

15 CB – CENTRAL BUSINESS DISTRICT

15.1 PURPOSE

15.1.1 To provide for a centralized pedestrian-oriented commercial and retail district, including civic and cultural *uses*.

15.2 PERMITTED USES

15.2.1 The following *uses* are *permitted uses* in the CB – Central Business District:

Artist Studio

Clinic

Convenience Store

Cultural Establishment

Eating and Drinking Establishment

Financial Institution

Liquor Store

Office

Park

Personal Service Establishment

Public Building

Retail Store

Sign** (Sign type 1, 2, 3, 4, 6, 7, 8)

Utilities

*See Section 10 Specific Use Regulations

**See Section 11 Sign Regulations

15.3 DISCRETIONARY USES

15.3.1 The following *uses* are *discretionary uses* in CB – Central Business District:

Accessory Building*

Accessory Building - Fabric Covered*

Amusement Centre

Apartment

Athletic and Recreational Facility -Indoor

Automotive Repair and Service

Automotive Sales

Car Wash*

Child Care Centre

Contractor Services - Minor

Drinking Establishment

Dwelling Units (above the *first storey*)

Dwelling Unit (one on the main floor
accessory to a commercial use)

Funeral Home

Gas Bar and Service Station*

Hotel/Motel

Laundry Facility

Parking Lot

Pet Care Services*

Sign** (Sign type 5)

Veterinary Clinic

*See Section 10 Specific Use Regulations

**See Section 11 Sign Regulations

15.4 REGULATIONS

- 15.4.1 The minimum **parcel area** is 348.0 m².
- 15.4.2 The minimum **parcel width** is 9.0 m.
- 15.4.3 The minimum **front yard setback** is zero.
- 15.4.4 The minimum **side yard setback** is 1.2 m, except where a **fire wall** is provided it is zero.
- 15.4.5 The minimum **rear yard setback** is 1.2 m, except:
 - (a) zero where a **fire wall** is provided; and
 - (b) 7.0 m for an **Apartment**.
- 15.4.6 The maximum **building height** of a **principal building** is 10.0 m.
- 15.4.7 The maximum **building height** of an **Accessory Building** is 5.0 m.

15.5 ADDITIONAL REQUIREMENTS

- 15.5.1 Notwithstanding Section **9.12 Parking and Loading**, the **Development Authority** may grant a relaxation or waive the minimum **parking stall** requirements within this district where adequate on-street parking is available.
- 15.5.2 **Parking stalls** shall not be located in the **front yard**.
- 15.5.3 **Apartments** must, to the satisfaction of the **Development Authority**:
 - (a) locate vehicle entrances and exits, **parking stalls** and **loading stalls** in such a manner to minimize impact on **adjacent uses**;
 - (b) integrate the **building** and site design with the surrounding neighbourhood context; and
 - (c) provide 15% of the **parcel area** as a **landscaped area** that functions as an **amenity area**.