

PART 15 COMMERCIAL ZONES

1501 C-1 Local Commercial

(1) Intent

This zone provides for appropriate land either within or abutting residential areas for the retailing of goods to satisfy the daily household or personal needs of the occupants of those residential areas. Limited *residential use* located within the *commercial structure* is permitted.

(2) Permitted Use

The following *uses* and no others are permitted in this zone:

- (a) *Assembly child care*
- (b) *Child care*
- (c) *Commercial*, limited to:
 - (i) *convenience retail*
 - (ii) *grocery store*
 - (iii) *intensive commercial recreation*
 - (iv) *office*
 - (v) *personal service*
 - (vi) *restaurant*
 - (vii) *retail – personal goods*
- (d) *Residential*

Accessory uses limited to:

- (a) *Accessory home occupation*
- (b) *Accessory street vending*

(3) Conditions of Use

- (a) A *residential use* must be contained within a *building* for a permitted *commercial use*.

1501 C-1 Local Commercial

(4) Lot Size

Not applicable in this zone.

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 70%.

(7) Setbacks

- (a) All *buildings* and *structures* must be sited no closer to *lot* lines than the corresponding setbacks set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
<i>All buildings or structures</i>	4.5	3.0	1.8	7.6

- (b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 1.8 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

A *residential use* must only be located above the ground *storey* of a *building* containing a permitted *commercial use*.

(9) Height

Buildings and *structures* must not exceed a *height* of 7.6 metres.

(10) Building Size

Not Applicable in this Zone.

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(11) Other Regulations

- (a) Each *dwelling unit* in a *building for residential use* must be provided with access to an on-site private or *common amenity area* or areas totaling not less than 5.0m² per *dwelling unit*.
- (b) All relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

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PART 15 COMMERCIAL ZONES

1502 C-2 General Commercial

(1) Intent

This zone provides for a wide range of general *commercial uses* including offices, entertainment and *tourist accommodation* facilities at medium *density*, and includes both small shopping plazas and larger neighbourhood shopping facilities. Provision is made for limited *apartment use*.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

- (a) *Apartment*
- (b) *Assembly*, limited to child-minding services
- (c) *Assembly Child care*
- (d) *Child care*
- (e) *Commercial*, limited to:
 - (i) *beverage container return centre*
 - (ii) *business and household service*
 - (iii) *commercial school*
 - (iv) *convenience retail*
 - (v) *entertainment facility*
 - (vi) *grocery store*
 - (vii) *grocery store with wine on the shelf*
 - (viii) *intensive commercial recreation*
 - (ix) *liquor manufacturing*
 - (x) *liquor primary establishment*
 - (xi) *liquor store, accessory liquor store, and wine store*
 - (xii) *office*
 - (xiii) *personal service*
 - (xiv) *pet care service*
 - (xv) *restaurant*
 - (xvi) *retail – general*
 - (xvii) *retail – personal goods*
 - (xviii) *tourist accommodation*

1502 C-2 General Commercial

(f) *Non-accessory off-street parking*

(g) *Public service*

Accessory uses, limited to:

(a) *accessory home occupation*

(b) *accessory retail*, limited to *liquor manufacturing*

(c) *accessory street vending*

(3) Conditions of Use

(a) An *apartment use* is only permitted if all *off-street parking* for the *use* is *concealed parking*.

(b) A *public service use* is only permitted if there is no storefront.

(c) A *tourist accommodation use* is not permitted on a *lot* having an area less than 1390 m².

(4) Lot Size

Not applicable in this zone.

(5) Density

(a) All *buildings and structures* together must not exceed a *gross floor area* of 1.05 times the *lot area*.

(b) An *apartment use* must not occupy more than 50% of the total *gross floor area* on a *lot*.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 70%.

1502 C-2 General Commercial

(7) Setbacks

- (a) *Buildings and structures* for the *uses* set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>
All <i>buildings and structures</i>	4.5	3.0	7.6	1.2

- (b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

- (a) A *tourist accommodation* is limited to *sleeping units* located above the first storey of a *building*.
- (b) An *apartment use*:
- (i) must be located above the first storey of a *building*;
 - (ii) must be located above all storeys used in that *building* for a permitted *commercial use*.

(9) Height

Buildings and structures must not exceed a *height* of 7.6 metres.

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

- (a) Where an *off-street parking use* is located adjacent to a *street*, the parking use must be bounded by a landscaped area not less than 0.6 metres in width.
- (b) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.

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PART 15 COMMERCIAL ZONES

1503 C-6 Casino Commercial

(1) Intent

This zone provides for entertainment facilities containing *casino gaming* operations and complementary *uses*.

(2) Permitted Uses

The following *uses* and no others are permitted in this zone:

(a) *Assembly*, limited to:

- (i) auditoriums
- (ii) meetings rooms
- (iii) outdoor events, as limited under Sub-section 3(a)

(b) *Commercial*, limited to:

- (i) *casino gaming*, including the provision of *electronic gaming* devices or machines
- (ii) *restaurant*
- (iii) *liquor primary establishment*
- (iv) *tourist accommodation*

Accessory uses, limited to:

- (a) *accessory assembly child care*
- (b) *accessory child care*

(3) Conditions of Use

Commercial uses must be enclosed within a *building*, except outdoor events such as live music and other arts and cultural performances and displays, festivals, sports, trade shows, automobile shows and farmers markets.

(4) Lot Size

Not applicable in this zone.

1503 C-6 Casino Commercial

(5) Density

All *buildings* and *structures* together must not exceed a *gross floor area* of 1.0 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 60%.

(7) Setbacks

(a) *Buildings* and *structures* for the *uses* set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot</i> <i>Line</i> (metres)	<i>Rear Lot Line</i> <i>Abutting Street</i> (metres)	<i>Rear Lot Line</i> <i>Abutting Lane</i> (metres)
All <i>buildings</i> and <i>structures</i>	7.6	3.0	7.6	1.2

(b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for residential in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line abutting the adjacent *lot*.

(8) Location of Uses

Not applicable in this zone.

(9) Height

All *buildings* and *structures* together must not exceed a *height* of 55 metres.

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

- (a) Where an *off-street parking use* is located along a *street*, the parking *use* must be bounded by a landscaped area not less than 0.6 metres in width.
- (b) All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.