

PROPOSED

AMENDMENT LOC2016-0234/CPC2019-1081
BYLAW NUMBER 220D2019

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The **permitted uses** of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

(a) with the addition of:

- (i) **Drinking Establishment - Large;**
- (ii) **Hotel;**
- (iii) **Restaurant: Food Service Only - Large; and**
- (iv) **Restaurant: Licensed – Large;**

(b) with the exclusion of:

- (i) **Auto Service – Minor; and**
- (ii) **Vehicle Sales – Minor.**

Rules

- 6 Unless otherwise specified, the rules of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.3.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** for **Hotel** is 20.0 metres.

Use Area

- 9 (1) Unless otherwise referenced in subsections (2), (3) and (4) the maximum **use area** is 1400.0 square metres.
- (2) There is no maximum **use area** for a **Hotel**.
- (3) One **Retail and Consumer Service use** within this Direct Control District may have a maximum **use area** of 2800.0 square metres.
- (4) There is no maximum **use area** requirement for **uses** located above the ground floor of a **building**.

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Relaxations

- 10 The **Development Authority** may relax any of the rules contained in this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007.

