

2011)

13.6.3

Discretionary Uses

amusement arcade, minor
 cabin
 campground, major*
 food service, restaurant
 food service, specialty
 hotel
 library and exhibit
 marina
 motel
 recreation, community
 recreation; indoor (accessory uses)
 recreation, outdoor (accessory uses)
 retail, convenience
 utility service, minor

13.6.4 Fundamental Use Criteria

It is a fundamental use criteria of any of the above permitted or discretionary uses, that notwithstanding the development regulations of this district, maximum density for campsites and cabins is 15 campsites and/or cabins per developable hectare designated for campsite development. The maximum site coverage for all buildings, campsites, and accessory structures is 45% of the total developable area available for campground development. Campgrounds, campsites, cabins, hotels and motels are considered temporary occupancies in this district, and subsequently, the maximum occupancy is two hundred and forty (240) days per calendar year. The maximum gross floor area for a retail convenience use shall be 235 m².

13.6.5 Subdivision Regulations

- a) The minimum lot area is 0.8 ha.
- b) The minimum site width is 40 m.
- c) The minimum lot width for a bareland condominium lot is 12 m.
- d) The minimum lot depth for a bareland condominium lot is 25 m.
- e) The minimum lot area for a bareland condominium lot is 325 m².

13.6.6 Development Regulations

- a) The maximum height is 10 m.
- b) The minimum front yard for development is 7.5 m from the property line and 45 m from the centre line of a road right-of-way or provincial highway.
- c) Notwithstanding 13.6.6 (b), the setback for cabins and campsites is 10 m from the property line and 100 m from the centre line of a road right-of-way or provincial highway.
- d) The minimum side yard for any campsite or development is 6.0 m, and where adjacent to any residential district the setback is 100 m.
- e) The minimum rear yard for any campsite or development is 6.0 m, and where adjacent to any residential district the setback is 100 m.

13.6.7 Other Regulations

- a) Any development shall be designed to ensure the privacy of adjacent residential development.
- b) Any commercial development shall maintain a sensitive relationship to neighbouring residential properties and shall be of a design satisfactory to the Development Officer.
- c) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

13.6.8 Development Permits

A Development Officer shall consider and decide upon all development permit applications within this district.

13.7 C7 Local Commercial



13.7.1 Purpose

The purpose of this district is to provide for a limited yet compatible range of low intensity business and service commercial uses within rural hamlets, as well as other accessible locations within the rural area. (Bylaw 37-2005)

13.7.2 Permitted Uses

animal grooming facility (Bylaw 13-2003)
 care centre, intermediate
 care centre, minor
 food service, restaurant
 food service, specialty
 gas bar*
 personal service establishment
 retail, convenience
 service station, minor*
 vehicle repair, minor (Bylaw 37-2005)
 Sign Type A*, B*, C*, D*, E*, F*
 (Bylaw 1-2011)

13.7.3

Discretionary Uses

business support service
 (Bylaw 37-2005)
 contractor service, limited
 (Bylaw 37-2005)
 equipment, minor
 government service
 health service, minor
 landscaping sales and service
 (Bylaw 60-2006)
 recreation vehicle storage
 (Bylaw 37-2005)
 religious assembly, minor*
 (Bylaw 40-2004)
 residential security/operator unit
 retail, alcohol*
 retail, secondhand
 utility service, minor (Bylaw 81-2004)
 vehicle repair, major (Bylaw 37-2005)
 vehicle sale/rental (Bylaw 37-2005)

13.7.4 Subdivision Regulations

- a) The minimum lot width is 15 m.
- b) The minimum lot area is 500 m².

13.7.5 Development Regulations

- a) The maximum site coverage is 30%.
- b) The maximum height is 10 m.
- c) The minimum front yard is 7.5 m or, in a rural area, it is the greater of 7.5 m or 45 m from the centreline of a provincial highway.
- d) The minimum side yard is 3.0 m.
- e) The minimum rear yard is 7.5 m except it shall be increased by 1.0 in depth for each storey above the first storey.

13.7.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

- b) When considering a development permit application for a use that includes any outdoor storage or activity associated with the use, a detailed landscape plan shall be provided to the satisfaction of the Development Officer. In this regard, the landscaping and screening shall include berms, fencing, vegetation or other screening provisions, location, length, thickness, type, height and extent that is considered necessary to buffer the proposed development from adjacent or neighbouring land uses. **(Bylaw 37-2005)**
- c) Any storage of parts, equipment or vehicles shall be located in the side or rear yard and screened to the satisfaction of the Development Officer. **(Bylaw 37-2005)**
- d) Any outside display of equipment for sale or rent within the front yard shall be located to the satisfaction of the Development Officer. **(Bylaw 37-2005)**
- e) There shall be no storage of hazardous materials or goods on-site. **(Bylaw 37-2005)**