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## SECTION 30: GENERAL COMMERCIAL (GC) DISTRICT

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### 1. **PURPOSE**

The purpose of this district is to provide for commercial development within a hamlet and other serviced residential communities.

### 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) Banks/Financial Institution
- (b) Convenience Food Store
- (c) Florist Shop
- (d) Laundromat
- (e) Office or Office Building
- (f) Personal Service Shop
- (g) Restaurant
- (h) Retail Store
- (i) Tourist Information Facility
- (j) Utilities

#### **Discretionary Uses**

- (a) Accessory Use, Building or Structure
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Automotive/Recreation Vehicle Sales and Rental
- (f) Bed and Breakfast
- (g) Boarding or Lodging House
- (h) Bulk Fuel and Chemical Storage
- (i) Cannabis Retail Sales - refer to Section 3(29-31)
- (j) Campground
- (k) Caterer
- (l) Clinic
- (m) Day Care Facility
- (n) Drive-through Restaurant
- (o) Dry Cleaning and Laundry Depot
- (p) Duplicating Shop
- (q) Eating Establishment
- (r) Farmers'/Flea Market

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## SECTION 30 GENERAL COMMERCIAL (GC) DISTRICT

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- (s) Food and/or Beverage Service Facility
- (t) Funeral Home
- (u) Gas Bar
- (v) Group Care Facility
- (w) Hotel
- (x) Motel
- (y) Manufactured Home
- (z) Museum
- (aa) Office, Medical/Dental
- (aa) Park
- (bb) Pharmacy
- (cc) Public Use
- (dd) Recreation Facility, Commercial
- (ee) Recreation Facility, Indoor
- (ff) Religious Assembly\*
- (gg) Residential Dwelling(s) Accessory to the principal commercial use
- (hh) Restaurant
- (ii) Sign
- (jj) Theatre
- (kk) Theatre, Movie
- (ll) Truck Stop
- (mm) Vehicle Wash

\*Note Section 3(22) of this Bylaw.

### **3. DISTRICT REQUIREMENTS**

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Minimum Lot Area:	
Fully serviced Lots:	230 m <sup>2</sup>
Existing Un-serviced Lots:	230 m <sup>2</sup>
Minimum Lot Width:	7.5 metres
Minimum Front Yard:	7.5 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	None required except adjacent to residential districts whereby the side yard shall be a minimum of 3 metres or greater as required by the Development Authority.
Building Height:	At the discretion of the Development Authority.
Minimum Landscaped Area:	At the discretion of the Development Authority.
Maximum Lot Coverage:	At the discretion of the Development Authority.

### **4. SPECIAL REQUIREMENTS**

- (a) All sites abutting a residential district shall be screened from view of the

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## SECTION 30 GENERAL COMMERCIAL (GC) DISTRICT

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residential district to the satisfaction of the Development Authority.

- (b) Outside storage areas shall be screened to the satisfaction of the Development Authority.
- (c) 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 in 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.