

SECTION 1: PURPOSE

- 1.1 **OVERVIEW:** This district is intended to accommodate a variety of commercial and office uses that provide employment opportunities and services that cater to the need of residents as well as highway traffic or regional visitors.
- 1.2 **MIX OF USES:** This district allows for a blend of commercial, mixed-use buildings, and limited industrial uses. Uses will generally not have nuisance factors outside of enclosed buildings in order to be compatible with retail and potential residential.
- 1.3 **SITE AND BUILDING FORM:** Lots shall be a variety of sizes and configurations and may be more auto oriented (ie drive throughs, parking in front of buildings etc.) than in main street commercial development. Signage, landscaping and building design shall enhance the streetscape and be compatible with adjacent development.

SECTION 2: USES

PERMITTED USES	DISCRETIONARY USES (DEVELOPMENT OFFICER)
<ul style="list-style-type: none"> • Accessory structure • Accessory use • Alternative energy, individual • Animal care service, small • Auto and equipment sale and service • Bar/Lounge • Building and trade contractor • Bulk fuel station • Club or fraternal organization • Commercial School • Financial institution • Funeral home • General contractor • Government services • Hotel • Light industrial • Liquor store • Major retail • Market • Medical/health facility • Minor retail • Mixed use building 	<ul style="list-style-type: none"> • Animal care service, large • Campground, private or public • Cannabis production facility • Carwash • Entertainment establishment • Essential utility • Mini storage • Moved-in building • Outdoor storage • Parking lot • Processing • Recreation, private • Security suite • Shipping container, permanent • Shipping container, temporary • Sign – Class B • Sign – Class C • Truck wash • Urban farm/horticulture operation • Warehouse

PERMITTED USES	DISCRETIONARY USES (MPC)
<ul style="list-style-type: none"> • Office • Personal Services • Restaurant • Retail cannabis store • Service station • Specialty manufacturing • Sign – Class A • Tourist information • Transportation/delivery service • Transportation dispatch/depot • Truck stop 	<ul style="list-style-type: none"> • Auctioneering facility • Bulk fertilizer storage and sales • Heavy industrial • Kennel • Recycling facility

SECTION 3: MINIMUM LOT DIMENSIONS

Use	Minimum Lot Size					
	Width		Length		Area	
	m	ft	m	ft	m ²	ft ²
All uses	15.2	50	45.7	150	696.7	7500

SECTION 4: MINIMUM SETBACKS

Use	Minimum Setbacks							
	Front		Secondary Front		Side		Rear	
	m	ft	m	ft	m	ft	m	ft
All uses	7.6	25	3.8	12.5	3	10	7.6	25
All uses where adjacent to R1, R2, R3, RM, PR	7.6	25	3.8	12.5	6.1	20	7.6	25

SECTION 5: MAXIMUM SITE COVERAGE, HEIGHT AND FLOOR AREA

Use	Minimum Floor Area		Maximum Site Coverage	Maximum Height	
	m ²	ft ²	%	m	ft
All uses	N/A		50 ¹	10.7	35

(1) Combined site coverage of principal and accessory structures