

11.12 Primary Commercial (C-1) District

(1) Purpose

The purpose of this District is to provide all residents of the community and trading area with access to a wide variety of retail and service establishments, predominantly in storefront developments in the downtown core of the municipality.

(2) Permitted and Discretionary Uses

(a) Permitted Uses

- (i) Business support services establishments
- (ii) Commercial schools
- (iii) Eating and drinking establishments
- (iv) General retail establishments
- (v) Government services
- (vi) Health services
- (vii) Hotels
- (viii) Household repair services
- (ix) Indoor amusement establishments
- (x) Libraries and cultural exhibits
- (xi) Office uses
- (xii) Off-street parking lots
- (xiii) Personal service shops
- (xiv) Public parks
- (xv) Public uses
- (xvi) Public utilities that have no workshop as a part of the development
- (xvii) Veterinary clinics
- (xviii) Buildings and uses accessory to permitted uses

(b) Discretionary Uses

- (i) Auctioneering establishments
- (ii) Automotive and minor recreation vehicle sales/rentals establishments
- (iii) Day care facilities
- (iv) Dwelling units in buildings where there is a commercial use on the ground floor
- (v) Entertainment establishments
- (vi) Equipment rental establishments
- (vii) Fleet services
- (viii) Funeral services
- (ix) Limited contractor services
- (x) Minor repair shops
- (xi) Motels
- (xii) Private clubs
- (xiii) Recreational facilities
- (xiv) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (xv) Buildings and uses accessory to discretionary uses

(3) Subdivision Regulations

- (a) Minimum site depth – 30.0 m (98.4 ft.)
- (b) Minimum site width – 5.0 m (16.4 ft.)
- (c) Minimum site area – 140 sq. m (1507.0 sq. ft.)

(4) Development Regulations

- (a) The design, siting, external finish, architectural appearance and landscaping of all developments, including any accessory buildings and signs and any reconstruction shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with adjacent buildings and that there may be adequate protection afforded to the amenities of any adjacent residential uses.
- (b) Where groups of buildings are built, or buildings which are to accommodate a number of individual establishments on one site, development requirements shall be determined by the Development Authority having in mind the overall development and the parking requirements of this Bylaw.
- (c) Maximum Site Coverage - 100%, provided that adequate provision, in the opinion of the Development Authority, for access, parking, loading and garbage facilities.
- (d) Minimum Required Front Yard – None
- (e) Minimum Required Side Yard – None, unless the site abuts a Residential District, in which case the minimum required side yard shall be 2.5 m (8.2 ft.) or one-half the height of the building, whichever is the greater.
- (f) Minimum Required Rear Yard – None, except as required to provide loading, parking, or garbage facilities.
- (g) Maximum Building Height – 10.0 m (32.8 ft.)
- (g) Access, Parking and Loading

Each site shall have direct access to a lane at one side or at the rear.

(h) Landscaping

When a commercial use is proposed adjacent to a Residential District, a landscaped buffer shall be provided and maintained on the site of the commercial use between the commercial use and the Residential District. The buffer may be comprised of any or all of the following: landscaped green space, closed or open fencing, trees, and/or earth berming. All details of the buffer, including its size, width, and components, shall be to the satisfaction of the Development Authority.

(i) Outdoor Storage

No outdoor storage shall be allowed in the C-1 District, even as an accessory use to a permitted or a discretionary use which is allowed.

(j) Dwelling Units

The following regulations shall apply to dwelling units within the C-1 District:

- (i) Dwelling units shall be allowed only in buildings where at least part of the first storey is used for commercial purposes.
- (ii) Dwelling units shall have access at grade which is separate from any access for any commercial use.
- (iii) Dwelling units shall meet the requirements for dwelling units in the High Density Residential (R-7) District, except for minimum site area, minimum required yards, and maximum site coverage, which shall all be at the sole discretion of the Development Authority.
- (iv) Where more than two (2) dwelling units are to be provided, a minimum of 7.5 sq. m (80.7 sq. ft.) of amenity area per dwelling unit shall be provided in accordance with the regulations of this Bylaw.

(5) Additional Regulations

- (a) Fences shall be developed in accordance with Section 7.4 of this Bylaw.
- (b) Landscaping shall be provided in accordance with Section 7.5 of this Bylaw.
- (c) Grading and drainage of the site shall be provided in accordance with Section 7.10 of this Bylaw.
- (d) Accessory buildings shall be developed in accordance with Section 8.3 of this Bylaw.
- (e) Signs shall be allowed in the C-1 District as provided for in Section 12 of this Bylaw.