

SECTION 9 CTC - COMMERCIAL TOWN CENTRE DISTRICT

9.1 Purpose

- 9.1.1 The Commercial Town Centre District, CTC, comprises all that land in the municipality designated as such in the Land Use District Map in Schedule A.
- 9.1.2 The primary purpose of the Commercial Town Centre District - CTC is to provide for a variety of retail commercial, office and personal service uses which are not provided for in other commercial land use districts and may be unique to the Town Centre as defined in the Central Area Redevelopment Plan. It is intended that the general design of developments within this district conform to the guidelines adopted in the Central Area Redevelopment Plan and the French Village Design Guidelines.

9.2 Uses as Defined

9.2.1 The following are the permitted uses as defined:

- a) **RETAIL STORES** - development used for the retail sale of goods and services to the public.
- b) **PROFESSIONAL, FINANCIAL AND OFFICE SUPPORT SERVICES** - development primarily used for the provision of professional, management, administrative, consulting, advisory and financial services.
- c) **PROFESSIONAL HEALTH AND MEDICAL SERVICES** - development used for the provision of privately owned physical and mental health services on an out-patient basis.
- d) **PERSONAL SERVICE SHOPS** - development used for the provision of personal services to an individual which are related to the cleaning and repair of personal effects or of the care and appearance of the body.

9.2.2 The following are the discretionary uses as defined:

- a) **LIQUOR STORES** - development used for the retail sale of alcoholic beverages.

- n) EXISTING DETACHED SINGLE FAMILY DWELLING UNITS - development consisting of a principal building containing only one dwelling unit.
- o) HOME BASED BUSINESSES - development consisting of the use of a part of a single family dwelling unit or its garage for an occupation, trade or craft, which is secondary to the residential occupancy and does not change the exterior character of the residence.
- p) OWNER/OPERATOR COMMERCIAL - development consisting of a permitted or discretionary use as listed in the CTC district of the Land Use By-law, where the owner of the business, or an employee, resides on the same lot in a bona fide dwelling unit as defined in this by-law. The dwelling unit shall be incorporated as part of the main structure and may be situated above, at, or below grade.
- q) Those uses which, in the opinion of the Development Officer, are similar to the above uses.

9.3 Regulations

9.3.1 The Lot

- 9.3.1.1 The minimum width of a lot shall be 15 metres (49.21 ft) or a variance of 10% which may be permitted at the discretion of the Development Officer.
- 9.3.1.2 The minimum depth of a lot shall be 33 metres (108.26 ft) or a variance of 10% which may be permitted at the discretion of the Development Officer.
- 9.3.1.3 The minimum area of the lot shall be 495 square metres (5,328.31 sq. ft).

9.3.2 The Principal Building

- 9.3.2.1 The maximum coverage of the principal building and any accessory building shall not exceed 40% of the lot area provided that parking and landscaping requirements are met.

- 9.3.3.6 In order to limit the number of future access points along a public roadway and to integrate traffic circulation patterns between commercial sites, a developer may be required to enter into an easement agreement with the Town, which allows public access across a portion of the subject property.

9.4 On-Site Parking Area

- 9.4.1 A hard-surfaced parking area or areas shall be provided on the lot to accommodate off-street parking. The minimum sizes of the areas shall be:
- 9.4.1.1 Except as provided in Clause (2) below, each required off-street parking space shall be a minimum of 2.6 metres (8.5 ft) in width, and a minimum of 5.5 metres (18.0 ft) in length, exclusive of access drives or aisles, ramps or columns. Such spaces shall have a vertical clearance of at least 2.0 metres (6.56 ft). For parallel parking, the length of the parking spaces shall be increased to 7.0 metres (23.0 ft), except that an end space with an open end shall be a minimum of 5.5 metres (18.0 ft).
 - 9.4.1.2 For parking spaces other than parallel parking spaces, up to 15% of the required parking spaces may be of a length shorter than that required under Clause (1) above, to a minimum of 4.6 metres (15.1 ft).
 - 9.4.1.3 Aisles shall be a minimum of 7.0 metres (23.0 ft) wide for 90 degree parking, 5.5 metres (18.0 ft) wide for 60 degree parking and 3.5 metres (11.5 ft) wide for 45 degree and parallel parking.
 - 9.4.1.4 Where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided on the site.
 - 9.4.1.5 Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 metres (9.8 ft), and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 metres (10.82 ft).

9.7 On-Site Solid Waste Storage Area

- 9.7.1 A hard surfaced solid waste storage area shall be provided on the lot of not less than 0.5 square metres per 100 square metres (5.38 sq. ft per 1,076.43 sq. ft) of gross floor area, but in no case shall it be less than 6.0 square metres (64.58 sq. ft) in total area.
- 9.7.2 The solid waste storage area shall be:
- a) located only in the side or rear yard of the lot,
 - b) screened from view from the public roadway abutting the lot in accordance with subclause 9.8.5 (b), and
 - c) provided with ready access to the public roadway abutting the lot.

