

7.5 COMMERCIAL DISTRICT - C

The General Purpose of this District is to permit commercial development appropriate for the Central Business District of the municipality and involving fairly high density development. The regulations do not permit obnoxious uses or those involving excessive outside storage.

1. Permitted Uses

- (a) Bakeries
- (b) Catering establishments
- (c) Dry cleaning depots
- (d) Eating and drinking establishments
- (e) Exhibition facilities
- (f) General retail stores
- (g) Government services
- (h) Health services
- (i) Household repair shops
- (j) Indoor amusement establishments
- (k) Laundry/Dry cleaner establishments
- (l) Libraries and cultural exhibits
- (m) Office and financial uses
- (n) Outdoor amusement establishments
- (o) Personal service shops
- (p) Workshops accessory to general retail stores
- (q) Buildings and uses accessory to permitted use

2. Discretionary Uses

- (a) Automobile, light truck and recreational vehicle sales and service
- (b) Auctioneering establishment
- (c) Bingo halls
- (d) Business support services
- (e) Child care facilities
- (f) Commercial schools
- (g) Communications and security services
- (h) Drive-in businesses
- (i) One family dwellings and manufactured homes existing as of January 1, 2006
- (j) Entertainment establishments
- (k) Equipment rental establishments
- (l) Fleet services
- (m) Funeral homes
- (n) Gambling machine establishments
- (o) Hotels
- (p) Non-accessory parking lots
- (q) Places of worship

- (r) Private clubs
- (s) Public or quasi-public uses
- (t) Public utilities
- (u) Recreational facilities
- (v) Theatres
- (w) Veterinary clinic
- (x) Dwelling units in a building in which commercial uses are located or are designed to be located
- (y) Shopping centres containing a number of the above listed Permitted and Discretionary uses
- (z) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (aa) Buildings and uses accessory to discretionary uses

3. Regulations

- (a) Minimum lot area – 139 sq. m (1496 sq. ft.)
- (b) Minimum lot width - 4.5 m (14.8 ft.)
- (c) Minimum yards
 - (i) Front - None, except where the Development Authority may deem it necessary to conform with existing development
 - (ii) Side - None, if the subject lot is bordered on both sides by land classified C. If the subject lot is bordered by a Residential District on a side, the minimum side yard on that side shall be 1.5 m (4.9 ft.)
 - (iii) Rear - 7.6 m (24.9 ft.), or as required by the Development Authority
- (d) Maximum lot coverage

80%, provided that provision has been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority
- (e) Minimum Floor Area - as required by the Development Authority
- (f) Parking space requirements
 - (i) Retail and personal service shops, banks and offices - 1 parking space per 46.5 sq. m (500 sq. ft.) of gross leasable floor space
 - (ii) Restaurants, cocktail bars, and taverns - 1 parking space per 5 seating spaces
 - (iii) Hotels and motels - 1 parking space per sleeping unit
- (g) Loading space requirements - 1 loading space per establishment

- (h) Where groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking and specific commercial uses.
- (i) Regulations for dwellings
 - (i) The regulations for dwelling units within commercial buildings shall be as indicated for apartments in the Residential (R2) District.
 - (ii) The regulations for one family dwellings shall be as indicated for one family dwellings in the Residential (R1) District.
 - (iii) The regulations for manufactured homes shall be as indicated for manufactured homes in the Residential Manufactured Home Subdivision (RMH-A) District.