

SECTION 10-26. C-1 (CENTRAL BUSINESS DISTRICT)

10.26.1 INTENT

The intent of the C-1 District is to identify and delimit the central business district, an area which is intended to accommodate the need and demand for the full range of central commercial activities, including major business, finance, real estate, insurance, government, recreation, entertainment, cultural, tourist and convention functions. All commercial uses, except highway-service and special recreation uses and those activities specially provided for in regional, community or neighbourhood shopping centres or local convenience shopping facilities, shall be encouraged to locate or relocate within the central business district. Mixed commercial and residential development shall also be provided for and encouraged with a view to broadening and enriching the range of core area activity and ensuring the long-term viability of the City centre.

10.26.2 USES PERMITTED

Subject to all other provisions of this Bylaw, the following uses only shall be permitted in the C-1 District:

- (1) Car Rental
- (2) Car Sales or Service, permitted only on properties abutting 1st Avenue
- (3) Club or Lodge
- (4) Commercial Arcade
- (5) Commercial Auction
- (6) Commercial Exhibition
- (7) Commercial Office
- (8) Commercial Parking Lot or Parkade
- (9) Commercial Recreation
- (10) Commercial Retail
- (11) Commercial Service
- (12) Dwelling, Boarding or Rooming House
- (13) Dwelling, Local Multiple-Family subject to sub-section 10-26.3(5)
- (14) Dwelling, Multiple-Family
- (15) Education Services
- (16) Farmers' Market
- (17) Flea Market
- (18) Funeral Home
- (19) Gaming Facility, Minor, subject to the provisions of Section 10-26.3 (5) (h)
- (20) Gasoline Service Station, subject to the provisions of Section 27 of this Bylaw
- (21) Laboratory
- (22) Liquor Store
- (23) Medical or Dental Office
- (24) Neighbourhood Public House

- (25) Nursery or Greenhouse
- (26) Printing or Publishing
- (27) Public Government
- (28) Public Health and Welfare
- (29) Public Recreation
- (30) Public Utility
- (31) Restaurant
- (32) School, Trade
- (33) Sidewalk Vendor
- (34) Studio, Radio or Television
- (35) Tourist Accommodation
- (36) Transportation Depot

10-26.3 REGULATIONS

All permitted uses shall be subject to the following regulations:

(1) **SITE REGULATIONS:**

- (a) The minimum SITE AREA shall be 135 m² (1,453 square feet);
- (b) The minimum SITE WIDTH shall be 4.50 m (15 feet).

(2) **BUILDING REGULATIONS:**

- (a) The maximum SITE COVERAGE shall be 100%;
- (b) No building shall exceed a HEIGHT of 55.0 m (180 feet).

(3) **YARD AND SETBACK REQUIREMENTS:**

- (a) Principal buildings shall not require FRONT, REAR and SIDE YARDS;
- (b) Accessory buildings shall have minimum FRONT, REAR and SIDE YARDS of 1.20 m (4 feet);
- (c) Notwithstanding subsections (a) and (b) above, a minimum SETBACK of 3.00 m (10 feet) shall be provided from any site line which abuts a site in a UR District without the intervention of a highway.

(4) **OFF-STREET PARKING AND LOADING REQUIREMENTS:**
Section 29 shall apply.

(5) OTHER REGULATIONS:

- (a) Every use shall be enclosed entirely within a building except for a Farmers' Market, Flea Market, Gasoline Service Station, Nursery or Greenhouse, Restaurant Use, Sidewalk Vendor and off-street parking and loading facilities;
- (b) A Farmers' Market or Restaurant use only shall be permitted in a motor vehicle registered pursuant to the Motor Vehicle Act subject to the approval of the Medical Health Officer;
- (c) All principal uses shall, wherever possible, be oriented to pedestrian needs and be so located and designed as to encourage pedestrian continuity and avoid vehicular interference with pedestrian movement;
- (d) The maximum SITE AREA of any tenancy or rental area within a Flea Market shall be 40 m² (430 square feet);
- (e) No Commercial Arcade use shall be permitted within 400 metres (1,312 feet) of any other Commercial Arcade use.
- (f) See Section 21 for screening and landscaping requirements.
- (g) A local Multiple-Family Dwelling unit shall not be located on the first storey unless it is situated to the rear of another permitted use in the C-1 District. Notwithstanding this, an entrance to a local Multiple-Family Dwelling unit is permitted along the first storey street frontage.
- (h) A minor gaming facility is only permitted on Lots 3 through 16, Parcel A and the West ½ of Lot 17, and Lot 18, Block 172, District Lot 343, Cariboo District, Plan 1268 and the abutting lane.