

# 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 Alternative energy, Solar roof or wall mounted Bakery Business support service Cafe Convenience store Dry cleaner Financial institution Government service Laundromat Medical/health facilities Office Personal service establishment Pet grooming services Restaurant Retail store Shipping container (temporary) Sign: Canopy Fascia Temporary Window	Accessory use Alternative energy, Solar ground mounted Automotive sales and service Community resource facility Childcare facility, Daycares Dwelling unit above non- residential use Dwelling unit in rear of non- residential use Entertainment establishment Funeral services Hotel:< 20 rooms Kennel, Minor Kennel, Major Outdoor display Media production facilities Mixed-use Moved-in building Private recreation Private utilities Public recreation Public utilities Repair and service shop Sign: Freestanding Projecting Surveillance suite Veterinary clinic Workshop	Automotive repair shop Bar/lounge Breweries, distilleries and wineries Cannabis retail store Car wash Commercial school Equipment sales and services, Light Gas bar Hotel:> 20 rooms Liquor store Lodges and clubs Parking facility Parks and playgrounds Pawn shop Recreational vehicle sales and service Religious assembly Service station Shipping container (permanent) Short-term rental Sign: Mural Storage, Outdoor Tattoo shop Theatre Warehouse store

## 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.		

**Notes**

*Minimum lot sizes do not preclude individual commercial units to be separated by condominium subdivision.*

## 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 Administration Section 3.6; 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		
Front and Secondary front	5 m (16.4 ft)	
Rear	0 m (0 ft) except where parking, loading, storage, building access and maintenance, and waste disposal provisions are required	
Side		
Notes	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	
	Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.	
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	Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.	
	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.	
	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.	

## **SECTION 5      MAXIMUM LOT 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 lot 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): 5.5m (18 ft)
- (3) Building height maximums within the Downtown Overlay and Provincial Historic Area Overlay (Schedule 6) 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: Easements
  - Section 7: Fences, Privacy Walls and Gates
  - Section 8: Grading, Excavation, Stripping and Stockpiling
  - Section 9: Infill Development
  - Section 10: Nuisance, Pollution and Hazard Control
  - Section 11: Outdoor Storage and Display
  - Section 12: Parking and Loading
  - Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
  - Section 14: Projections into Setbacks
  - Section 15: Site Drainage and Stormwater Management

- (b) Design Standards of Development: **Schedule 4**

- Section 1: General Design Standards
  - Section 2: Interface Areas
  - Section 3: Landscaping
  - Section 4: Outdoor Lighting
  - Section 5: Screening
  - Section 6: Vehicle-oriented Development

- (c) Use-specific Standards of Development: **Schedule 5**

- Section 1: Alternative Energy Sources
  - Section 3: Childcare Facility
  - Section 6: Moved-in Buildings and Moved-in Dwellings
  - Section 7: Kennels
  - Section 14: Breweries, Distilleries and Wineries

Section 15: Cannabis Regulation  
Section 16: Shipping Containers  
Section 20: Condominium Conversion Application  
Section 21: Mixed-use Development

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| (d) | Overlays   | <b>Schedule 6</b> |
|     | Section 1: Downtown Overlay<br>Section 3: Gateways Overlay |                   |
| (e) | Signs  | <b>Schedule 7</b> |