

8.12. Downtown Commercial District – C1

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

8.12.1 Purpose

To provide for a range of commercial, institutional, and residential uses in the downtown area.

8.12.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Cannabis Retail Store	Daycare Centres
Community Facilities & Clubs	Gun & Gun Supply Store
Convenience Store	Night Club, Tavern & Bars
Cultural Institutions & Museums	Parking Lot
Distilleries, Wineries & Breweries	Places of Worship
Dwelling, Multiple Unit (In conjunction with another Permitted Use)	Dwelling, Single-Detached, RTM,
Educational Facility	Dwelling, Manufactured, Modular
Financial Institutions	
Fitness Centre	
Greenhouse, Commercial	
Hotels & Motels	
Medical, Dental, Optical Clinics & Labs	
Municipal Facility & Protective Services	
Office or Office Complex	
Outdoor Markets & Concessions	
Parks & Playgrounds	
Personal Service Trades	
Recycling Collection Depot	
Restaurant & Lounges	
Retail Stores & Bakeries	
Shopping Centre Type I	
Theatres	

8.12.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	306 m ²	75 m ²	50%	10.0 m
Other Uses	No Minimum	No Minimum	6.0 m	290 m ²	No Minimum	No Maximum	25.0 m
Municipal Facility or Protective Services Parks & Playgrounds Parking Lots	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 40% Maximum Height Not to Exceed Principle Building
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8.12.4 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 1.53 metres (5 feet) through which shall not be used for any purpose except landscaping.

8.12.5 Supplementary Regulations

- a.) Dwelling, Multiple Units are a permitted use on the terms that they are in conjunction with another Permitted Use. For example, multiple unit housing if permitted if it is located above a retail store.
- b.) Single-Detached, RTM, Manufactured and Modular homes are a discretionary use and will only be considered for approval on a site that has previously had this land use allowed.