

## TOWN OF OYEN



## LAND USE BYLAW NO. 891-22

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**23. C-1 - Central Commercial District****(1) Purpose**

The purpose and intent of this district is to provide for pedestrian-oriented and centralized commercial and retail development.

**(2) Permitted Uses**

- Financial Institution
- Laundromat/ Dry Cleaners
- Post office
- Library
- Public park
- Restaurant
- Personal Service Establishment
- Retail stores and shopping centers
- One or more dwelling units accessory to a commercial use
- Professional, financial and administrative offices
- Accessory buildings and uses
- Permitted signs
- Renewable Energy System

**(3) Discretionary Uses**

- Licensed Beverage Establishment
- Multiple Unit Dwelling
- Theatre
- Liquor Store
- Museum
- Parking lot
- Drive-in business
- Motel/ Hotel
- Service station
- Private club or lodge
- Public and quasi-public building
- Public utility buildings and installations
- Funeral home
- Amusement Centre (Billiard Parlour, Bowling Alley, etc.)
- Car wash
- Vehicle Sales and Service
- Clinic
- Daytime child care service
- Storage Structure – accessory to a commercial use
- Communication Tower
- Cannabis Retail Sales

**(4) Minimum Requirements****(a) Site Area:**

- (i) As required by the Development Authority.

**(b) Front Yard:**

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- (i) Based on the front yard provided by neighboring buildings and is to be determined for each application by the Development Authority.
  - (c) Side Yards:
    - (i) 1.52 m (5 ft.) adjacent to residential districts;
    - (ii) No side yard is required where a rated firewall is provided, but if a side yard is provided it must be 1.23 m (4 ft.).
  - (d) Rear Yard:
    - (i) 6.1 m (20 ft.) or as required by the Development Authority.
  - (5) Maximum Limits
    - (a) Height:
      - (i) 13.72 m (45 ft.) unless otherwise approved by the Development Authority.
    - (b) Site Coverage:
      - (i) 80%