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## PART 9 Commercial Zones

### 1. CC1 Zone (Commercial Core One)

#### Intent

- (1) The intent of this zone is to provide for a mixture of commercial uses, personal services and tourist accommodation facilities in a predominantly pedestrian environment. This zone provides a central tourist-oriented commercial focus for the Municipality.

#### Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) assembly;
  - (c) bakery shop restricted to preparation of products specifically for sale on the premises;
  - (d) child care facility;
  - (e) hotel;
  - (f) inn;
  - (g) lodge;
  - (h) office;
  - (i) park;
  - (j) parking area or garage;
  - (k) personal service;
  - (l) establishments licenced for the sale and consumption of alcoholic beverages on the premises including: hotel, club, recreational centre, restaurant, cabaret, neighbourhood public house, lounge, concert hall, sports stadium and Municipally owned cultural centre;
  - (m) recreational facility including health club or spa;
  - (n) restaurant (Bylaw No. 2014);
  - (o) retail;
  - (p) theatre, excluding a drive-in theatre; and

(q) tourist accommodation.

**Density (Bylaw No. 1670) (Bylaw No. 1990)**

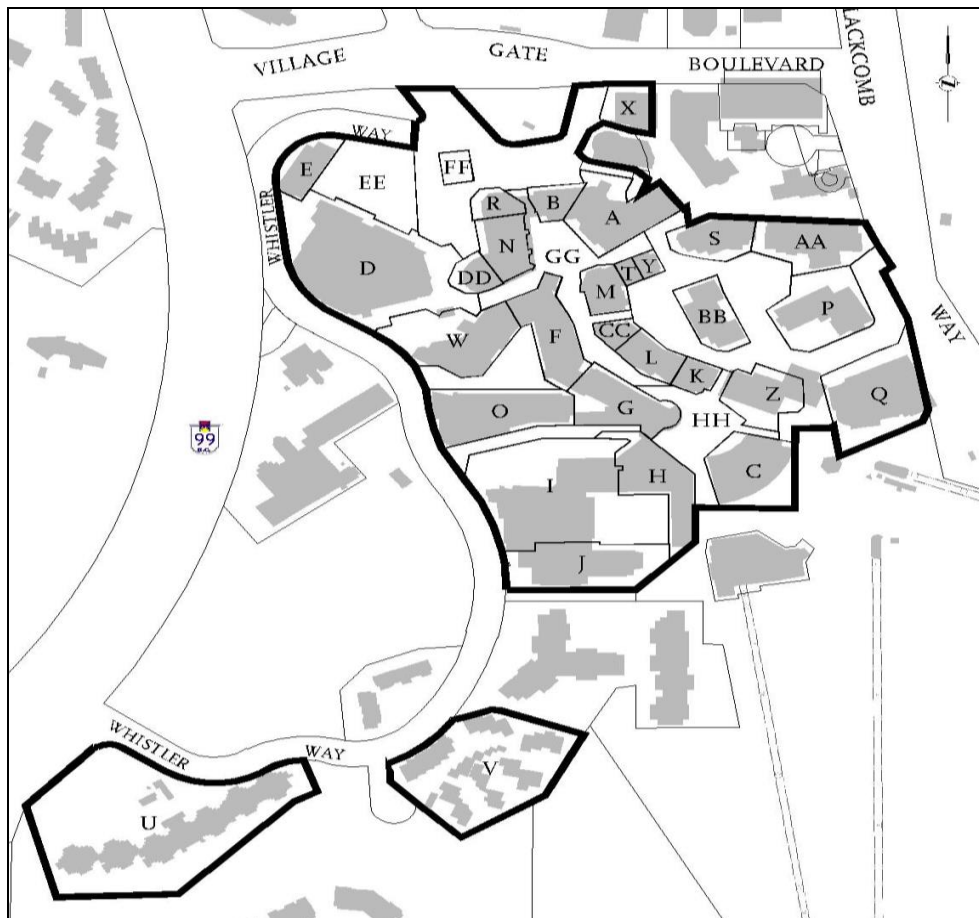
(3) The maximum permitted gross floor area of each site shown on the Key Plan attached to this CC1 zone shall be as shown in the following table:

