
DOWNTOWN COMMERCIAL DISTRICT – C-1

INTENT: This district is the main core commercial district and is intended to provide an area suited to retail, financial and personal service uses and commercial businesses, including the redevelopment of existing buildings or uses, which cater to providing convenient and accessible services to the public, while being a centre activity hub for the community.

1. PERMITTED USES

Accessory Buildings or Structures
Alternative Energy, Individual Solar
Bakery
Convenience Store
Deli / Specialty Food Market
Financial Institution
Public & Institutional
Office (Business or Professional)
Parking Lots / Facility
Personal Services
Post Office
Publishing, Printing, Broadcasting or
Recording Establishment
Retail & Commercial Uses
Signs
Temporary Shipping Container A (less than 6
months)
Temporary Shipping Container B

DISCRETIONARY USES

Accessory Uses
Amusement Facility
Animal Care Service, small
Child Care Facility
Community Buildings & Facilities
Dwellings:
- Apartments
- Multi-unit (2 or more units)
Entertainment Establishment
Farmers' / Community Market
Fitness Facility
Funeral Home
Hotel / Motel
Laundromat
Liquor Store
Licensed Lounge/Bar
Medical/Dental/Health Facility
Mixed-use Commercial / Residential
Moved-in Building
Outdoor Storage
Restaurants (Food Establishments)
Retail Cannabis store
Service Station
Shipping Container (permanent)
Specialty Manufacturing
Telecommunication Towers/Antenna Structure
Temporary Uses

PROHIBITED USES

Recreational Vehicles as Residences

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Permitted Uses	7.5	25	30.5	100	229	2,500
Discretionary Uses	As required by the Municipal Planning Commission					

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Apartments, Multi-unit dwelling (4 or more units)	1.5	5	4.5	15	7.5	25	7.5	25
All Commercial buildings, including accessory buildings, uses & structures	1.5 ²	5	0.0 ¹	0.0	0.0 ¹	0.0	6	20

NOTE 1: Where a commercial building abuts a residential district without an intervening street or lane, the principal building for the commercial parcel shall have a setback for that yard (or those yards) equal to or greater than the side yard required for the residential parcel.

NOTE 2: All existing commercial buildings that have a front yard zero lot line at the time of this bylaw coming into force are deemed to be in compliance with the bylaw. Those buildings or uses may be extended within the building or property and may make additions and structural alterations as required provided a development permit is approved by the Development Authority.

4. MAXIMUM SITE COVERAGE

All Buildings and Structures (combined): 80%

5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 15 m (50 ft)

Accessory Buildings: 5.5 m (18 ft)

6. EXEMPTIONS

The Municipal Planning Commission may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 139.4 m² (1,500 sq ft).

7. SPECIAL DEVELOPMENT STANDARDS

- (a) Storage- No on-site outdoor storage or sale of goods shall be permitted within this Land Use District unless expressly approved in a development permit as a discretionary use.
- (b) Screening – outside storage areas and garbage containers shall be screened from adjacent sites and front public thoroughfares.

The following Parts and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and the Development Officer for details.

8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Accessory Buildings – Part 5, Section 20
- Alternative energy – Part 6, Section 1
- Fences – Part 5, Section 20
- Landscaping – Part 5, Section 13
- Mix-use residential – Part 6, Section 13
- Moved-in building – Part 6, Section 14
- Parking & Loading – Part 5, Sections 13 & 14
- Shipping containers Part 6, Section 21
- Storage & Screening – Part 5, Section 22

9. SIGN REGULATIONS – Part 7

10. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9