

C7 – CORE BUSINESS

5.24 The purpose of this *zone* is to establish and maintain vibrant mixed *use* commercial core areas, with attention to providing goods and services to residents, the travelling public and tourists.

5.24.1 Permitted UsesPrincipal Uses*Adult retail**Amusement establishment**Appliance repair**Artist's studio**Assembly**Automotive sales, repair and servicing**Bakery**Bank or other financial institution**Boat or recreational vehicle sales and repair**Cannabis Retail Store, subject to 6.26**Club or lodge**Community care facility**Daycare or other preschool**Gasoline service station**Government service**Hotel, Motor hotel and Hostel**Live-work**Lumber and Building Materials Retailers and Wholesalers**Medical service**Micro-Brewery/Micro-Distillery**Multi-residential dwelling**Nightclub, Cabaret, Bar and Pub**Parking lot**Pawn shop**Personal service**Place of worship**Printing, publishing and allied industry*Principal Uses (continued)*Professional service**Public market**Restaurant, including drive-through**Retail**School**Senior's housing**Shopping centre**Single or semi-detached dwelling (built prior to the adoption of this bylaw)**Small appliances and electronics, sales and repair**Social service centre**Theatre**Tourist Services**Transportation Dispatch and Depot**Tutoring Service*Accessory Uses*Home Occupation**Residential above commercial**Office*Site-Specific Uses*Dwelling units at ground level**Glass shop**Liquor, wine, and beer store*

5.24.2 Site Development Regulations

Minimum <i>Lot Area</i>	540 m ²	(5,812.7ft ²)
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	90%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(9.8 ft)
<i>Side yard</i>	0 m	
Maximum Height, Principal <i>Building</i>	16 m	(52.5 ft)
Maximum <i>Floor Area Ratio</i>	3.0	

5.24.3 Conditions of Use

- (a) All business *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- (b) In mixed-use residential and commercial *buildings*, residential *uses* shall be located above the first *storey*, except as provided in (d).
- (c) A shared public access to the residential *dwelling* unit(s) shall be provided separate from any other *use* from a ground floor entrance opening directly onto the public *street*.
- (d) Where multi-residential dwelling units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) Notwithstanding any other provision of this Bylaw, only one-half (0.5) *parking space* for every residential *dwelling* unit is required above a commercial *use* in a mixed commercial-residential *building*.
- (f) No *club or lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.
- (g) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.24.4 Site Specific Uses

The following *uses* shall be permitted on a site-specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Glass shop	4650 Margaret Street	<i>Lot A, District Lot 1, Alberni District, Plan VIP28247</i>
Liquor, wine, and beer store	4963 Angus Street	<i>That portion of Lot B, District Lot 1, Alberni District, Plan 32610 north of Angus Street</i>
Liquor, wine, and beer store	5086 Johnston Road	<i>Lot 1, District Lot 1, Alberni District, Plan EPP13767</i>