9.8 Landscaping and Screening

- 9.8.1 The general landscaping of all undeveloped areas of the lot shall be effected through the planting of lawns, trees, shrubs, beds or other landscape components or a combination of any two or more of these; provided that:
- a) there shall be a minimum of two trees for each 100 square metres (1,076.43 sq. ft) of main floor area of the building,
 - b) not less than 40% of the trees in a mix shall be coniferous,
 - c) at the time of planting on the lot, each coniferous tree shall not be less than 1.8 metres (5.91 ft) in height, and each deciduous tree shall have a calliper of not less than 5 cm (1.96 inches), and
 - d) the overall landscape plan shall be so designed as to ensure compliance with the provisions for on-site lot drainage.
- 9.8.2 The parking area or areas on the lot shall be so designed as to include landscaped islands or aisle dividing strips provided that the islands or aisle dividing strips shall be not less than 1.2 metres (3.94 ft) in average width, measured from the outside edges of the islands or aisle dividing strips.
- 9.8.3 A landscaped buffer strip separating the parking area from a front property line or a side property line, or from both property lines of a lot shall be provided:

- 9.8.7 There should be a minimum of 15% of the total lot area provided as a landscaped area.

9.9 Signage

- 9.9.1 Traffic control signs shall be in conformance with the manual of Uniform Traffic Control Devices for Canada, and as to location, shall be approved by the Town Engineer.

- 9.9.2 In no case shall a sign be higher than the maximum height approved for the land use district.

- 9.9.3 ENTRY/DIRECTIONAL - An entry or directional sign may be fascia mounted, wall mounted or free-standing and shall not exceed 0.6 square metres (6.46 sq. ft) in area, the placement of which is not to exceed 2.0 metres (6.56 ft) in height above building grade.

- 9.9.4 FREESTANDING SIGNS are permanently placed and not affixed to a building or fence and, shall be directly related to the use or development on that parcel. One sign is permitted for each free-standing building except that, at the discretion of the Development Officer, when the site is double-fronting or has in excess of 45 metres (147.63 ft), a second sign may be permitted; however, in no case shall the signs be within 45 metres (147.63 ft) of each other.

The signs may be either internally or externally illuminated but may not be flashing; and, shall not exceed:

- a) a height of 6.0 metres (19.68 ft)
- b) an area of 12.0 square metres (129.17 sq. ft).

In addition to the above, permanent non-illuminated signs which are receptacles for promotion literature may be allowed at the discretion of the Development Officer, and may not exceed 2.0 square metres (21.53 sq. ft).

- 9.9.5 TEMPORARY FREESTANDING SIGNS directly related to the use or development on that parcel shall be limited to:

- b) Garage sales – Garage sales are limited to three sales per location per year. The Town has provided community message boards for the purpose of advertising garage sales. In addition to these conveniently located boards:

Signs are permitted:

- i) To be placed on public lands such as schools, parks and Town-owned facilities provided the sign is not closer than 4m (13.1 feet) to any adjacent residential property,
- ii) Signs may be placed on private property provided the owner has given permission,
- iii) Signs may be erected up to 48 hours in advance of the sale and must be removed within 24 hours following the close of the sale,
- iv) Two (2) signs may be erected on the site where the sale is being held,
- v) Signs shall not exceed 0.6 sq. metres (6.46 sq. ft.) in size,
- vi) Signs shall not obstruct the vision of persons using the adjacent roadways,
- vii) Signs shall not be attached to a power pole or tree,
- viii) No permit is required.

Signs are not permitted:

- ix) To be placed on any part of 50th Street, or, within 30m (98.4 ft.) of 50th Street,
- x) To be placed on boulevards on municipal property in front of any residence.

- c) Private home sales and open houses (home for sale by owner) – no off site signs are permitted. Signs may be placed on the community message boards provided by the Town for this purpose. No permit is required. Signs may be placed on the property for sale in accordance with Section 9.9.5 contained in this Bylaw.

- d) Realtor home sales, show homes, new listings, and open houses – such signs may be placed by bona fide realtors and builders who hold a valid business license in Beaumont as follows:

- i) Show home and open house signs – may be displayed:
 - On any roadway in the Town for up to 48 hours prior to the hours of operation,

- a) Community Events – The Town, or a group authorized by the Town, may place pennants on existing street poles for the purpose of advertising community events. Pennant size shall not exceed 0.6 square metres (6.46 sq. ft.). No permit is required, however the Development Officer shall give prior approval.
- b) New Subdivision Areas – sign content shall be limited to the name/logo of the subdivision area with directions. Builders names will not be permitted. It is intended that the Developer will provide and install pennants. Approved locations and number of pennants will be as follows:
 - i) 50th Street north of 55th Avenue – each developer may place a maximum of 5 pennants in this area. Locations are on a first come first served basis based on completed permit application.
 - ii) 50th Street south of 55th Avenue to 43rd Avenue – each developer may place 3 pennants in this area on a first come first served basis based on completed permit application.
 - iii) Any other roadways in Beaumont – any number of banners en route to or within the subdivision area.

