

ZONING REGULATIONS

SCHEDULE C LAND USE DISTRICT REGULATIONS

9.0 CENTRAL COMMERCIAL DISTRICT (C1)

General Purpose

To provide 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.

Permitted Uses:

Dwelling Units, subject to section 9.1 of Schedule C
Eating Establishments
Financial Services
Health and Medical Services
Offices
Personal Services
Retail Commercial Uses

Discretionary Uses:

Accessory Buildings and Uses
Bus Depots
Commercial Recreation and Entertainment Facilities
Day Care Facilities
Drinking Establishments (Adult Entertainment Prohibited)
Funeral Homes
Gas Bar
Hotel/Motel
Parking Facilities for uses in this District
Public Uses
Public Utility Buildings
Quasi-Public Uses
Repair Services

Development Standards

The following standards shall apply to every development in this District.

Minimum Front Yard:	NIL
Minimum Side Yard:	NIL, unless otherwise required by Schedule B or the Alberta Building Code
Minimum Rear Yard:	Shall be in accordance with applicable sections of Schedule B
Maximum Parcel Coverage:	100%, includes Parking Facilities

SCHEDULE C
LAND USE DISTRICT REGULATIONS

Maximum Building Height: 10.0 m (32.8 ft)

Supplementary Regulations All uses must comply with the regulations in Schedule B and Schedule D.

Restrictions of Outdoor Storage and Display Areas: No outdoor storage or outdoor display shall be permitted.

9.1 Dwelling Units

Where a dwelling unit is part of the Commercial building, dwelling units shall:

- (a) be secondary and subordinate to the principal commercial uses;
- (b) have an entrance that is separate and distinct from the entrance of any commercial component of the building;
- (c) not be located in front of building on the ground floor level; and
- (d) not be located on the same floor as a non-residential use unless there is a physical separation of uses or entrances to the satisfaction of the Development Authority.