



## 11.7 General Commercial (CG) Zone

### Municipal Plan Context



The General Commercial (CG) zone accommodates midsize commercial development that provides services and goods to the broader community and may contain residential uses.

The General Commercial (CG) zone is intended for land inside of the Primary Development Area that is designated Local Centre, Low to Medium Density Residential, Mixed Use Centre, or Stable Commercial. However, land in other appropriate designations could be zoned CG.



### 11.7(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Accommodation;
- Artist or Craftsperson Studio;
- Bakery;
- Banquet Hall;
- Bar, Lounge, or Nightclub, subject to paragraph 11.7(3)(a);
- Business Office, subject to paragraph 11.7(3)(b);
- Commercial Group; [2016, C.P. 111-35]
- Community Centre;
- Community Policing Office;
- Contractor Service, Household;
- Day Care Centre;
- Dwelling Unit, subject to paragraph 11.7(3)(c);
- Financial Service;
- Funeral Service;
- Garden Suite, subject to section 9.8;
- Grocery Store;
- Health and Fitness Facility;
- Health Services Laboratory;
- Home Occupation, subject to section 9.9;
- Library;
- Medical Clinic;



- Personal Service;
- Pet Grooming;
- Place of Worship;
- Private Club;
- Recreational Vehicle Sales and Service, Small;
- Recycling Bins;
- Restaurant;
- Retail General;
- Secondary Suite, subject to section 9.13;
- Service and Repair, Household;
- Service Station, subject to paragraph 11.7(3)(d);
- Supportive Housing, subject to section 9.14;
- Technical or Vocational School;
- Vehicle Repair Garage, subject to paragraph 11.7(3)(e);
- Vehicle Sales, Incidental;
- Vehicle Sales and Leasing, *Existing*;
- Veterinary Clinic;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CG zone.

### **11.7(2) Conditional Uses**

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following subject to such terms and conditions as may be imposed by the Committee:

- Parking Lot, Commercial, subject to paragraph 11.7(3)(f);
- Parking Structure.

### **11.7(3) Conditions of Use**

- (a) A lot containing a Bar, Lounge, or Nightclub permitted in subsection 11.7(1) shall not be located within 60 metres of a Residential zone.
- (b) A Business Office permitted in subsection 11.7(1) shall not exceed 3,000 square metres in gross floor area.
- (c) A Dwelling Unit permitted in subsection 11.7(1):
  - (i) Shall not be located below the second storey of the building;
  - (ii) Shall have its main access from inside the building at ground level;



- (iii) Shall not share an internal hallway or entrance with any commercial use in the building; and
  - (iv) Notwithstanding subparagraphs (i) and (ii), a Dwelling Unit may be located below the second storey and the main access may be directly from outside the building at ground level when the building is located on a lot that is within 30 metres from a Residential zone.
- (d) A Service Station permitted in subsection 11.7(1) shall be subject to the following:
- (i) The lot where the Service Station is located shall have a minimum area of 930 square metres and a minimum frontage of 30 metres;
  - (ii) Any vehicle access for the Service Station shall not be closer than 30 metres from an access for a main building in a Community Facility or Residential zone;
  - (iii) No Dwelling Unit shall be located in any portion of the building containing the Service Station;
  - (iv) The fuel pump island shall not be located closer than 7.5 metres to a front or flankage lot line; and
  - (v) The lot where the Service Station is located shall not be adjacent to a lot zoned Residential and on the same street.
- (e) A Vehicle Repair Garage permitted in subsection 11.7(1) shall not be located adjacent to a Residential zone.
- (f) A Commercial Parking Lot permitted in subsection 11.7(2) shall not be developed on a lot located in the Uptown Parking Exemption Area, as defined by Schedule C of this By-law, which contained a main building on the date this By-law was enacted.



#### 11.7(4) Zone Standards

- |                          |            |               |
|--------------------------|------------|---------------|
| (a) Minimum Lot Area     | <b>460</b> | square metres |
| (b) Minimum Lot Frontage | <b>15</b>  | metres        |
| (c) Minimum Lot Depth    | <b>30</b>  | metres        |
| (d) Minimum Front Yard   | <b>3</b>   | metres        |
| (e) Minimum Rear Yard:   |            |               |



	Abutting a Residential zone	<b>7.5</b> metres
	Other	<b>3</b> metres
(f)	Minimum Side Yard:	
	Abutting a Residential zone	<b>5</b> metres
	Other	<b>1.5</b> metres
(g)	Minimum Flankage Yard	<b>3</b> metres
(h)	Maximum Building Height	<b>14</b> metres
(i)	Except for a Grocery Store, the maximum gross floor area for any use shall be 5,000 square metres.	
(j)	No parking or outdoor display area shall be permitted within a required setback.	
(k)	Maximum Lot Occupancy	<b>70</b> percent
(l)	Other Requirements	<b>In accordance with the General Provisions, Parts 4-9</b>