

## 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**.

**(Bylaw C-1260-189 - March 24, 2025)**

<b>91.2 Permitted Uses</b>	
<ul style="list-style-type: none"><li>• Accessory Building or Structure</li><li>• Accessory Use</li><li>• Animal Service Facility, Minor</li><li>• Apartment Building (Bylaw C-1260-165-April 17, 2023)</li><li>• Boarding House</li><li>• Brewery, Distillery, or Winery and Accessory Use</li><li>• Broadcasting Studio</li><li>• Business Support Service</li><li>• Child Care Facility</li><li>• Commercial Business Centre, Local</li><li>• Commercial Business Centre, Minor</li><li>• Commercial Entertainment Facility</li><li>• Commercial Recreation Facility, Indoor</li><li>• Commercial School</li><li>• Community Service Facility</li><li>• Contractor, Limited</li><li>• Dispatch Office</li><li>• Drinking Establishment, Major</li><li>• Drinking Establishment, Minor</li><li>• Essential Public Service</li><li>• Financial Building</li></ul>	<ul style="list-style-type: none"><li>• Government Service</li><li>• Health Facility, Major</li><li>• Health Facility, Minor</li><li>• Hotel</li><li>• Liquor Store</li><li>• Mixed Use Apartment Building</li><li>• Office, Major</li><li>• Office, Minor</li><li>• Park</li><li>• Parking Lot or Building</li><li>• Personal Service Facility</li><li>• Residential Care Facility</li><li>• Residential Support Home - Type 1</li><li>• Restaurant</li><li>• Restaurant &amp; Drinking Establishment, Major</li><li>• Restaurant &amp; Drinking Establishment, Minor</li><li>• Retail Store, Convenience</li><li>• Retail Store, General</li><li>• Retail Store, Second-Hand</li><li>• Solar Collector</li></ul> <p>(Bylaw C-1260-68-Mar 20, 2017, Bylaw C-1260-79-Feb 25, 2019, Bylaw C-1260-116-April 20, 2020, C-1260-123-Aug 24, 2020, Bylaw C-1260-124-Oct 19, 2020 and Bylaw C-1260-130-Feb 8, 2021)</p>
<b>91.3 Discretionary Uses-Development Officer</b>	
<ul style="list-style-type: none"><li>• Automotive and/or Recreational Vehicle Sales, Rental and Service</li><li>• Carnival</li><li>• Casino</li><li>• Commercial Business Centre, Major</li><li>• Community Outreach Facility</li><li>• Community Recreation Facility</li><li>• Dry Cleaning Plant</li><li>• Family/Fast Food Restaurant</li><li>• Farmers/Flea Market</li><li>• Gas Bar</li><li>• Group Home</li></ul>	<ul style="list-style-type: none"><li>• Mixed Use Apartment Building, Up to 2 Units</li><li>• Motel</li><li>• Religious Assembly</li><li>• Residential Support Home - Type 2</li><li>• Residential Conversion</li><li>• Retail Store, Cannabis</li><li>• Service Station</li><li>• Small Wind Energy Systems</li><li>• Supermarket</li><li>• Urban Agriculture</li><li>• Vehicle Wash, Minor</li></ul> <p>(Bylaw C-1260-76-Sept. 5, 2017, Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020, Bylaw C-1260-123-Aug 24, 2020 and Bylaw C-1260-176-July 29, 2024)</p>
<b>91.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)</b>	
<ul style="list-style-type: none"><li>• Adult Entertainment Facility</li><li>• Extended Medical Treatment Services</li><li>• Funeral, Crematory and Interment Services</li></ul>	<ul style="list-style-type: none"><li>• Late Night Club</li><li>• Public Utility</li></ul> <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)</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 <b>(Bylaw C-1260-23 - December 14, 2015)</b>
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;**
- g. Apartment building in this District shall have a minimum of 24 units and a minimum height of three (3) storeys.

**(Bylaw C-1260-165 - April 17, 2023)**

#### 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)**