

## **TOWN OF GRAND FALLS-WINDSOR**



### **DEVELOPMENT REGULATION AMENDMENT No. 13, 2024**

(Change of Use for former Commercial and Civic buildings to Residential)

**MARCH, 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE No. 13, 2024**

**AMENDMENT TO THE TOWN OF GRAND FALLS-WINDSOR  
DEVELOPMENT REGULATIONS, 2022-2032**

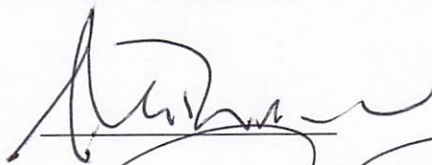
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 13, 2024 to the Town of Grand Falls-Windsor Development Regulations on August 26, 2025.
- b) gave notice of the adoption of the Amendment No. 13, 2024 to the Grand Falls-Windsor Development Regulations by posting the notice in the Joe Byrne Stadium and Town Hall, and posting the notice on social media: Town of Grand Falls Windsor website, Facebook page and X (former Twitter) on August 28, 2025.
- c) set September 24, 2025 at the Town Hall, 2025, for the holding of a public hearing to consider objections and submissions.

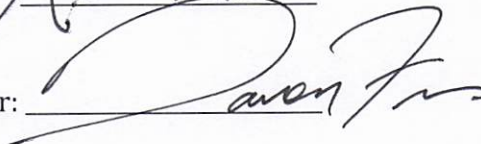
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 13, 2024 to the Town of Grand Falls-Windsor Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 29 day of Oct, 2025.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>1960-0040-2025</u>
Date	<u>January 14, 2026</u>
Signature	<u>[Signature]</u>

(Council Seal)



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 13, 2024**

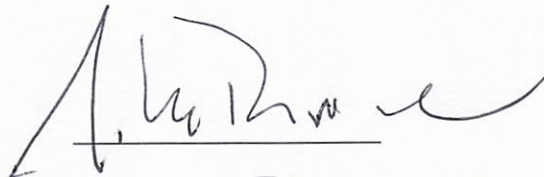
**TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor adopts the Amendment No. 13, 2024 to the Grand Falls-Windsor Development Regulations, 2022-2032.

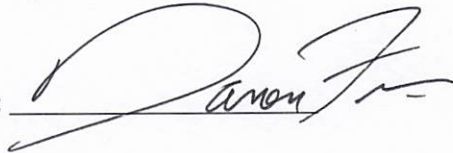
Adopted by the Town Council of Grand Falls-Windsor on August 26, 2025.

Signed and sealed this 28 day of Oct, 2025.

Mayor:



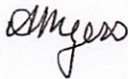
Chief Administrative Officer:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 13, 2024 to the Town of Grand Falls Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



## **TOWN OF GRAND FALLS-WINDSOR DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2024**

### **BACKGROUND**

The Town Council of Grand Falls-Windsor wishes to amend its Development Regulations. The proposed amendment seeks to change the 2022-2032 Development Regulations Land Use Zoning Map.

The purpose of this Development Regulations Amendment No. 13, 2024 is to allow for the repurposing of commercial and civic buildings for higher density residential use in the Commercial General, Commercial Highway, Commercial Neighbourhood, Commercial Downtown and Public Use zones.

In general terms, the purpose of this amendment is to allow for the change of use of commercial and civic buildings to allow for housing opportunities in locations that are within active transportation access of shopping and community amenities and compatible with the neighbouring properties.

As well, this amendment will allow shipping containers as an accessory use subject to conditions in the Public Use zone.

### **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on July 3, 2024 and posted on the Town website on June 25, 2024.

There were no submissions or representations received by the Town.



## DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2024.

### TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2022-2032:

#### 7.5.2 Shipping containers

##### FROM:

Shipping container as an Accessory Building in the following zones:

- Permitted, with conditions: IL, IH, IS, CG, CH RUR, RES
- Discretionary, with conditions: ROS

##### TO:

Shipping container as an Accessory Building in the following zones:

- Permitted, with conditions: IL, IH, IS, CG, CH RUR, RES, **PU**
- Discretionary, with conditions: ROS

##### FROM:

##### • Zone specific conditions:

8. In the Industrial and Commercial General zones: A maximum of 4 sea cans may be allowed with a permit for each, and any more than 4 requires the approval of Council taking into consideration the configuration of the site, visual intrusion, opportunities for screening and impact on adjacent properties;

##### TO:

##### • Zone specific conditions:

8. In the Industrial and Commercial General and **Public Use** zones: A maximum of 4 sea cans may be allowed with a permit for each, and any more than 4 requires the approval of Council taking into consideration the configuration of the site, visual intrusion, opportunities for screening and impact on adjacent properties;

## FROM:

## 28.0 COMMERCIAL GENERAL ZONE (CG)

### 28.1 ZONE INTENT

The intent of the General Commercial Zone is to provide for comprehensive and diversified commercial locations for fully serviced properties within the Urban Development Area to accommodate a wide range of shopping, personal service and business opportunities for local residents, and over time to affect the existing the automobile dependent access character of the area to provide for more opportunities for the pedestrian, site design and enhanced landscaping.

