

3.10 DOWNTOWN COMMERCIAL DISTRICT - C1

The general purpose of this District is to allow commercial development appropriate for the downtown business district of the municipality, involving fairly high density development. The regulations do not allow uses which are obnoxious or involve excessive outside storage.

(1) Permitted Uses

- (a) Eating establishments
- (b) Office uses
- (c) Personal service shops
- (d) Public parks
- (e) Retail stores
- (f) Manufacture or treatment of products essential to the retail business conducted on the premises provided that the floor space area used is not greater than 400 sq. m (4306 sq. ft.), the, and such activity does not involve the use of hazardous chemicals or the killing of animals or meat. Suitable manufacturing uses include: a bakery, the manufacture of candy, confectionary, ice cream or jam
- (g) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Alcohol retail sales
- (b) Amusement establishments
- (c) Bowling alleys
- (d) Child care facilities
- (e) Commercial schools
- (f) Drinking establishments
- (g) Entertainment establishments
- (h) Gas Bars
- (i) Hotels
- (j) Institutional uses
- (k) Medical clinics
- (l) Motels
- (m) Parking lots
- (n) Public or quasi-public services
- (o) Public utilities
- (p) Service stations
- (q) Shopping centres
- (r) Theatres
- (s) Vehicle and equipment sales/rentals
- (t) Vehicle and equipment repair shops
- (u) Veterinary services

- (v) Dwelling units in a building used for any of the above mentioned permitted or discretionary uses
- (w) Accessory dwelling units, whether or not they are located within a building used for any of the above mentioned permitted or discretionary uses
- (x) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (y) Buildings and uses accessory to discretionary uses

(3) Regulations

- (a) Minimum lot area – 167 sq. m (1800 sq. ft.)
- (b) Minimum lot width – 4.57 m (15.0 ft.)
- (c) Minimum yards
 - (i) Front – None, except where the Development Authority may deem a front yard necessary considering existing development
 - (ii) Side – None, if the subject lot is bordered on both sides by land classified C1 or C2. 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 (5.0 ft.)
 - (iii) Rear – 7.6 m (25.0 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) Where shopping centres or 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 the nature of the specific commercial uses.
- (g) Regulations for dwellings

All dwelling units in this district shall be multi-family dwellings. The regulations for dwelling units shall be as indicated for apartments in the R3 Residential District.

- (h) Grading and Drainage
 - (i) Prior to approval of any development the developer may be required to submit plans showing pre and post construction lot grading and drainage.
 - (ii) The Development Authority may require, as a condition of development approval that the proposed grading and drainage plans have been

implemented.