

Section 91 Central Commercial District - CC

91.1 Purpose

To provide for the development of commercial, residential institutional, cultural and related uses in the City's central business district in accordance with the Downtown Enhancement Area Redevelopment Plan Bylaw C-1130.

91.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Animal Service Facility, Minor • Apartment Building (minimum 24 units and three (3) storeys in height) • Boarding House • Broadcasting Studio • Business Support Service • Child Care Facility • Commercial Business Centre, Local • Commercial Business Centre, Minor • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Commercial School • Community Service Facility • Contractor, Limited • Dispatch Office • Drinking Establishment, Major • Drinking Establishment, Minor 	<ul style="list-style-type: none"> • Essential Public Service • Financial Building • Government Service • Health Facility, Major • Health Facility, Minor • Hotel • Liquor Store • Micro-Brewery, Micro-Winery and Micro-Distillery • Mixed Use Apartment Building • Office, Major • Office, Minor • Park • Parking Lot or Building • Personal Service Facility • Restaurant • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Solar Collector <p style="text-align: right;">(Bylaw C-1260-68-Mar 20, 2017 and Bylaw C-1260-79-Feb 25, 2019)</p>
91.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Automotive and/or Recreational Vehicle Sales, Rental and Service • Carnival • Casino • Commercial Business Centre, Major • Community Recreation Facility • Dry Cleaning Plant • Family/Fast Food Restaurant • Farmers/Flea Market • Gas Bar <p>(Bylaw C-1260-76-Sept. 5/17 and Bylaw C-1260-97-July 3, 2018)</p>	<ul style="list-style-type: none"> • Mixed Use Apartment Building, Up to 2 Units • Motel • Religious Assembly • Residential Conversion • Retail Store, Cannabis • Service Station • Small Wind Energy Systems • Supermarket • Vehicle Wash, Minor <p style="text-align: right;">(Bylaw C-1260-94-June 18, 2018 and Bylaw C-1260-97-July 3, 2018)</p>
91.3.1 Discretionary Uses-Infrastructure and Protective Services Committee (Bylaw C-1260-84-December 4/17)	
<ul style="list-style-type: none"> • Adult Entertainment Facility • Community Outreach Facility • Extended Medical Treatment Services 	<ul style="list-style-type: none"> • Funeral, Crematory and Interment Services • Late Night Club • Public Utility <p style="text-align: right;">(Bylaw C-1260-68-March 17, 2017 and Bylaw C-1260-97-July 3, 2018)</p>

91.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a)	Front yard:	None required pursuant to Section 39 (Corner lot restrictions)
b)	Side yards:	None required pursuant to Section 39 (Corner lot restrictions)
c)	Rear yard:	None required pursuant to Section 39 (Corner lot restrictions)
d)	Building height (Maximum):	6 storeys except for 12 Storeys for Apartment Buildings and Mixed Use Apartment Building (Bylaw C-1260-23 - December 14, 2015)
e)	Site coverage (Maximum):	95%
f)	Floor Area Ratio Maximum):	Four times site area

91.5 Additional Requirements

- a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;
- b. Any yard abutting a public road other than a lane may require an additional yard setback and landscaping to the satisfaction of the Development Authority;
- c. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and a public road other than a lane;
- d. The site plan, relationship between buildings, the architectural treatment of buildings, the provision of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
- e. The Development Authority shall refer all applications for a development permit to the Downtown Association for comment;
- f. **Deleted by Bylaw C-1260-4 - December 9, 2013**

91.6 Overlay Districts **(Bylaw C-1260-90 - May 7, 2018)**

- a. The Site Standards contained in this District may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;
- b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;
- c. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations,

(Bylaw C-1260-90 - May 7, 2018)