

# COMMERCIAL GENERAL: CG

## SECTION 1 PURPOSE

The purpose of this land use district is to accommodate a variety of commercial uses that cater to Town residents, surrounding communities, and the travelling public.



## SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory building Accessory structure Accessory use Bakeries Business support services Cafes Convenience stores Drycleaners Financial institutions Government services Laundromat Medical/health facilities Offices Personal service Pet grooming services Restaurants Retail stores Shipping containers: Temporary Signs: Canopy Fascia Temporary Window ‡Structural alterations to an approved use	Alternative energy, private Automotive sales and service Community resource facility Daycares Dwellings: Accessory to an approved use Entertainment establishments Funeral services Hotel/motel: ≤ 20 rooms Institutional Kennels: Minor Major Media production facilities Mixed-use buildings Moved-in buildings Public or private recreation Public or private utilities Signs: Freestanding Projecting Surveillance suites Veterinary clinics	Automotive repair shops Bars/lounges Breweries, distilleries and wineries Cannabis retail store Car washes Commercial schools Community association buildings Equipment sales and services Gas bar Hotel/motel: > 20 rooms Liquor stores Lodges and clubs Parking facilities Parks and playgrounds Recreational vehicle sales and service Religious assembly Service stations Shipping containers Signs: Mural Tattoo shops Theatres Warehouse facilities
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission.	

*‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and do not require any variances. See Section 4.9 of Administration.*

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All – no lane	921 m <sup>2</sup> (9915 ft <sup>2</sup> )	30.2 m (99 ft)	30.5 m (100 ft)
All – with lane	459.8 m <sup>2</sup> (4950 ft <sup>2</sup> )	30.2 m (99 ft)	15.2 m (50 ft)
Downtown overlay	To the discretion of the Development Authority.		
Provincial historic area overlay	To the discretion of the Development Authority.		
<i>Notes</i>	<i>Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.</i>		

### SECTION 4 SETBACKS

#### 4.1 APPLICABILITY

- (1) Notwithstanding the setbacks provided in Section 4.2 of this land use district, setbacks in established areas shall be determined by application of Section 3.6 of Administration; and
- (2) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 4.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

#### 4.2 SETBACK REQUIREMENTS

Principal Building	
<b>Front and Secondary front</b>	5 m (16.4 ft)
<b>Rear</b>	0 m (0 ft) except where parking, loading, storage, building access and maintenance, and waste disposal provisions are required
<b>Side</b>	
<i>Notes</i>	<i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)		
Front	N/A (prohibited in front yards)	
Rear	1.0 m (3.3 ft)	
Side	1.0 m (3.3 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)
Notes	<i>Setbacks are measured to the closest point of the building/structure, allowing for projections as per Section 21 of Schedule 3.</i>	
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>	
	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory structure.</i>	

## SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: 60% inclusive of all buildings and structures
- (2) Principal building: 45 – 60% depending on accessory structures  
*Note: attached garages are considered part of the principal building for the purposes of site coverage calculations.*
- (3) Accessory building(s): 0 – 15% depending on principal building

## SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s): 4.9 m (16 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay (Schedule 5) shall be to the discretion of the Development Authority.

## SECTION 7 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the CG land use district include but are not limited to:
  - (a) General Standards of Development: **Schedule 3**  
Section 1: Accessory Buildings and Structures  
Section 2: Access Requirements  
Section 4: Corner Lots  
Section 5: Decks and Patios  
Section 6: Design Standards  
Section 7: Exceptions to Building Height

Section 8: Fences, Privacy Walls and Gates  
Section 9: Gateways  
Section 10: Grading, Excavation, Stripping and Stockpiling  
Section 11: Infill Development  
Section 12: Interface Areas  
Section 13: Landscaping  
Section 14: Mixed-use Development  
Section 15: Moved-in Buildings  
Section 16: Nuisance, Pollution and Hazard Control  
Section 17: Outdoor Lighting  
Section 18: Outdoor Storage and Display  
Section 19: Parking and Loading  
Section 20: Prohibitions  
Section 21: Projections into Setbacks  
Section 22: Screening  
Section 23: Site Drainage and Stormwater Management  
Section 25: Vehicle-oriented Development

- (b) Use-specific Standards of Development: **Schedule 4**
  - Section 1: Alternative Energy Sources
  - Section 3: Childcare Facilities
  - Section 7: Kennels
  - Section 11: Multi-unit Dwellings
  - Section 15: Cannabis Regulation
  
- (c) Overlays **Schedule 5**
  - Section 1: Downtown Overlay