

Section 92 General Commercial District - CG

92.1 Purpose

To provide for a range of commercial and related uses that are located along arterial roads and in close proximity to medium and higher density residential or non-residential areas.

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| 92.2 Permitted Uses | |
| <ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Animal Service Facility, Minor • Business Support Service • Child Care Facility • Commercial Business Center, Minor • Contractor, Limited • Dispatch Office • Drinking Establishment, Minor • Family/Fast Food Restaurant • Financial Building • Gas Bar • Health Facility, Major • Health Facility, Minor | <ul style="list-style-type: none"> • Liquor Store • Mixed Use Apartment Building • Office, Major • Office, Minor • Personal Service Facility • Restaurant • Restaurant & Drinking Establishment, Minor • Retail Store, Convenience • Retail Store, General • Retail Store, Second-Hand • Solar Collector • Supermarket <p>(Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-128-Feb 8, 2021 and Bylaw C-1260-165-Apr 17, 2023)</p> |
| 92.3 Discretionary Uses-Development Officer | |
| <ul style="list-style-type: none"> • Automotive and Equipment Repair and Sales, Minor • Commercial Business Center, Major • Commercial Entertainment Facility • Commercial Recreation Facility, Indoor • Commercial School • Community Recreation Facility • Community Service Facility • Equipment Rental and Repair | <ul style="list-style-type: none"> • Essential Public Service • Recycling Depot • Retail Store, Cannabis • Small Wind Energy Systems • Urban Agriculture • Vehicle Wash, Minor <p>(Bylaw C-1260-94-June 18, 2018, Bylaw C-1260-97-July 3, 2018 Bylaw C1260-124-Oct 19, 2020, Bylaw C-1260-128-Feb 8, 2021 and Bylaw C-1260-176-July 29, 2024)</p> |
| 92.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020) | |
| <ul style="list-style-type: none"> • Adult Entertainment Facility | <ul style="list-style-type: none"> • Public Utility <p>(Bylaw C-1260-68-March 20, 2017 and Bylaw C-1260-97-July 3, 2018)</p> |

92.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

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| a) | Site Width: | 30m |
| b) | Front Yard: | 6.1m |
| c) | Rear Yard: | 7.6m |
| d) | Side Yards: | 6.1m |
| e) | Building Height (Maximum): | 2 Storeys for solely commercial use, 4 Storeys for commercial/residential mixed-use buildings |
| f) | Site Coverage: (Maximum) | 50 % |

92.5 Additional Requirements

- a. The maximum gross floor area for a single super market shall be 4,650m²;
- b. All signs proposed for a development shall comply with the requirements of Schedule B - Signs;
- c. **Deleted by Bylaw C-1260-60 - September 6, 2016;**
- d. **Deleted by Bylaw C-1260-31 - August 10, 2015;**
- e. If a development in this District abuts a residential district, the abutting yard of such a development shall be a minimum of 4.6m and shall be landscaped to the satisfaction of the Development Authority. As well, a solid screen fence of at least 1.9m in height shall be provided;

(Bylaw C-1260-60 - September 6, 2016)

- f. No outdoor eating or drinking area shall be located within 15m of the subject property line and an adjacent residential property;
- g. No drive-through service window shall be located within 15m of the subject property line and an adjacent residential property;
- h. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from adjacent sites and public roads;
- i. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
- j. Additional setbacks from the Roadways may be applicable in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

92.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

| Land Use | Minimum Required Landscaped, Permeable Surface Area | Number of Trees (Minimum) | Number of Shrubs (Minimum) |
|-----------------|---|---|---|
| All Development | 10% of Total Lot Area | 1 per 400m ² of Total Lot Area | 1 per 200m ² of Total Lot Area |

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)