

Section 83: C1 Commercial Central District

83.1 Purpose:

To provide for an area for intensive commercial use, offering a wide variety of goods and services and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.

83.2 Uses:

Permitted Uses	Discretionary Uses
Animal Services Automobile Supply Store Bank / Financial Institution Building DemolitionClinic Convenience Food Store Contracting Services – Minor Day Care Facility Dry Cleaning and Laundry Depot / Plant Dwelling Units Above Ground Floor Business Florist Shop Food and/or Beverage Service Facility Handicraft Business Laundromat Light Equipment Repair / Rental Office Building Personal Service Shop Pharmacy Public Use Restaurant Restaurant – Drive Thru Restaurant – Takeout / Delivery Retail Store Sign Theatre Theatre – Movie	Accessory Use Apartment Automobile Repair Garage Communication Tower Parking Facility Recreation Facility Recycling Depot Similar Use Taxi / Bus Depot Temporary Mobile Commercial Sales Vehicle Wash Utility Building

83.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	100%
Floor Area	n/a
Minimum Parcel Area	n/a
Maximum Building Height	A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m
Front Yard Setback	Nil.
Side Yard Setback	Nil, or as required by the Alberta Building Code, whichever is greater.
Rear Yard Setback	Shall be provided for parking and loading spaces.
Parking and Loading	Part 8 of this Bylaw.
Outdoor Storage and Display	Outdoor storage and display is not permitted except sidewalk sales. Garbage storage shall be confined to a designated area, and shall not have an adverse affect on the use or circulation on the parcel or adjacent parcels.
Dwelling Unit Entrance	Dwelling units shall have an entrance separate for the entrance to any commercial component of the building.