### 28.2 USES OF LAND

#### Permitted Uses

- Child Care Centre
- Church
- Civic Use
- Club or Lodge
- Parking Lot
- Commercial General Use and specifically including the following uses:
  - Art Gallery
  - Amusement Centre
  - Beverage Container Centre
  - Building Supply Store
  - Cabaret
  - Cannabis Store
  - Car Wash (subject to the provisions of Regulation 28.3 (1), Conditions of Use)
  - Club or Lodge
  - Convenience Store
  - Department Store
  - Drive Through Commercial
  - Entertainment and Recreation
  - Financial Services
  - General Garage (subject to Regulation 28.3 (2), Conditions of Use)
  - Grocery Store
  - Hotel and Motel
  - Indoor Recreation
  - Licensed Lounge (subject to Regulation 28.3 (3), Conditions of Use)
  - Medical Clinic and Medical Office
  - Movie Theatre
  - Office



- Personal Service and Personal Repair Services
- Private School
- Pawnshop
- Pub
- Restaurant
- Retail
- Second Hand Store
- Service Station (subject to the provisions of Regulation 28.6)
- Shopping Centre
- Vehicle Dealership and Showroom
- Vehicle and Equipment Repair Services
- Vendor Stand
- Warehousing and Wholesale
- Other Commercial Uses (subject to Regulation 28.3(4) Conditions of Use)

#### **Accessory Uses**

- Accessory Building (subject to Regulation 28.3 (5) Conditions of Use) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Accessory Employee Residential (subject to Regulation 28.3(6) Conditions of Use)
- Accessory Unenclosed Storage (subject Regulation 28.3(7) Conditions of Use)
- Advertisement and Signs (subject to Regulation 28.3(8) Conditions of Use)
- Enclosed Storage
- Garage
- Off Street Parking and Loading

#### **Discretionary Use**

- Apartment (subject to Regulation 28.3 (9) Conditions of Use)
- Auto Body Repair (subject to Regulation 29.3 (3) Conditions of Use)
- Mineral exploration
- Mini-Storage
- Short Term Rentals

#### **Prohibited Uses**

- Adult Entertainment Uses
- Industrial Use

### **28.3 CONDITIONS OF USE**

1. A Car Wash use shall only occur with a Service Station use and shall provide for an oil - water separator storm water drainage system, or similar;
2. The use of a General Garage shall be limited to a maximum of any six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days;
3. A Licensed Lounge may be permitted as part of a restaurant;

4. Other Commercial Uses not specifically identified shall be interpreted by the Authority on the basis of the definition interpretations of permitted commercial uses identified within Regulation 2.0 Definitions of the Development Regulations.
5. Accessory buildings shall be secondary to the principal buildings on the site, shall conform to the design appearance of the principal commercial building and shall not be located in the front area of the site, unless approved by the Authority through the site plan review process of the rezoning or building permit application;
6. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;
7. A permitted commercial use shall be located within a completely enclosed building, except for:
  - Outdoor display or sales area for garden supplies and other retail goods;
  - Vehicle Dealership sales area for automobiles;
  - Parking area and Off-Street Parking;
  - Vendor Stand (outside locations as approved by Council);
  - Construction work, installation projects, maintenance and a range of other outside commercial services occupations and businesses;
  - Building material and lumber supplies on CH sites
  - Unenclosed Storage provided the storage area is not located in the front yard area, and at the discretion of Council, it may be required that the storage has a landscape screen of uniform height not less than 1.5 m, nor more than 1.8 m, to obscure and minimize the view of the storage from an adjacent lot or roadway;
8. Advertisements and Signs shall be in accordance with Council's Policy on Signs and Advertisements and proposals for signage shall be considered through the Development Design Guidelines of Part 4 of the Development Regulations review process. Only one free standing per lot shall be permitted in the CG and CH commercial zones and all industrial zones *unless* through the site plan information submission and design review process, the Authority exercises its discretion that the visual and aesthetic character of the lot or adjacent area will not diminished by more than one free standing sign on the lot, and deems that an additional sign will not create an obstruction for vehicular traffic, including access to, and egress from the site;

9. An Apartment Use within the CG shall be considered by the Authority for those properties adjacent and nearby to the Main Street downtown area so as to provide additional population density to support commercial growth;
10. All new CG and CH uses that are located within public view of the Trans-Canada Highway shall provide for site, landscape and building design attention to the highway corridor; and,
11. Commercial site access and egress locations to the adjacent roadway for new developments shall be minimized, and determined through the preliminary site plan review process.

