

## 11.2A MNS – Mixed-use Neighbourhood Services

### Purpose

- 11.2A(1) To provide for mixed-use service nodes, centered on parks, schools or other neighbourhood services, with opportunities for compatible supplementary uses.

### Uses

- 11.2A(2) Subject to any fundamental use criteria for certain uses set out below, the permitted uses for this zone are:

**Table 11.2A(A) Permitted Uses**

Permitted uses	
Apartment dwelling^	Indoor recreation^
Care centre intermediate^	Library and exhibit^
Care centre major^	Office^
Community recreation^	Personal service establishment^
Convenience retail^	Private education^
Emergency service^	Public education^
Financial service^	Religious assembly minor*^
General retail^	Restaurant^
Government service^	Secondhand retail^
Health service minor^	Specialty food service^
Home business minor*^	Utility service minor

\* Refer to Part 6: Specific Use Regulations for additional regulations pertaining to this use.

^ Refer to Section 13.2 IHO 1.5 – Heavy Industrial Overlay 0 km to 1.5 km and Section 13.3 IHO 3.0 – Heavy Industrial Overlay 1.5 km to 3.0 km for limitations and/or additional regulations that may apply to this use.

### Fundamental Use Criteria

- 11.2A(3) The following uses shall only be considered in this zone if they meet the associated criteria below:
- (a) A use that is not a neighbourhood service use shall only be considered where the majority of the combined ground floor area of all buildings on the site are or will be neighbourhood service uses.

### Subdivision Regulations

- 11.2A(4) Subdivision must comply with Table 11.2A(B).

**Table 11.2A(B) Subdivision Regulations**

Subsection	Regulation	Measurement
(a)	Minimum area for a planned site	0.4 ha

### Development Regulations

- 11.2A(5) Development must comply with Table 11.2A(C).

**Table 11.2A(C) Development Regulations: Principal Buildings and Accessory Buildings**

Subsection	Regulation	Measurement
<b>Height</b>		
(a)	Maximum height	20.0 m or 6 storeys, whichever is greater
(b)	Despite 11.2A(5)(a) The maximum height for any portion of a building within 15.0 m of a lot line which abuts a residential zoned lot shall be the maximum height permitted within the abutting residential zone	
<b>Minimum setbacks</b>		
(c)	From any lot line	6.0 m

### Additional Development Regulations

- 11.2A(6) Where located within the Compact Development Policy Area of the Municipal Development Plan or the Bremner and LEA Area Concept Plan, unless provided for a public education or private education use, new parking spaces shall be in the form of underground parking, stacked parking or surface parking, which complies with the following regulations:
- (a) the combined total area of the site covered by surface parking areas shall not exceed 20%;
  - (b) surface parking areas shall not be grouped in areas greater than 0.4 contiguous acres in size;
  - (c) surface parking areas having eight (8) or more parking spaces that are visible from a road other than a lane shall have a screen planting. The location, length, thickness and height of such screening shall be to the satisfaction of the development officer; and
  - (d) 11.2A(6)(a)(b), and (c) do not apply to surface parking spaces designed as internal on-street parking.