

## 1. TOWN CENTRE COMMERCIAL DISTRICT – C1

*The purpose of the Town Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian oriented commercial activities and service.*

**No person shall within any C1-Town Centre Commercial District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.**

### 1.1 PERMITTED USES

- a. Banks, credit unions, and other financial institutions;
- b. Administrative offices;
- c. Barbers, hairdressers, and other similar personal services establishments;
- d. Medical, dental, and other health care offices and clinics or health services;
- e. Restaurants, cafes, coffee shops, and other similar fast food services; Confectionaries and delicatessens;
- f. Storefront retail stores and outlets;
- g. Police, Ambulance stations;
- h. Storefront bakeries, butcher shops, and similar food processing with on-site retail sales;
- i. Theatres, Community Services;
- j. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
- k. Police, Ambulance stations;
- l. Licensed premises for the sale and consumption of alcoholic beverages;
- m. Outdoor markets and concessions (permanent, seasonal, or occasional);
- n. Small-scale repair trades such as tailors, jewelers, art and hand craft shops and studios, craftspeople and similar trades, including retail sales of art and craft products;
- o. Storefront Construction trades without yards;
- p. Buildings, structures or uses accessory to and located on the same site as the principal building or permitted use.
- q. Public works buildings, offices and structures excluding warehouses, storage yards and waste management or sewage facilities.

### 1.2 DISCRETIONARY USES

**The following may be permitted in the C1-Town Centre Commercial District but only by resolution of Council and only in locations specified by such resolution of Council. Discretionary use requirements can be found in Section 5.**

- a. Dwellings attached to and behind, or above, commercial establishments;
- b. Strip Malls;
- c. Lumber and building supply establishments;
- d. Public Transportation depots;
- e. Community Services;
- f. Day care Centres;
- g. Rooming House;
- h. Animal hospitals, or clinics and offices of veterinary surgeons;

- i. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
- j. Service Stations, Motor vehicle repair shops;
- k. Car Washes;
- l. Newspaper offices and printing plants and services;
- m. Funeral Homes;
- n. Other innovative commercial uses consistent with street level retail and services.

### 1.3 SITE DEVELOPMENT REGULATIONS

#### Commercial Uses

<b>Minimum site area</b>	278 m <sup>2</sup> (2992 ft <sup>2</sup> )
<b>Minimum site frontage</b>	7.5 meters (25 feet)
<b>Minimum site coverage</b>	75%
<b>Minimum front yard</b>	No requirement
<b>Minimum side yard</b>	No requirement except when the side site line directly abuts any Residential or Community Service District or abuts a public street, then the minimum side yard shall be 1.5 meters (5 feet)
<b>Minimum rear yard</b>	1.5 meters (5 feet) except when the rear of a lot directly abuts any Residential or Community Service District or abuts a public street, then the minimum rear yard shall be 6.0 meters (20 feet)
<b>Height</b>	15 meters (49 feet)

	Service Stations	Strip Malls
<b>Minimum site area</b>	929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	900 m <sup>2</sup> (9688 ft <sup>2</sup> )
<b>Minimum site frontage</b>	30 meters (98 feet)	
<b>Minimum front yard</b>	7.5 meters (25 feet)	15 meters (49 feet)
<b>Minimum side yard</b>	3.0 meters (10 feet)	
<b>Minimum rear yard</b>	10% of the depth of the lot	6.0 meters (20 feet)
<b>Height</b>	15 meters (49 feet)	

### 1.4 ACCESSORY BUILDINGS

Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

### 1.5 SIGNAGE

Signs and billboards shall be prohibited in the C1 – Town Centre Commercial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. The facial area of a sign shall not exceed 4.0 m<sup>2</sup> (43 ft<sup>2</sup>);
- c. Temporary signs not exceeding 1.0 m<sup>2</sup> (10.7 ft<sup>2</sup>) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted.
- d. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

### 1.6 PARKING

Off-street parking requirements shall be provided in accordance with the following:

<b>Commercial Use</b>	No requirement
<b>Rooming House</b>	1 parking space per room available for occupation
<b>All other uses</b>	No requirement

### 1.7 LANDSCAPING

Where a site abuts any Residential District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 meters (5 feet) in width throughout which shall not be used for any purpose except landscaping.

### 1.8 SUPPLEMENTARY REGULATIONS

#### Dwelling Units

- a. Dwelling Units are discretionary uses as long as the principal use is undergoing;
- b. Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use;
- c. Minimum floor area for each dwelling unit shall be 45 m<sup>2</sup> (484 ft<sup>2</sup>);
- d. All dwelling units shall have an entrance separate from that of the commercial establishment;
- e. Dwelling units shall be located above or at the rear and attached to the principal commercial use; and
- f. Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.

