

Amending Bylaws	<b>11. Commercial Zones</b>		
Bylaw 8974	<b>11.1</b>	<b>C1, C1c, C1I: Downtown</b>	<b>C1</b>
	<b>11.1.1</b>	<p><b>Purpose</b> The purpose of this zone is to provide for a mix of uses for the central business area of the city.</p>	
Bylaw 8164 Bylaw 8256 Bylaw 8656 Bylaw 8947 Bylaw 9041 Bylaw 9110	<b>11.1.2</b>	<p><b>Principal Uses</b></p> <ul style="list-style-type: none"> <li>• apartment hotel</li> <li>• auction, minor</li> <li>• boarding or lodging house</li> <li>• brewery &amp; distillery, minor only in C1I</li> <li>• club</li> <li>• community care facility, major</li> <li>• community care facility, minor</li> <li>• education</li> <li>• education, commercial</li> <li>• education, higher</li> <li>• emergency service</li> <li>• entertainment, adult-oriented</li> <li>• entertainment, spectator</li> <li>• exhibition &amp; convention facility</li> <li>• greenhouse &amp; plant nursery</li> <li>• health service, minor</li> <li>• hotel</li> <li>• housing, apartment</li> <li>• housing, congregate</li> <li>• housing, row</li> <li>• housing, stacked row</li> <li>• library &amp; exhibit</li> <li>• liquor primary establishment, major only in C1I</li> <li>• liquor primary establishment, minor only in C1I</li> <li>• motel</li> <li>• office</li> </ul>	Bylaw 9110
			<b>11.1.2</b>
			<p><b>Principal Uses (Continued)</b></p> <ul style="list-style-type: none"> <li>• park</li> <li>• parking, non-accessory</li> <li>• recreation, indoor</li> <li>• religious assembly</li> <li>• restaurant</li> <li>• retail, adult-oriented</li> <li>• retail, cannabis only in C1c</li> <li>• retail, convenience</li> <li>• retail, farmers market</li> <li>• retail, flea market</li> <li>• retail, general</li> <li>• retail, liquor, in C1I only</li> <li>• service, business support</li> <li>• service, dating or escort</li> <li>• service, financial</li> <li>• service, funeral</li> <li>• service, household repair</li> <li>• service, massage</li> <li>• service, massage therapy</li> <li>• service, personal</li> <li>• service, pet grooming &amp; day care</li> <li>• service station, minor</li> <li>• temporary shelter services</li> <li>• transportation depot</li> <li>• utility, minor</li> <li>• vehicle rental, minor</li> <li>• vehicle repair, minor only on lots abutting 1st Avenue (not including camper vehicles)</li> <li>• vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or camper vehicles)</li> </ul>
			<b>11.1.3</b>
			<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• home business 1</li> </ul>
	<b>11.1.4</b>	<p><b>Subdivision Regulations</b></p> <ol style="list-style-type: none"> <li>1. The minimum lot width is 4.5 m.</li> <li>2. The minimum lot area is 135 m<sup>2</sup>.</li> </ol>	

**11.1.5 Development Regulations**

1. The maximum residential density is 280 dwellings/ha..
2. The maximum site coverage is 100%.
3. The maximum height is 55.0 m.
4. The minimum front, side, and rear yard is 0.0 m.

Bylaw 8256

**11.1.6 Other Regulations**

1. Outdoor use is not permitted except for retail, farmers market; utility; vehicle, sale; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; service station, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Bylaw 8164  
Bylaw 8614  
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