

10. VILLAGE CENTRE COMMERCIAL DISTRICT – C1

The purpose of the Village Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian orientated commercial activities and services.

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

10.1 PERMITTED USES

- a. Banks, credit unions, and other financial institutions;
- b. ~~Administrative~~ Business offices;
- c. Barbers, hairdressers, and other similar personal services establishments;
- d. Medical, dental, and other health care offices and clinics or health services;
- e. Restaurants, cafes, coffee shops, and other similar fast food services;
- f. Confectionaries and delicatessens;
- g. Storefront retail stores and outlets;
- h. Storefront bakeries, butcher shops, and similar food processing with on-site retail sales;
- i. Theatres, assembly halls, places of worship, service clubs;
- j. Commercial and public recreational establishments such as bowling alleys, arcades and fitness centres;
- k. Licensed premises for the sale and consumption of alcoholic beverages;
- l. Libraries, galleries, museums, and other similar cultural institutions;
- m. Public transportation depots;
- n. Outdoor markets and concessions (permanent, seasonal, or occasional);
- o. Small-scale repair trades such as tailors, jewelers, art and hand craft shops and studios, craftspeople and similar trades, including retail sales of art and craft products;
- p. Storefront construction trades without yards;
- q. Buildings, structures or uses accessory to and located on the same site as the principal building or permitted use;
- r. Public works buildings, offices and structures excluding warehouses, storage yards, and waste management or sewage facilities.
- s. Hotels, Motels or motor hotels, including a dwelling for caretakers, owners, or managers;
- t. Service stations, car washes, and cardlock operations.

Bylaw No.
03-2022

Bylaw No.
03-2022

10.2 DISCRETIONARY USES

~~The following may be permitted in the C1 – Village Centre Commercial District but only by resolution of Council and only in locations specified by such resolution of Council. Discretionary use requirements can be found in Section 5.~~

Bylaw No.
03-2022

- a. Dwellings attached to and behind, or above, commercial establishments;
- b. Lumber and building supply establishments;
- c. Shops of plumbers, pipe fitters, metal workers and other industrial trades manufacturing and sales;
- d. Funeral Homes;
- e. Other innovative commercial uses consistent with street level retail and services.

10.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses:

Minimum site area	225 m ² (2,422 ft ²)	
Minimum site frontage	7.5 meters (25 ft.)	
Minimum site coverage	No Maximum	
Minimum front yard	No requirement	Bylaw No. 06-2020
Minimum rear & side yard	No requirement except 6 meters (20 ft.) minimum rear if abutting a Residential District without an intervening street or lane 1.5 meter (4.9 5.0 ft.) minimum side yard if abutting a Residential district without an intervening street or lane	Bylaw No. 03-2022
Height	Principal buildings: No Maximum Accessory buildings: No Maximum	Bylaw No. 06-2020

10.4 ACCESSORY BUILDINGS

10.4.1 Setbacks for accessory buildings shall meet the same requirements as the principal use or building.

10.4.2 Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard.

10.5 SIGNAGE

Signs and billboards shall be prohibited in the C1 – ~~Core~~ Village Centre Commercial District except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:

Bylaw No.
03-2022

- a. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- b. The facial area of a sign shall not exceed 4.0 m² (43 ft²);
- c. Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property, or other information relating to a temporary condition affecting the property, are permitted;
- d. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

10.6 PARKING

Off-street parking requirements shall be provided in accordance with the following:

Commercial Use	No requirement
Boarding House	1 parking space per room available for occupation
Lumber and building supply establishments	1 space per 50 m ² (538 ft ²) of gross floor or 1 space per 3 employees, whichever is greater

10.7 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 1.5 meters (~~4.9 ft.~~ 5.0 ft.) in width throughout which shall not be used for any purpose except landscaping.

10.8 STANDARDS FOR DISCRETIONARY USES

10.8.1 All discretionary uses shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.

10.8.2 Specific Discretionary Use Evaluation Criteria for *Accessory dwellings attached to and behind, or above, commercial establishments*:

- a. A maximum of one accessory dwelling unit attached to and behind, or above, a commercial establishment will be allowed;
- b. The accessory dwelling shall be located in the principal building, with the front of the building at grade level always remaining a commercial use; and
- c. The accessory dwelling unit shall have an entrance separate from the commercial use and provide a fire exit secondary to the required entrance

10.8.3 Specific Discretionary Use Evaluation Criteria for *Dwelling Units*:

- a. Dwelling Units are permitted as long as the principal use is undergoing;
- b. Dwelling units shall have a floor area smaller than or equal to the floor area in commercial use;
- c. Minimum floor area for each dwelling unit shall be 45 m² (484 ft²);
- d. All dwelling units shall have an entrance separate from that of the commercial establishment;
- e. Dwelling units shall be located above or at the rear and attached to the principal commercial use; and
- f. Accessory residential uses shall conform to the Provincial Public Health and Fire Regulations.

10.8.4 Specific Discretionary Use Evaluation Criteria for *Lumber Yards and Wholesale Trades*:

- a. Development of these uses on other than the existing sites will be encouraged to locate on vacant land with adequate space; and
- b. No outside storage is permitted for a wholesale establishment.

10.8.5 Specific Discretionary Use Evaluation Criteria for *Building supply establishments, construction trades, lumber yards, light manufacturing, and welding and machine shops*:

- a. The location of the use will only be favourably considered where it can be demonstrated that the use and intensity is appropriate to the site and that it will have minimal impact on surrounding adjacent areas. Consideration may be given, but is not limited to, the following effects:
 - i) Municipal servicing capacity;
 - ii) Anticipated levels of noise, odour, smoke, fumes, dust, lighting, glare, vibration and other emissions emanating from the operation;
 - iii) Anticipated increased levels or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists, or pedestrians; and
 - iv) Utilized of hazardous substances.

- b. All materials and goods used in conjunction with construction trades or with lighting manufacturing plants shall be stored within an enclosed building, or within an area hidden from view by screening;
- c. Warehouses and freight handling facilities shall be accessible from a major road network to avoid heavy traffic volumes on access roads. Consideration shall be given to the location of entry and exit points to the site and their interrelation with existing intersections or land constraints;
- d. No storage is permitted for a wholesale establishment; and
- e. All manufacturing and assembly operations in conjunction with a light manufacturing plant shall be conducted within an enclosed building.

10.8.6 Specific Discretionary Use Evaluation Criteria for *Funeral Homes*:

- a. A funeral home must be on a lot that abuts a major (Primary or Secondary) street, as identified in the Official Community Plan "Primary and Secondary Street" Reference Map;
- b. A site with a funeral home must have a fence along the portion of the site line that abuts a residential site; and
- c. The building shall not contain facilities for cremation.

10.8.7 Sites used for discretionary uses which may result in heavy truck traffic shall be located to ensure that such traffic takes an access to or from major streets or designated truck routes.

10.8.8 All operations related to construction trades, artisans, and craft shop offices shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.