## **TO:**

## **28.0 COMMERCIAL GENERAL ZONE (CG)**

### **28.1 ZONE INTENT**

The intent of the General Commercial Zone is to provide for comprehensive and diversified commercial locations for fully serviced properties within the Urban Development Area to accommodate a wide range of shopping, personal service and business opportunities for local residents, and over time to affect the existing the automobile dependent access character of the area to provide for more opportunities for the pedestrian, site design and enhanced landscaping. Apartment use may be new development or 'change of use' of former commercial or civic uses; and other residential housing in the form of Townhouses and Plex housing may only be considered by Council as a change of use for existing commercial and civic buildings as a discretionary use based on the merits of the application in particular with regard to suitability of the site and neighbouring uses.

### **28.2 USES OF LAND**

#### **Permitted Uses**

- Child Care Centre
- Church
- Civic Use
- Club or Lodge
- Parking Lot
- Commercial General Use and specifically including the following uses:
  - Art Gallery
  - Amusement Centre
  - Beverage Container Centre
  - Building Supply Store
  - Cabaret
  - Cannabis Store
  - Car Wash (subject to the provisions of Regulation 28.3 (1), Conditions of Use)
  - Club or Lodge



- Convenience Store
- Department Store
- Drive Through Commercial
- Entertainment and Recreation
- Financial Services
- General Garage (subject to Regulation 28.3 (2), Conditions of Use)
- Grocery Store
- Hotel and Motel
- Indoor Recreation
- Licensed Lounge (subject to Regulation 28.3 (3), Conditions of Use)
- Medical Clinic and Medical Office
- Movie Theatre
- Office
- Personal Service and Personal Repair Services
- Private School
- Pawnshop
- Pub
- Restaurant
- Retail
- Second Hand Store
- Service Station (subject to the provisions of Regulation 28.6)
- Shopping Centre
- Vehicle Dealership and Showroom
- Vehicle and Equipment Repair Services
- Vendor Stand
- Warehousing and Wholesale
- Other Commercial Uses (subject to Regulation 28.3(4) Conditions of Use)

#### **Accessory Uses**

- Accessory Building (subject to Regulation 28.3 (5) Conditions of Use) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Accessory Employee Residential (subject to Regulation 28.3(6) Conditions of Use)
- Accessory Unenclosed Storage (subject Regulation 28.3(7) Conditions of Use)
- Advertisement and Signs (subject to Regulation 28.3(8) Conditions of Use)
- Enclosed Storage
- Garage
- Off Street Parking and Loading

#### **Discretionary Use**

- Apartment
- Auto Body Repair (subject to Regulation 29.3 (3) Conditions of Use)

- Mineral exploration
- Mini-Storage
- Short Term Rentals
- Townhouse (subject to Regulation 28.3 (10) Conditions of Use)
- Plex Housing (subject to Regulation 28.3 (10) Conditions of Use)

#### **Prohibited Uses**

- Adult Entertainment Uses
- Industrial Use

### **28.3 CONDITIONS OF USE**

1. A Car Wash use shall only occur with a Service Station use and shall provide for an oil - water separator storm water drainage system, or similar;
2. The use of a General Garage shall be limited to a maximum of any six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days;
3. A Licensed Lounge may be permitted as part of a restaurant;
4. Other Commercial Uses not specifically identified shall be interpreted by the Authority on the basis of the definition interpretations of permitted commercial uses identified within Regulation 2.0 Definitions of the Development Regulations.
5. Accessory buildings shall be secondary to the principal buildings on the site, shall conform to the design appearance of the principal commercial building and shall not be located in the front area of the site, unless approved by the Authority through the site plan review process of the rezoning or building permit application;
6. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;
7. A permitted commercial use shall be located within a completely enclosed building, except for:
  - a. Outdoor display or sales area for garden supplies and other retail goods;
  - b. Vehicle Dealership sales area for automobiles;
  - c. Parking area and Off-Street Parking;
  - d. Vendor Stand (outside locations as approved by Council);

