
SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide a space for large shopping centres and/or “Big Box Stores” that are intended to serve a community or regional area. These Districts shall be located within urban areas and serviced with municipal water and sewer and separate with a buffer between residential and industrial uses.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Big Box Store
- (b) Bar/Pub, Major
- (c) Bank/ Financial Institution
- (d) Hotel
- (e) Supermarket, Major
- (f) Retail Store
- (g) Restaurant, Eating Establishment
- (h) Restaurant, General
- (i) Restaurant Drive Through
- (j) Theatre
- (k) Theatre, Movie
- (l) Warehouse Store

Discretionary Uses

- (a) Accessory Uses, Buildings or Structure
- (b) Building Supply Outlet
- (c) Cannabis Retail Sales - refer to Section 3(29-31)
- (d) Fitness Centre Supermarket Minor
- (e) Nursery and Garden Store
- (f) Public Use
- (g) Restaurant, Limited
- (h) Retail Store
- (i) Utilities

SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

2. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

| | |
|--------------------------|--|
| | Serviced |
| Minimum Lot Area: | ½ acres |
| Minimum Lot Width: | 30 metres |
| Minimum Front Yard: | 12 metres |
| Minimum Rear Yard: | 7.5 metres |
| Minimum Side Yard: | 3 metres |
| Building Height: | Discretion of the Development Authority. |
| Maximum Lot Coverage: | 40% |
| Minimum Landscaped Area: | 10% |

4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping requirements shall be determined as follows:

- (a) Landscaping shall comply with the general landscaping requirements of this Bylaw (Section 3.16) as well as the more specific requirements found in this Section.
- (b) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall separate all landscaped areas from hard surfaces
- (c) The minimum landscaped area shall be concentrated in front yards, and exterior side yard but additional landscaping may be required in other yards to separate uses or to provide a buffer or screening from other uses. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.
- (e) Buffer, Fencing, Screening: Shall be consistent with Section 1.7 of the Land Use Bylaw.

5. **SPECIAL REQUIREMENT: STORAGE AREAS**

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to be consistent with the County Design Standards. All storage shall be accessory t

SECTION 43: COMMERCIAL BUSINESS CENTRE MAJOR (CBMJ) DISTRICT

the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

6. SPECIAL REQUIREMENTS: ACCESS & PARKING

- (a) Access to buildings/uses on a single lot shall be shared. Parking for customers and staff may be shared.
- (b) Further to the parking requirements found in Section 3.19 –General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

7. SPECIAL REQUIREMENTS: SITE PLAN AND DEVELOPMENT AGREEMENT

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on 'Form A' and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

8. CHARACTER & FORM:

- (a) Design of the lot and all buildings contained on the site shall be consistent with County's Urban Design Guidelines.