

SECTION 16 -- COMMERCIAL ZONES

16.1.C1 – Town Centre Commercial

C1lp – Town Centre Commercial (Liquor Primary)

16.1.1. Purpose

The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.

16.1.2. Principal Uses

(a) amusement arcade, major

(b) animal clinic, minor

Added by Bylaw 719

(c) **apartment hotels**

(d) boarding or lodging houses

Added by Bylaw 1066

(e) broadcasting studios

(f) breweries and distilleries, minor

(g) business support services

Added by Bylaw 1054

(h) cannabis dispensary

(i) care centres, major

(j) commercial schools

(k) community recreation services

(l) congregate housing

(m) custom indoor manufacturing

Added by Bylaw 719; Amended
by Bylaws 896 & 883

(n) drive-in restaurants (Lot A, Plan KAP84477; Lot A, Plan KAP49388; Lot A, Plan KAP 72918; Lot B, Plan EPP39983; Lot C Plan 12891)

(o) emergency and protective services

(p) financial services

(q) food primary establishment

(r) funeral services

(s) gaming facilities

(t) government services

(u) health services

(v) **hotels**

(w) household repair services

(x) licensee retail liquor store

(y) liquor primary establishment, major (C1lp only)

(z) liquor primary establishment, minor

(aa) non-accessory parking

(bb) offices

(cc) participant recreation services, indoor

(dd) personal service establishments

- (ee) private clubs
- (ff) private education services
- (gg) public education services
- (hh) public libraries and cultural exhibits
- (ii) public parks
- (jj) religious assemblies
- (kk) retail stores, convenience
- (ll) retail stores, general
- (mm) spectator entertainment establishments
- (nn) spectator sports establishments
- (oo) temporary shelter services
- (pp) used goods stores

16.1.3. Secondary Uses

- (a) amusement arcade, minor
- (b) apartment housing
- (c) care centres, intermediate
- (d) care centres, minor
- (e) home occupation
- (f) utility services, minor impact

16.1.4. Subdivision Regulations

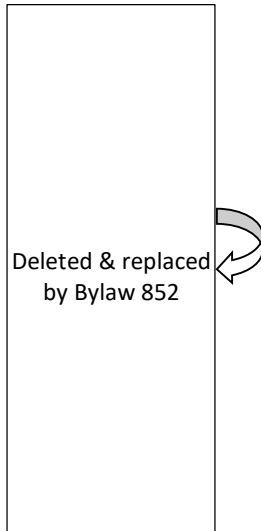
- (a) WIDTH
The minimum lot width is 6.0 m.
- (b) DEPTH
The minimum lot depth is 30.0 m.
- (c) AREA
The minimum lot area is 200 m².

16.1.5. Development Regulations

- (a) FLOOR AREA RATIO
The maximum floor area ratio for developments having only commercial uses is 1.5. For mixed use developments, the maximum floor area ratio is 3.0, except it is up to 3.5 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the

provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.

(b) HEIGHT



- (i) Apartment/Apartment Hotels: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 22.0 m or 6 storeys.

Except where a property is within the "Main Street Incentive Area" as identified within Main Street Tax Revitalization Bylaw 853, 2013, the maximum height for Apartment/Apartment Hotels is the lesser of 22.0 m or 6 storeys.

- (ii) Other Uses: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 16.5 m or 4 storeys.

Except where a property is within the "Main Street Incentive Area" as identified within Main Street Tax Revitalization Bylaw 853, 2013, the maximum height for Other Uses is the lesser of 16.5 m or 4 storeys.

(c) FRONT YARD

The minimum front yard is 2.0 m.

(d) SIDE YARD

The minimum side yard is 0.0 m.

(e) REAR YARD

The minimum rear yard is 0.0 m.

16.1.6. Other Regulations

(a) PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(b) PARKING REGULATIONS

In the C1 – Town Centre Commercial zone, a maximum of 125% of required parking is permitted.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(d) MIXED USE

A mixed use building incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 90% of any street frontage and a minimum of 50% of the gross floor area of the main floor.

16.1.7 Site Specific Regulations

Added by
Bylaw 794



- (a) The Floor Area Ratio for Lot B, DL 118, Sect. 10, TWP 20, O.D.Y.D., Plan 22191 or portion thereof shall be the value determined in accordance with section 16.1.5 (a) increased by a factor of 1.4.
- (b) Notwithstanding section 16.1.6 (d) a mixed use building incorporating residential and other uses on Lot B, DL 118, Sect. 10, TWP 20, O.D.Y.D., Plan 22191 or portion thereof shall have the commercial development located at the “Main Street” floor and any other floor.