

PART 11 - DOWNTOWN LAND USE DISTRICT

11.1 (3) Permitted and Discretionary Land Uses

For a use to be considered either a permitted or discretionary use in the DT, it must conform with all subsections of Section 11.1 (3). In addition, the general regulations of Part 6, Sections 8.1 through 8.19, and Sections 9.1 through 9.11 will apply to the Downtown District unless otherwise specified in this District.

(a) Ground Storey

- (i) on 'A' streets as shown on Figure 23(a), ground storeys shall house non-residential uses, with active retail uses preferred adjacent to the street.
- (ii) the ground storey of buildings that have building frontages facing the river shall house non-residential uses, with active retail uses preferred.
- (iii) for discretionary uses on the ground storey along 'A' streets, the Development Officer will consider:
 - (A) interface and interaction of the proposed use with the streetscape; and
 - (B) generation of and attraction for pedestrians.

(b) Upper Storeys

- (i) no non-residential use is permitted above a residential use.

Part 11 Downtown District Section 11.1. Downtown (DT) Land Use District

BYLAW 9/2005 (Page 313)

(c) Uses, whether permitted (p) or discretionary (d), shall be in accordance with the following tables:

(i) Non-Residential Uses Use Categories	Perron character area	Gateway character area
a. art gallery	(p)	(p)
b. artist studio	(d)	(d)
c. business support service	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
d. cannabis retail store (BL12/2018)	(d)	(d)
e. cinema	(p)	(p)
f. community hall	(d)	(d)
g. convenience store	(d)	(p)
h. day care facility	(d)	(d)
i. drinking establishment	(d)	(d)
j. financial institution	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
k. general retail store with a gross floor area up to 400 sq.m	(p)	(p)
l. general retail store with a gross floor area over 400 sq.m	(d)	(d)
m. general service;	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
n. government service	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
o. grocery store	(d)	(d)
p. health service	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
q. hotel	(d)	(p)
r. household repair service	(d)	(d)
s. indoor recreation service	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
t. liquor store	(d)	(d)
u. pool hall	(d) ground storey, otherwise (p)	(d) ground storey, otherwise (p)
v. professional office	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)

w. public utility building	(d)	(d)
x. residential sales centre	(d) for ground storey on 'A' streets, otherwise (p)	(p)
y. religious assembly	(d)	(d)
z. restaurant	(p)	(p)
aa. school, commercial	(d) for ground storey on 'A' streets, otherwise (p)	(d) for ground storey on 'A' streets, otherwise (p)
bb. shopping centre	(d)	(d)
cc. specialty store	(p)	(p)
dd. take-out restaurant	(p)	(p)

Section 9.15 – Mixed Commercial Land Use District

(3) Permitted Land Uses

The following are permitted uses:

- (a) art gallery;
- (b) financial institution;
- (c) general retail store with a gross floor area up to 400 sq. m;
- (d) general service;
- (e) government service;
- (f) health service;
- (g) restaurant; and
- (h) specialty store.

(4) Permitted Land Uses - Away from Ground Floor Frontage

The following are permitted uses that must be located above ground floor frontage:

- (a) apartment building;
- (b) business support service;
- (c) commercial school;
- (d) dwelling unit;
- (e) family day home; and
- (f) home occupation.

(5) Discretionary Land Uses

The following are discretionary uses:

- (a) artist studio; **(BL14/2008)**
- (b) cannabis retail store; **(BL12/2018)**
- (c) cinema;
- (d) community hall;
- (e) convenience store;
- (f) drinking establishment;

- (g) general retail store with a gross floor area over 400 sq. m;
- (h) hotel;
- (i) household repair service;
- (j) liquor store;
- (k) live/work unit; (**BL14/2008**)
- (l) parking lot at finished grade;
- (m) pool hall;
- (n) professional office;
- (o) shopping centre;
- (p) take-out restaurant;
- (q) theatre;
- (r) veterinary clinics without outdoor kennels, pens, runs, or other similar enclosures;
- (s) video outlet;
- (t) wall mural; and
- (u) accessory developments to any use listed in (4) to (6).

(6) Discretionary Land Uses - Away from Ground Floor Frontage

The following are discretionary uses that may be approved if located away from ground floor frontage:

- (a) day care facility;
- (b) indoor recreation service;
- (c) parking structure; and
- (d) pool hall.