- e. Construction work, installation projects, maintenance and a range of other outside commercial services occupations and businesses;
  - f. Building material and lumber supplies on CH sites
8. Unenclosed Storage provided the storage area is not located in the front yard area, and at the discretion of Council, it may be required that the storage has a landscape screen of uniform height not less than 1.5 m, nor more than 1.8 m, to obscure and minimize the view of the storage from an adjacent lot or roadway;
  9. Advertisements and Signs shall be in accordance with Council's Policy on Signs and Advertisements and proposals for signage shall be considered through the Development Design Guidelines of Part 4 of the Development Regulations review process. Only one free standing per lot shall be permitted in the CG and CH commercial zones and all industrial zones *unless* through the site plan information submission and design review process, the Authority exercises its discretion that the visual and aesthetic character of the lot or adjacent area will not diminished by more than one free standing sign on the lot, and deems that an additional sign will not create an obstruction for vehicular traffic, including access to, and egress from the site;
  10. Townhouses and Plex housing development may only be considered by Council only if the proposal consists of a change of use of a former commercial or civic building no longer used for commercial or civic purposes. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone for Apartment, Townhouse and Plex housing.
  11. All new CG and CH uses that are located within public view of the Trans-Canada Highway shall provide for site, landscape and building design attention to the highway corridor; and,
  12. Commercial site access and egress locations to the adjacent roadway for new developments shall be minimized, and determined through the preliminary site plan review process.

## **FROM:**

## **29.0 COMMERCIAL HIGHWAY ZONE (CH)**

### **29.1 ZONE INTENT**

The intent of the Commercial Highway zone is to primarily provide for the commercial needs of the traveling public on development sites adjacent to the Trans-Canada Highway, and to provide for larger lot local commercial business development opportunities, and over time to enhance the site, landscape and building design appearance of properties within this highway corridor.

### **29.2 USES OF LAND**

### **Permitted Uses**

- Civic Use
- Church
- Club or Lodge
- Parking Area
- Pub
- Commercial Highway Use and specifically including the following uses:
  - Auto Body Repair (subject to the provisions of Regulation 29.3 (3), Conditions of Use)
  - Amusement Center
  - Automotive Repair
  - Beverage Container Centre
  - Building Supply Stores
  - Cabaret
  - Car Wash (subject to Regulation 29.3 (7) Conditions of Use)
  - Commercial Outdoor Recreation Use (subject to Regulation 29.3 (2) Conditions of Use)
  - Convenience Store
  - Department Store
  - Drive Through Commercial
  - Entertainment and Recreation
  - Financial Services
  - General Garage (subject to Regulation 29.3 (8) Conditions of Use)
  - Grocery Store
  - Hotel and Motel
  - Indoor Recreation
  - Licensed Lounge (subject to Regulation 29.3 (9) Conditions of Use)
  - Limited Manufacturing (which is not industrial)
  - Medical Clinics and Medical Offices
  - Movie Theatre
  - Office
  - Personal Service Use
  - Personal Repair Services
  - Private School
  - Restaurant
  - Retail (subject to Regulation 29.3 (4) Conditions of Use)
  - Service Station (subject to Regulation 29. (10) Service Station Use)
  - Shopping Centre
  - Vehicle Dealership and Showroom
  - Vehicle Equipment and Repair Services



- Vendor Stand
- Warehousing and Wholesale

#### **Accessory Uses**

- Accessory Building (subject to the provisions of Regulation 29.5) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Accessory Employee Residential (subject to Regulation 29.3 (11) Conditions of Use)
- Accessory Unenclosed Storage (subject to Regulation 29.3 (12) Conditions of Use)
- Advertisement and Signs (subject to Regulation 29.3 (13) Conditions of Use)
- Enclosed Storage
- Garage
- Off Street Parking and Loading

#### **Discretionary Use**

- Mini-Storage
- Subsidiary Apartment (subject to Regulation 29.3 (6) (Conditions of Use)
- Mineral exploration

#### **Prohibited Uses**

- Adult Entertainment Uses
- Industrial Use, except warehousing
- Auctions and associated warehousing

### **29.3 CONDITIONS OF USE**

1. All CH uses are to be fully serviced with Town water and sanitary sewer; rezoning and development proposals without full Town servicing shall be evaluated on a case-by-case basis by the Authority;
2. A Commercial Outdoor Recreation Use shall have a minimum site area size of 1.2 ha and provide for a minimum of one building of a minimum area size of 110 m<sup>2</sup>;
3. Auto Body Repair and Automotive Repair uses shall be limited by a maximum of six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days, and all paint vapors, toxic fumes, smells, smoke, noise and vibration from an auto body or automotive repair business shall not cross property line and become offensive and a nuisance to adjacent and nearby lots;
4. Retail building uses within a CH zoned site shall have a total floor area size for retail uses that does not exceed 1000 m<sup>2</sup>, enclosed storage areas are not considered as part of a retail floor area;



