

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:	Adult Entertainment (Lots 2-4, Block 1, Plan 868E only)	[2016-07]
	Cannabis Retail Sales	[2018-37]
	Convenience Food Store	[2014-17]
	Day care facility – commercial	[2008-07]
	Home Occupation – Class 1	[2017-14]
	Indoor merchandise sales	
	Financial Services	[2014-17]
	Fitness Centre	[2014-17]
	Liquor Store	[2014-17]
	Mixed use commercial at grade	[2015-02]
	Offices	
	Personal services	
	Restaurants	
Discretionary Uses:	Accessory Buildings	[2014-17]
	Accessory uses	
	Apartment	
	Billboard signs – where no other principal use, other than parking facilities, exists	[2011-01]
	Bed and Breakfast Establishments	
	Bus depots	
	Commercial recreation and entertainment facilities	
	Detached dwellings	[2015-02]
	Drinking establishments	
	Drive through	[2013-02]
	Duplexes	[2015-02]
	Instructional Facility	[2013-07]
	Home Occupation – Class 2	[2017-14]
	Mechanized excavation, stripping and grading	
	Multiple housing development	[2008-26]
	Multi-plexes	[2015-02]
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Repair services excluding vehicular and heavy equipment	
	Row housing	[2015-02]
	Schools	[2013-07]
	Secondary suites	[2015-02]
	Signs	

Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

- Minimum Front Yard: Nil, with the exception of residential use dwellings, then the front yard shall be 6m (20 ft). [2015-02]
- Minimum Side Yard: Nil, with the exception of residential use dwellings and duplexes, then the side yard shall be 1.5m (5 ft) except where it abuts a road – 3 m (10 ft), or as required by the Alberta Building Code, whichever is greater. [2015-02]
- Minimum Rear Yard: Nil, with the exception of residential use dwellings, then the rear yard shall be 6m (20 ft). [2015-02]
- Maximum Parcel Coverage: 100%, with the exception of 80% for residential uses. [2015-02]
- Landscaped Area: At the discretion of the Development Authority. [2016-02]
- Outdoor Storage and Display: Outdoor storage and display areas shall not exceed 5% of the main building's floor area.
- Miscellaneous Provisions: Awnings, as extensions to the main building on a parcel, may be approved by the development authority subject to the following requirements being met:
- (a) awning coverings being of cloth or similar material only,
 - (b) the projection over the minimum front yard from the main wall of the building being a maximum of 0.75 m (3 ft),
 - (c) the distance from the lowest part of the awning to grade level being a minimum of 2.5 m (8 ft),
 - (e) approvals being limited to a maximum of 3 years.
- Supplementary Regulations: All uses must also comply with the regulations in Schedule B and Schedule D, except, at the sole discretion of the development authority, as follows: [2011-01]
1. Loading spaces
Commercial uses may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.

The regulations for all discretionary uses shall be as established in Schedule B, subject to the following:

1. Dwelling units above the ground floor:
 - (a) Pedestrian access:
All dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
 - (b) Car parking:
All residential uses shall comply with the provisions of Section 3(1) of Schedule B.
2. Loading spaces: Commercial uses, at the sole discretion of the development authority, may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.