
SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

1. **PURPOSE**

This district is to provide an area for a comprehensively designed and attractive mix of highway commercial, service commercial and general commercial uses located on high visibility highway/arterial road corridors and in other areas planned as major commercial centres as part of new community/neighbourhood development. Due to the intensity of commercial development anticipated, appropriate transitions are to be provided between these areas and residential development.

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) Automotive/Recreation Vehicle Sales and Rental
- (b) Banks/Financial Institution
- (c) Clinic
- (d) Convenience Food Store
- (e) Dry Cleaning and Laundry Depot
- (f) Eating Establishment
- (g) Florist Shop
- (h) Gas Bar
- (i) Hotel
- (j) Laundromat
- (k) Motel
- (l) Office or Office Building
- (m) Office, Medical/Dental
- (n) Personal Service Shop
- (o) Pharmacy
- (p) Restaurant
- (q) Retail Store
- (r) Theatre
- (s) Theatre, Movie
- (t) Utilities
- (u) Vehicle Wash
- (v) Warehouse Store

SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

Discretionary Uses

- (a) Accessory Uses and Buildings
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Boarding or Lodging House
- (f) Building Supply Outlet
- (g) Bus Station
- (h) Cannabis Retail Sales - refer to Section 3(29-31)
- (i) Caterer
- (j) Contracting Services, Minor
- (k) Data Processing Establishment
- (l) Day Care Facility
- (m) Drive-through Restaurant
- (n) Dry Cleaning and Laundry Plant
- (o) Dry Cleaning Establishment
- (p) Dugout
- (q) Duplicating Shop
- (r) Residential Dwelling Unit accessory to a Permitted or Discretionary Use
- (s) Equipment Rental/Repair
- (t) Farmers'/Flea Market
- (u) Food and/or Beverage Service Facility
- (v) Funeral Home
- (w) Gaming or Gambling Establishment
- (x) Greenhouse, Commercial
- (y) Nursery and Garden Store
- (z) Park
- (aa) Printing Establishment
- (aa) Public Use
- (bb) Recreation Facility, Commercial
- (cc) Recreation Facility, Indoor
- (dd) Religious Assembly*
- (ee) Shopping Centre
- (ff) Signs
- (gg) Supermarket
- (hh) Taxi Establishment
- (ii) Theatre, Drive-In
- (jj) Tourist Information Facility
- (kk) Truck Stop
- (ll) Veterinary Clinic
- (mm) Warehouse

*Note Section 3(22) of this Bylaw.

SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

3. **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	Un-serviced
Minimum Lot Area:	2,000 m ²	10,000 m ²
Minimum Lot Width:	30 metres	38 metres
Minimum Front Yard:	12 metres	12 metres
Minimum Rear Yard:	7.5 metres	7.5 metres
Minimum Side Yard:	3 metres	3 metres
Building Height:	Discretion of the Development Authority.	
Maximum Lot Coverage:	40%	35%
Minimum Landscaped Area:	10%	10%

4. **SPECIAL REQUIREMENTS: LANDSCAPING**

Landscaping shall be a special requirement and 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 be placed around all landscaped areas.
- (c) The minimum landscaped area shall be concentrated in front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (d) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

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 the satisfaction of the Development Authority. All storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.

SECTION 29: COMPREHENSIVE COMMERCIAL (CC) DISTRICT

6. **SPECIAL REQUIREMENTS: PARKING**

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

7. **SPECIAL REQUIREMENT: BUILDING LOCATION AND FRONTYARD**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

8. **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.