5. All new buildings and structures that are proposed for a CH zoned property, including those that are visible to the traveling public on the Trans-Canada Highway, shall provide for superior design attention through the site plan information submission consideration of the Authority relating to site, landscaping, signage and building design detail for the development as part of the Development Design Guidelines of Part 4 of the Development Regulations, and in conjunction with a rezoning or building permit application to the Authority.
6. An Apartment Use within the CH Zone shall be considered by the Authority as a Discretionary Use and shall be evaluated on a case-by-case basis.
7. A Car Wash use shall only occur with a Service Station use and shall provide for an oil - water separator storm water drainage system, or similar;
8. The use of a General Garage shall be limited to a maximum of any six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days;
9. A Licensed Lounge may be permitted as part of a restaurant;
10. The following site requirements shall apply to a service station use:
  - a. No lot shall be created or proposed for use as a service station which is less than 1300 m<sup>2</sup> in area size;
  - b. Fuel pumps, pump islands and canopies shall be located not less than 4.5 m from any lot line;
  - c. Service Station uses shall provide for an outside amenity area that includes a rest bench and shade area as part of the landscape planning for the site.
11. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;
12. Accessory Unenclosed Storage on the site shall be located within one dedicated area of the site and may exceed the floor area size of the Principal Building on the site, but shall not exceed a storage area greater than 30 % of the lot area size of the property, and shall be fully screened from adjacent streets by a fence and/ or by raised landscape berms, or by a combination of both, as determined required by the Authority;
13. Advertisements and Signs shall be in accordance with Council's Policy on Signs and Advertisements and proposals for signage shall be considered through the Development Design

Guidelines of Part 4 of the Development Regulations review process. Only one free standing per lot shall be permitted in the CH commercial zone and all industrial zones *unless* through the site plan information submission and design review process, the Authority exercises its discretion that the visual and aesthetic character of the lot or adjacent area will not be diminished by more than one free standing sign on the lot, and deems that an additional sign will not create an obstruction for vehicular traffic, including access to, and egress from the site;

14. Other Commercial Uses not specifically identified shall be interpreted by the Authority on the basis of the definition interpretations of permitted commercial uses identified within Regulation 2.0 Definitions of the Development Regulations.
15. Accessory buildings shall be secondary to the principal buildings on the site, shall conform to the design appearance of the principal commercial building and shall not be located in the front area of the site, unless approved by the Authority through the site plan review process of the rezoning or building permit application;
16. All new CH uses that are located within public view of the Trans-Canada Highway shall provide for site, landscape and building design attention to the highway corridor;
17. Commercial site access and egress locations to the adjacent roadway for new developments shall be minimized, and determined through the preliminary site plan review process.
18. A permitted commercial use shall be located within a completely enclosed building, except for:
  - a. Outdoor display or sales area for garden supplies and other retail goods;
  - b. Vehicle Dealership sales area for automobiles;
  - c. Parking area and Off-Street Parking;
  - d. Vendor Stand (outside locations as approved by Council);
  - e. Construction work, installation projects, maintenance and a range of other outside commercial services occupations and businesses;
  - f. Building material and lumber supplies on CH sites
  - g. Unenclosed Storage provided the storage area is not located in the front yard area, and Council, at its discretion, may require that the storage has a landscape screen of uniform height not less than 1.5 m, nor more than 1.8 m, to obscure and minimize the view of the storage from an adjacent lot or roadway;

**TO:**

## **29.0 COMMERCIAL HIGHWAY ZONE (CH)**

### **29.1 ZONE INTENT**

The intent of the Commercial Highway zone is to primarily provide for the commercial needs of the traveling public on development sites adjacent to the Trans-Canada Highway, and to provide for larger lot local commercial business development opportunities, and over time to enhance the site, landscape and building design appearance of properties within this highway corridor. Residential housing may only be considered by Council as a change of use for former commercial and civic buildings as a discretionary use based on the merits of the application, in particular with regard to suitability of the site and neighbouring uses.

### **29.2 USES OF LAND**

#### **Permitted Uses**

- Civic Use
- Church
- Club or Lodge
- Parking Area
- Pub
- Commercial Highway Use and specifically including the following uses:
  - Auto Body Repair (subject to the provisions of Regulation 29.3 (3), