

6.0 Commercial Zones

6.1 Central Business District Zone (CBD)

6.1.1 *Permitted Uses*

In a CBD Zone, no land, *building* or *structure* shall be used except in accordance with the following uses:

- a) adult education and training facility
- b) ambulance service
- c) *animal hospital*, provided the entire operation is carried on within an enclosed *building*
- d) antique shop
- e) art gallery
- f) *auction centre*
- g) *automobile gas station*
- h) *automobile service and repair station*
- i) *automobile washing establishment*
- j) automotive parts shop
- k) *bar or night club*
- l) *boutique*
- m) brew-your-own
- n) bus or taxi terminal
- o) *clinic or doctors' offices*
- p) college or trade school
- q) community centre
- r) *contractor supply and service shop*
- s) *convenience store*
- t) craft, souvenir and gift shop
- u) *day care nursery*
- v) delicatessen and specialty food shops
- w) *department store*
- x) *dry cleaning distribution station*
- y) *dry cleaning establishment*
- z) *dwelling, apartment* subject to the requirements of Subsection 6.1.4
- aa) *dwelling units* in any *permitted commercial building* subject to the requirements of Subsection 6.1.4
- bb) equipment rental establishment
- cc) *farmers market*
- dd) financial institution
- ee) fire hall
- ff) florist shop
- gg) fruit and vegetable outlet
- hh) funeral home
- ii) *garden supply centre*
- jj) hardware store
- kk) *home occupation*
- ll) *hotel*

mm) laundromat
 nn) library
 oo) *long-term care facility*
 pp) *lumber yard and building supply establishment*
 qq) *merchandise service shop*
 rr) museum
 ss) office, all types
 tt) *parking lot*
 uu) *personal service shop*
 vv) pharmacy
 ww) photographic studio or shop
 xx) *place of assembly*
 yy) *place of entertainment*
 zz) *place of sports and recreation*
 aaa) *place of worship*
 bbb) police station
 ccc) printing and publishing establishment
 ddd) *private club*
 eee) radio, television and cable television studio
 fff) *restaurant*
 ggg) *restaurant, fast-food*
 hhh) *restaurant, take-out*
 iii) *retail store*
 jjj) *retirement home*
 kkk) school
 ll) *supermarket*
 mmm) *training and rehabilitation centre*
 nnn) *vehicle sales or rental establishment*
 ooo) *video store*
 ppp) *wholesale outlet.*

6.1.2 Zone Provisions

In a CBD Zone, no building or structure shall be erected or altered except in accordance with the following provisions:

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|----|-----------------------------|--|
| a) | minimum front yard: | 0 metres |
| b) | minimum exterior side yard: | 0 metres |
| c) | minimum interior side yard: | 0 metres except abutting any residential Zone in which case the minimum interior side yard shall be 1.2 metres |
| d) | minimum rear yard: | 0 metres except abutting any residential Zone in which case the minimum rear yard shall be 6 metres |
| e) | maximum building height: | six (6) storeys |
| f) | maximum front yard setback: | 3 metres but does not permit parking |
| g) | maximum lot coverage: | 80 percent |

6.1.3 *Zone Provisions for Dwellings*

Notwithstanding the provisions in Subsection 6.1.2, all *single detached, semi-detached, duplex, tri-plex or four-plex dwellings* shall conform to the Urban Residential Type 3 (R3) *Zone* provisions in Subsection 5.3.

6.1.4 *Location and Use of First Storey*

The *first storey* of any *dwelling units* constructed within the CBD *Zone* shall be level with the established grade of the *street*, and the frontage of the *first storey* shall be dedicated to retail, office or service uses. [8-Z-2017]

6.1.5 *Step Back of Upper Floors*

The front wall of each floor located above four (4) *storeys* shall be stepped back 2 metres from the front wall of the fourth *storey*.

6.1.6 *Angular Plane*

Where an *apartment dwelling* in a CBD *Zone* abuts an Urban Residential Type 1 *Zone* (R1-A), (R1-B) or Urban Residential Type 2 *Zone* (R2), no portion of an *apartment dwelling* shall exceed the height of a 45 degree *angular plane* originating at the *lot line* of the nearest Urban Residential Type 1 *Zone* (R1-A), (R1-B) or Urban Residential Type 2 *Zone* (R2).

6.1.7 *Zone Provision for Convenience Store*

The *usable floor area* of a *convenience store* shall not exceed 280 square metres.

6.1.8 *Zone Provision for a Drive Through*

A Drive Through shall not be *permitted* within the Central Business District *Zone* (CBD). [6-Z-2018]