

# C1 Commercial – Central

**PURPOSE:** To provide for intensive commercial uses, offering a wide variety of goods and services with an attractive environment for pedestrians while accessible to motor vehicles.

PERMITTED USES:	DISCRETIONARY USES:
Animal Services	Accessory Building/Structure
Establishment (Eating & Drinking)	Automotive Sales and Service
Establishment (Entertainment)	Care Facility (Child)
Hotel/Motel	Communications Tower
Recreation (Culture & Tourism)	Dwelling Unit (Above a Ground Floor Business)
Recreation (Indoor)	Dwelling (Multi-Unit)
Retail (Small)	Funeral Home
Retail (General)	Gas Station
Office	Government Services
Park	Industrial (Light)
Utilities	Retail (Restricted)
	School

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

**MINIMUM PARCEL SIZE:** 0.3 hectares (0.74 acres).

**DENSITY:** At the discretion of the Development Authority.

**MAXIMUM BUILDING HEIGHT:** 15.0 m (49.2 ft).

**MINIMUM SETBACKS:**

Front Yard	Side Yard	Rear Yard
0 m	0 m	1.8 m (5.9 ft)
	1.5 m (4.9 ft) abutting residential	

no side yards shall normally be allowed except that the Development Authority may allow side yards if they have a practical used, are landscaped to the satisfaction of the Development Authority, and do not detract from the streetscape.

**FENCE CONSTRUCTION:**

- a) Front yard fences are to be decorative in nature and approved by the Development Authority
- b) Side and rear yard fences are to be constructed out of chain-link or an equivalent as approved by the Development Authority.

**CANOPIES:**

- a) Canopies may project into an adjacent road allowance by up to 1.83m (6ft).
- b) Minimum clearance from the ground: 2.44m (8ft).

**ACCESSORY BUILDINGS:**

- a) Cannot be located in front or side yards.
- b) Maximum number per site: 1.
- c) Maximum site coverage: 10%.
- d) If an opening for a door or doors in an accessory building is 2.44m (8ft) or wider, the wall with the opening shall be setback a minimum of 6.10m (20ft) from any property line.
- e) Minimum distance from principal building: 0.91m (3ft).



- f) Maximum height: 4.87m (16ft).
- g) The exterior finish must be approved by the Development Authority.

**ADDITIONAL REQUIREMENTS:**

- a) Outdoor storage and display shall not be permitted except for sidewalk sales.
- b) Garbage storage shall be confined to a designated area and shall not have an adverse effect on the use or circulation on the parcel or adjacent lands.
- c) No shipping containers are allowed in this District.
- d) A maximum of one (1) Sandwich Board per Building is permitted.