

7. COMMERCIAL ZONES

7.1. INTENT AND PURPOSE

The Commercial Zones are intended to provide sufficient land for various types of commercial development within the commercial designations of the Development Plan.

7.2 ZONES

7.2.1. “CG” General Commercial

This zone provides for appropriate land in the central business area for multi-functional uses such as retail business, multi-family residential, recreational, social, cultural and administrative land uses.

7.2.2. “CH” Highway Commercial

This zone provides for appropriate land to accommodate those businesses requiring large site areas and to provide retail and personal services adjacent to major transportation routes or arterial streets to serve the needs of the travelling public. Uses generally serve a broad regional clientele.

7.2.3. “CR” Commercial Recreation

This zone provides for a broad range of commercial recreational uses. Residential developments associated with recreational uses may also be permitted.

7.2.4. “RT” Recreation Tourism

This zone provides for sufficient land for recreation tourism development as an overlay zone at the same time allowing those uses zoned Agriculture A80 and Agriculture A40 as designated in Agriculture Use table 10 and Agriculture Bulk table 11 of this by – law.

7.3. USE REGULATIONS

All proposed uses in the commercial zones must comply with the use requirements as outlined in Table 15. Uses identified as “conditional” must undertake a conditional use process before approval can be given.

Table 15: Commercial Use Table

P = Permitted C = Conditional P/C = see table 1 - = Not Permitted

Use	CG	CH	CR	RT	Parking Group See Table 5
<u>A</u>					
Accessory uses, buildings or structures (<i>as per Table 1</i>)	P/C	P/C	P/C	P/C	N/A
Agricultural Commercial	P	P	P	P	11
Amusement enterprise	P	P	P	P	6
Animal shelter	-	C	C	C	N/A
Automobile:					
- body shop	C	P	-	-	11
- sales, leasing & servicing	P	P	-	-	11
- service station	P	P	C	C	11
- storage compounds	P	P	C	-	N/A
- supplies	P	P	C	-	11
<u>B</u>					
Bed and Breakfast	P	P	P	C	1
<u>C</u>					
Cabarets and cocktail lounges	P	P	P	P	6
Contractor's establishment:					
- enclosed within a building	P	P	C	C	12
- outdoor storage	C	P	C	C	N/A
<u>D</u>					
Dispatch services:					
- cleaning, couriers, taxi and similar services	P	P	C	C	9
<u>E</u>					
Education:					
- educational facilities	P	P	P	P	3
<u>F</u>					
Farm vacations	-	-	P	C	N/A
Funeral chapel , parlour	P	P	C	C	2
<u>G</u>					
Garden centre	P	P	P	C	12
<u>H</u>					
Halls – Public or Private	P	P	P	P	6

Use	CG	CH	CR	RT	Parking Group See Table 5
Health services	P	P	P	C	11
Hotel and motels	P	P	P	C	7
<u>K</u>					
Kennel	-	C	-	C	12
<u>L</u>					
Lumber & building supply:	P	P	C	C	11
<u>M</u>					
Manufacture and sales:					
- carpentry or cabinetry	C	C	-	-	11
- monument and memorial products	C	C	-	-	11
Manufacture and sales not listed	C	C	-	-	11
Marina	P	P	P	P	11
<u>P</u>					
Personal service establishment	P	P	P	C	11
Professional offices & support services	P	P	C	C	8,9
Planned Unit Development (See 3.24.)	-	-	C	C	N/A
Public:					
- buildings	P	P	P	P	8,9
- utilities	P	P	P	P	8,9
<u>R</u>					
Race tracks	-	-	C	C	N/A
Recreation vehicles					
- sales & service	P	P	P	P	12
Recreational – public	P	C	P	P	6
Recreational - commercial	C	C	P	P	6,11
Religious facility	P	P	P	P	2
Residential:					
- within rear ½ or second storey	P	P	P	P	1
- single family dwelling	P	P	P	P	1
- multi family	P	P	C	C	1
- mobile home	C	C	C	C	1
- care home, family day care home, private home day care	C	C	C	C	4
- day care centre, group care home, neighbourhood care home, neighbourhood rehabilitation centre	C	C	C	C	4
Garden Suite (see 3.13)	C	C	C	C	1
Restaurants					
- concessions	P	P	P	P	-
- eat-in	P	P	P	P	6
- drive through	C	C	P	C	11
Retail business	P	P	P	P	11

Use	CG	CH	CR	RT	Parking Group See Table 5
S					
Self-service storage facility	P	P	-	-	N/A
Special Events	C	C	C	C	N/A
Signs	P	P	P	P	N/A
Stables, riding or boarding	-	-	P	P	N/A
T					
Temporary Uses	P	P	P	P	N/A
Truck terminals	-	C	-	-	N/A
V					
Veterinary clinics and compounds	-	P	C	-	11
W					
Waste disposal facility					
- recycling depot	C	C	C	C	N/A
Other Commercial Use not listed in this table	C	C	C	C	Table 5