

1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a range of auto-oriented and shopping centre-type uses intended to serve a regional trade area.

2. Area of Application

This Provision shall apply to a 6.64 hectare site legally described as Lot 4, Block 10, Plan 852 1170, located south of 69 Avenue, between 178 Street and 177 Street, as shown on Schedule A of the Bylaw adopting this Provision, Callingwood.

3. Uses

- a. Automotive and Equipment Repair Shops
- b. Bars and Neighbourhood Pubs
- c. Business Support Services
- d. Carnivals
- e. Child Care Services
- f. Commercial Schools
- g. Convenience Retail Stores
- h. Drive-in Food Services
- i. Equipment Rentals
- j. Fleet Services
- k. Gas Bars
- l. General Retail Stores
- m. Government Services
- n. Health Services
- o. Household Repair Services
- p. Indoor Participant Recreation Services
- q. Liquor Stores
- r. Major Amusement Establishments
- s. Market
- t. Media Studios
- u. Minor Service Stations
- v. Personal Service Shops
- w. Private Clubs
- x. Professional, Financial and Office Support Services
- y. Public Libraries and Cultural Exhibits

- z. Rapid Drive-through Vehicle Services
- aa. Recycled Materials Drop-off Centre
- bb. Recycling Depots, provided that all storage and handling of recyclable material is contained within an enclosed building
- cc. Religious Assembly
- dd. Residential Sales Centre
- ee. Restaurants
- ff. Secondhand Stores
- gg. Spectator Entertainment Establishments
- hh. Veterinary Services
- ii. Warehouse Sales
- jj. Fascia On-premises Signs
- kk. Freestanding On-premises Signs
- ll. Temporary On-premises Signs
- mm. Fascia Off-premises Signs
- nn. Freestanding Off-premises Signs
- oo. Major Digital Signs
- pp. Minor Digital Off-premises Signs
- qq. Minor Digital On-premises Signs
- rr. Minor Digital On-premises Off-premises Signs
- ss. Roof On-premises Signs

4. Development Criteria

- a. All development in this Provision shall comply with the requirements of Sections 320.4 and 320.5 of the Zoning Bylaw, as approved at the time of passing of this bylaw, pertaining to the CSC (Shopping Centre)Zone.
- b. Carnivals shall be developed in accordance with Section 73 of the Zoning Bylaw.
- c. Residential Sales Centres shall be developed in accordance with Section 82 of the Zoning Bylaw.
- d. Cannabis Retail Sales shall be developed in accordance with Section 70 of the Zoning Bylaw.
 - i. Notwithstanding Section 70.1(a) of this Bylaw, a 90m separation distance shall be measured from the closest point of the Cannabis Retail Sales Use to the closest point of any other approved Cannabis Retail Sales Use.
- e. For the purposes of Automotive and Equipment Repair Shops, Equipment Rentals and Household Repair Services Uses, all equipment, appliances, parts and goods for rent, sale or storage shall be contained within an enclosed building.

- f. For the purposes of Recycling Depots Use, all storage and handling of recyclable material shall be contained within an enclosed building.
- g. Signs shall comply with the regulations found in Schedule 59E.