

16. COMMERCIAL DISTRICT- C

16.1 Purpose

16.1.1 To permit commercial development appropriate for the Central Business District of the municipality and involving fairly high-density development.

16.2 Permitted Uses

16.2.1	Alternate energy systems, individual	16.2.8	Household repair shops
16.2.2	Eating and drinking establishments	16.2.9	Indoor amusement establishments
16.2.3	Exhibition facilities	16.2.10	Libraries and cultural exhibits
16.2.4	Food and beverage production	16.2.11	Office and financial uses
16.2.5	General retail stores	16.2.12	Outdoor amusement establishments
16.2.6	Government services	16.2.13	Personal service shops
16.2.7	Health services	16.2.14	Buildings and uses accessory to permitted uses

16.3 Discretionary Uses

16.3.1	Agri-tourism	16.3.19	Highway commercial uses
16.3.2	Alcohol retail sales	16.3.20	Hotels
16.3.3	Automobile, light truck and recreational vehicle sales and service	16.3.21	Parking areas
16.3.4	Auctioneering establishment	16.3.22	Mixed Use developments
16.3.5	Bingo halls	16.3.23	Places of worship
16.3.6	Business support services	16.3.24	Private clubs
16.3.7	Cannabis store	16.3.25	Public or quasi-public buildings or uses
16.3.8	Childcare facilities	16.3.26	Public utilities
16.3.9	Commercial schools	16.3.27	Recreational facilities
16.3.10	Communications and security services	16.3.28	Suites, surveillance
16.3.11	Drive In (through) businesses	16.3.29	Theatres
16.3.12	Dwellings, single-detached	16.3.30	Veterinary clinic
16.3.13	Dwellings, manufactured home (existing as of January 1, 2006)	16.3.31	Dwelling units in a building in which commercial uses are located or are designed to be located
16.3.14	Entertainment establishments	16.3.32	Shopping centres containing a number of the above listed Permitted and Discretionary uses
16.3.15	Equipment rental establishments	16.3.33	Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
16.3.16	Fleet services	16.3.34	Buildings and uses accessory to discretionary uses
16.3.17	Funeral homes		
16.3.18	Gambling machine establishments		

16.4 Regulations

16.4.1	Minimum Lot Area	139 m ² (1496 ft. ²)	
16.4.2	Minimum Lot Width	4.5 m (14.8 ft.).	
16.4.3	Minimum Yards	Front	None, except where the Development Authority may deem it necessary to conform with existing development.

		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.).
		Rear	7.6 m (24.9 ft.), or as required by the Development Authority
16.4.4	Maximum Lot Coverage	80%, if provision has been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority.	
16.4.5	Minimum Floor Area	As required by the Development Authority.	
16.4.6	Parking Space Requirements	Retail and Personal Service Shops, Banks, and Offices	1 parking space per 46.5 m ² (500 ft. ²) of gross leasable floor space
		Restaurants, cocktail bars, and taverns	1 parking space per 5 seating spaces
		Hotels and motels	1 parking space per sleeping unit
16.4.7	Loading Space Requirements	1 loading space per establishment	
16.4.8	Multiple Commercial Uses	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, considering buildings, access, parking and specific commercial uses.	

16.5 Regulations for Dwellings

- 16.5.1 The regulations for dwelling units within commercial buildings shall be at the discretion of the Development Authority.
- 16.5.2 The regulations for Single-detached Dwellings shall be as indicated for Single-detached Dwellings in the Residential (R1) District.
- 16.5.3 The regulations for manufactured homes shall be as indicated for manufactured homes in the Residential Manufactured Home Subdivision (RMH-A) District.