

Section 9.14. Corridor Commercial (CC) Land Use District

(1) Application

This section applies to the areas designated as Corridor Commercial (CC) on the Land Use District Map, Schedule A, of the Land Use Bylaw.

(2) Purpose

The purpose of the Corridor Commercial Land Use District is to provide an area along a major ~~arterial~~ roadway for the sale of the widest variety of goods and services to the community and to the surrounding region.

(3) Permitted Land Uses

The following are permitted uses: **(BL13/2006)**

- (a) art gallery;
- (b) business support service;
- (c) catering service that uses up to 3 vehicles;
- (d) cinema;
- (e) commercial school;
- (f) convenience store;
- (g) financial institution;
- (h) funeral home;
- (i) gas bar;
- (j) general retail store;
- (k) general service;
- (l) government service;
- (m) grocery store;
- (n) health service;
- (o) household repair service;
- (p) indoor recreation service;
- (q) parking structure;
- (r) professional office;
- (s) restaurant;
- (t) shopping centre;

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- (u) specialty store;
- (v) take-out restaurant;
- (w) theatre; and
- (x) video outlet.

(4) **Discretionary Land Uses**

The following are discretionary uses: **(BL13/2006)**

- (a) amusement arcade;
- (b) animal service;
- (c) apartment building;
- (d) auction facility;
- (e) automotive sales and service;
- (f) automotive service;
- (g) automotive specialty;
- (h) bingo hall;
- (i) broadcasting studio;
- (j) cannabis retail store **(BL12/2018)**
- (k) car wash;
- (l) casino;
- (m) community hall with a gross floor area up to 3250 sq. m;
- (n) construction service;
- (o) day care facility;
- (p) drinking establishment;
- (q) drive-through business;
- (r) dwelling unit above a ground floor commercial use;
- (s) emergency protective service **(BL44/2018)**
- (t) equipment rental;
- (u) family day home;
- (v) home occupation;

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- (w) hotel;
- (x) indoor storage facility; **(BL2/2017)**
- (y) liquor store;
- (z) outdoor display;
- (aa) pool hall;
- (bb) public utility building;
- (cc) recreation vehicle sales and service;
- (dd) recycling depot;
- (ee) religious assembly;
- (ff) veterinary clinic;
- (gg) wall mural;
- (hh) warehouse store; and
- (ii) accessory development to any use listed in (3) and (4).

(5) **Gross Floor Area**

- (a) The total gross floor area, as defined in this Bylaw, may be up to 2 times the area of the site.
- (b) Notwithstanding clause (a), for the purpose of calculating the total gross floor area, 30 sq. m may be added to the site area for every parking stall provided in an underground or enclosed parking structure if the Development Officer considers it appropriate.

(6) **Building Height**

The maximum building height is 15 m.

(7) **Building Setbacks**

The minimum building setbacks are as follows:

Yard	Minimum Building Setback
(a) Front Yard	(i) 7 m;
(b) Side Yard	(i) 3.5 m adjacent to a non-residential use or district unless 0 m side yard; (ii) 6.5 m adjacent to a residential use or district;
(c) Rear Yard	(i) 0 m adjacent to a non-residential use or district;

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	(ii) 6.5 m adjacent to a residential use or district; and
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- (d) Parking, loading or outdoor storage areas or garbage containers must not encroach more than 3 m into any required side or rear yard setback and 0 m side yard is not permitted where, in the opinion of the Development Officer, traffic circulation or deliveries would be adversely affected.

(8) **Residential Use**

There must be a direct access to a public right-of-way or an alternate means of access to the satisfaction of the Development Officer from a building used for residential purposes.

(9) **Outdoor Lighting**

In addition to Section 6.16, all on-site surface parking lots, exterior walkways, and rear, front and side yards must be illuminated.

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Summary Table - CC District

Summary tables are provided for reader convenience only and do not form part of this Bylaw. For any discrepancies between the following table and any other section of this Bylaw the latter shall govern.

Gross Floor Area	2 x site area 30 sq. m/stall additional floor area for under/above ground parking	
Max. Building Height	15 m	
Min. Front Yard	7 m	
Min. Side Yard	3.5 m if adjacent to non-residential use/district unless 0 m side yard	
	6.5 m if adjacent to residential use/district	
Min. Rear Yard	Not required if adjacent to non-residential use/district	
	6.5 m if adjacent to residential use/district	
Parking	animal service, automotive sales and service, automotive specialty, catering service, commercial school, construction service, convenience store, financial institution, gas bar, general retail store, general service, health service, household repair service, professional office, recreation vehicle sales and service, specialty store, take-out restaurant, veterinary clinic, video outlet	1 stall/45 sq. m
	business support service	1 stall/30 sq. m
	day care facility, family day home	4 stalls or 1 stall/2 employees plus 1 stall/10 patrons, whichever is greater;
	drinking establishment, restaurant	1 stall/4 seats
	grocery store	1 stall/20 sq. m
	hotel	1 stall/room/guest room
	government service, religious assembly	1 stall/8 seats or 1 stall/45 sq. m
	amusement arcade, art gallery, broadcasting studio, drive-through business, home occupation, indoor recreation service, pool hall, public utility building, recycling depot	as determined by Development Officer

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	equipment rental, indoor storage facility	1 stall for every 3 employees required during the maximum working shift; plus 1 stall per 90 sq. m of gross floor area; and the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw
	liquor store	1 stall/ 30 sq. m
	shopping centre <10,000 sq. m	1 stall/30 sq. m see also Part 7 sec. 7.3.(3)
	shopping centre >10,000 sq. m	1 stall/25 sq. m see also Part 7 sec. 7.3.(3)
	warehouse store	1 stall/3 full-time employees/ max. working shift plus 1 stall/ 50 sq. m
	cinema, theatre	1 stall/4 seats
	casino, bingo hall	1 stall/2.5 seats
	funeral home	1 stall/5 seats + 1/funeral home vehicle
	auction facility, community hall	1 stall/5 seats or 1 stall/20 sq. m
	bachelor or 1 bedroom unit	1 stall/unit
	2 bedroom unit	1.5 stalls/unit
	3+ bedroom unit	2 stalls/unit
	Residential use visitor parking	1 stall/5 dwelling units