9.9.9 UNIFORM SUBDIVISION IDENTIFICATION SIGNS – installed by the Town of Beaumont at 4 locations along 50th Street. These stylized signs consisting of a blue background with white house on red maple leaf provide an opportunity for each developer to add the name of the subdivision including a directional arrow. These signs are located at strategic points along 50th Street with one facing in each direction at the intersection of 43rd Avenue/50th Street, one two-sided at 55th Avenue/50th Street and one north of Coloniale Way. Decision Point Signs off 50th Street may be placed to provide further direction to the public. Signs may be purchased from the Town of Beaumont.

- a) Name plates for 50th Street District Signs measure 120 cm x 30cm (47.2 inches x 11.8 inches).
- b) Decision signs – usually placed along the ring road measure 90 cm x 60 cm (35.4 inches x 23.6 inches) with an accompanying name plate measuring 90 cm x 20 cm (35.4 inches x 7.8 inches).

- e) The size of banner signs advertising community activities and fundraisers shall be determined at the discretion of the Development Officer,
- f) Permits will not be granted for more than six occurrences in one calendar year for each business. The minimum length of time between occurrences shall be fourteen (14) days,
- g) Authorization to locate a banner sign must be obtained from the owner of the building (if not the applicant); the owner of a lot where the sign is to be placed on a vacant lot; or, the Town where the sign will be located within a road right-of-way or on public property.

9.9.13 MISCELLANEOUS - Portable, Temporary, Off-site and Billboard signs are not permitted except as otherwise allowed in this district.

9.9.14 No sign shall be allowed to, in the opinion of the Development Officer become unsightly, or in such a state of disrepair as to constitute a hazard. Pennant signs shall be removed as soon as they become faded, torn or tattered.

9.9.15 The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.

9.9.16 Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer.

9.9.17 No sign shall be of such size or design as to, in the opinion of the Development Officer, obstruct the vision of persons using roads abutting the parcel.

9.9.18 Where, in the opinion of the Development Officer, a proposed sign in this district might be objectionable to a resident in an adjacent residential district, the Development Officer may impose such other regulations as he feels would protect the interests of residents.

9.10 Boulevards

9.10.1 The owner of a lot shall construct the boulevard abutting his property by excavating, backfilling, levelling or consolidating to final grade, and seed or perform other works that may be necessary to construct a turf boulevard provided that all work shall be entirely at the owner's expense.

- a) The general design of the Commercial Town Centre (CTC) shall be in keeping with the character of the French Village Design Guidelines and the Central Area Redevelopment Plan,
 - b) Where, in the opinion of the Development Officer, there will be excessive noise, smoke, steam, odour, glare, dust, vibration or other noxious emissions or containment of hazardous materials from the proposed development that would:
 - i) unduly interfere with the amenities of the neighbourhood; or,
 - ii) materially interfere with or affect the enjoyment or value of the adjoining properties,

a development permit shall not be issued,
 - c) Development in the CTC district shall conform to the uses, policies and guidelines of the Central Area Redevelopment Plan. A map of potentially acceptable uses from the Central Area Redevelopment Plan is attached for information.
- 9.11.2 a) The exterior finish on all buildings shall be of permanent material, to the satisfaction of the Development Officer,
- b) The design, character and appearance of the building must be compatible with any other building existing in the vicinity, unless the building is setting a new standard for the land use district or a particular portion of it. The above criteria must be to the satisfaction of the Development Officer.
- 9.11.3 N/A
- 9.11.4 A temporary mobile unit sales office (no sewer or water hook-up for temporary units) may be placed on a lot; however, setbacks relating to other homes in the district shall be complied with and the unit must not be unsightly or detract from the amenities of the area.
- 9.11.5 Applies to R18, R19 and R20 Districts only.
- 9.11.6 An accessory building shall not exceed 5 metres (16.4 ft) from building grade; unless a greater height is required to accommodate the storage of a specialized vehicle or commodity.

- iii) Every fence enclosing an outdoor swimming pool shall be at least 1.8 metres (5.91 ft) in height above the level of the grade outside the enclosure and shall be of approved design such that it will deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate.
 - iv) Barbed wire or electrification of any part of a fence or gate enclosing a swimming pool shall not be permitted.
- b) Treatment of Water - the method and degree of treatment of water for all swimming pools shall be to the satisfaction of the Health Officer.
 - c) Site Restrictions - swimming pools and hot tubs shall not be located within any required front yard and will follow the same setbacks as accessory buildings.

9.13 Satellite Dishes

The base of a satellite dish shall not be located within 2 metres (6.56 ft) of the property line and in no case shall any of the dish extend over the property line. Caution shall be used regarding the visual impact to the neighbouring properties and notwithstanding the foregoing, in no case shall a satellite dish be allowed in a front yard.

9.14 Suites

- a) Suites are not permitted for rental to persons outside of the family. This does not preclude a "mother-in-law" suite, which may be used for members of the family, or caregivers such as nurses, or nannies,
- b) A suite shall be deemed to exist if it meets the definition of a "dwelling unit" as defined in this by-law and where it is located in a unit defined as a single family dwelling,
- c) Where a development creates a suite for the purpose of family members or family care givers, the Town may require that a caveat be registered on the lot advising future owners of the restricted use.