



(204-2010)(253-2021)

SECTION 28.1 DOWNTOWN COMMERCIAL – DC

The lands zoned DC on Schedule A to this by-law:

28.1.1 shall only be used for the following purposes:

(a) <u>Commercial</u>	
(1)	a retail establishment having no outside storage
(2)	a grocery store or supermarket
(3)	a service shop
(4)	a personal service shop
(5)	a bank, trust company, or financial company
(6)	an office
(7)	a dry cleaning and laundry distribution station
(8)	a laundromat
(9)	a parking lot
(10)	a dining room restaurant, a convenience restaurant, a take-out restaurant
(11)	a printing or copying establishment
(12)	a commercial school
(13)	a garden centre sales establishment
(14)	a temporary open air market
(15)	a place of commercial recreation
(16)	a community club
(17)	a health centre
(18)	a tavern
(19)	a taxi or bus station
(20)	a theatre
(21)	a custom workshop
(22)	a motor vehicle or boat sales or rental establishment and accessory repair facilities
(23)	a hotel or motel
(24)	an animal hospital
(b) <u>Other</u>	

	(1) an apartment dwelling in which a maximum of 30% of the gross floor area is used for commercial purposes
	(2) Supportive Housing Residence Type 2
	(3) a lodging house
	(4) a place of worship
	(5) purposes accessory to the other permitted purposes

28.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth	<p>(i) 2 metres or the Street Line Setback as shown on Schedule B of this by-law, whichever is the lesser</p> <p>(ii) On a corner lot which abuts a Residential Zone, no person shall erect a building or structure at a lesser distance from the street, upon which the residential lots front, than the depth of the front yard required for a dwelling upon the said residential lots.</p>
(b) Minimum Interior Side Yard Width	<p>(i) Where it abuts a Commercial or Industrial Zone: 0 metres</p> <p>(ii) Where it abuts a Residential, Institutional or Open Space Zone: 1.5 metres</p> <p>(iii) Where there is no access to the rear yard by public street or public or private land: 3.6 metres on one side</p>
(c) Minimum Exterior Side Yard Width	2 metres
(d) Minimum Rear Yard Depth	<p>(i) Where it abuts a Residential, Institutional or Open Space Zone: 6 metres</p> <p>(ii) Where there is no access to the rear yard by public street or public or private land: 6 metres</p> <p>(iii) Where there is access to the rear yard by street or across public or private land: 0 metres</p>
(e) Maximum Building Height	11 storeys
(f) Other	The requirements and restrictions of the R4B zone shall apply to apartment buildings in this zone

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	except that the maximum building height for apartment buildings shall be 11 storeys
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