| Key | Site Description  | Gross Floor Area (square metres) |
|-----|---|----------------------------------|
| A   | Lot 43, DL 1902, Plan 18656   | 5,425                            |
| B   | Lot 37, DL 1902, Plan 18652   | 2,113                            |
| C   | Lot 53, Block B, DL 3020, Plan 18882  | 7,022                            |
| D   | Lot 40, Except portions in Plans 21429 and 22561, DL 1902, Plan 18662                                 | 11,216                           |
| E   | Lot 41, DL 1902, Plan 18662   | 1,585                            |
| F   | Lot 56, DL's 1902 and 3020, Plan 19168  | 7,168                            |
| G   | Lot A, DL's 1902 and 3020, Plan LMP29105  | 6,470                            |
| H   | Lot N, DL 3020, Plan 21464  | 5,722                            |
| I   | Lot X, DL 3020, Plan 19480  | 17,266                           |
| J   | Lot M, DL 3020, Plan 21462  | 6,434                            |
| K   | Lot 16, DL's 1902 and 3020, Plan 17986 (Bylaw No. 2045) (Bylaw No.2070)                               | 1,196                            |
| L   | Lot 17, DL 1902, Plan 17986   | 2,488                            |
| M   | Lot F, DL 1902, Plan 18407  | 1,989                            |
| N   | Lot E, DL 1902, Plan 18260  | 3,201                            |
| O   | Lot 28, DL 3020, Plan 18368   | 5,746                            |
| P   | Lot B, DL's 1902 and 4610, Plan 18125 (Bylaw No. 2150)  | 5,670                            |
| Q   | Lot A, DL's 1902, 3020 and 4894, Plan LMP 28815   | 10,500                           |
| R   | Lot 35, DL 1902, Plan 18610   | 1,337                            |
| S   | Lot 51, DL 1902, Plan 18817   | 2,010                            |
| T   | Lot 9, DL 1902, Plan 17763  | 683                              |
| U   | Lot C, DL's 3020 and 3865, Plan 18183   | 8,524                            |
| V   | Lot 11, DL 3865, Plan 17733   | 4,135                            |
| W   | Lot 70, DL 1902, Plan 21430   | 4,211                            |
| X   | Lot 64, DL 1902, Plan 21338   | 2,300                            |
| Y   | Lot 8, DL 1902, Plan 17763  | 582                              |
| Z   | Air Space Plan 20576, Lot 38, DL's 1902 and 3020, Plan 18803 and Lot 66, Block B, DL 3020, Plan 21411 | 6,226                            |
| AA  | Lot A, DL's 1902 and 4610, Plan 18125   | 3,785                            |

| Key | Site Description   | Gross Floor Area (square metres) |
|-----|--|----------------------------------|
| BB  | Lot 39, DL 1902, Plan 18757  | 2,796                            |
| CC  | Lot 18, DL 1902, Plan 17986  | 1,104                            |
| DD  | Lot 33, DL 1902, Plan 18611  | 1,733                            |
| EE  | Lot A, DL 1902, Plan 22561   | 20                               |
| FF  | Lot 7, DL 1902, Plan 17763   | 20                               |
| GG  | Lot 57, DL 1902, Plan 19169, Except Plan 20534   | 20                               |
| HH  | Lot 54, Except portions in Plans 20534, 21411 and LMP 29105, Block B, DL's 1902 and 3020, Plan 18882 | 20                               |

- (4) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any site, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 18, 2008, measured and calculated in accordance with Part 2 of this Bylaw, exceeded the amount specified in section subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the site.
- (5) Despite subsection (3), and subject to subsection (7), if the actual gross floor area of the buildings on any site, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 18, 2008, measured and calculated in accordance with Part 2 of this Bylaw, is less than the amount specified in subsection (3), such actual gross floor area plus 20 square metres shall be deemed to be the maximum permitted gross floor area for the site.
- (6) For the purposes of sections subsections (4) and (5), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence on the site that is the subject of the permit application, as of a date specified in the certification.
- (7) The floor space ratio in respect of any site shall in no case exceed 3.50.

### Key Plan



#### **Height**

- (8) The maximum permitted height of a building is the lesser of 30 metres or 8 storeys.

#### **Site Area (Bylaw No. 775)**

- (9) The minimum parcel area is not applicable, minimum parcel frontage 1/10th of parcel perimeter.

#### **Site Coverage**

- (10) No regulations.

#### **Setbacks**

- (11) No regulations.

**Off-Street Parking and Loading (Bylaw No. 614)**

- (12) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.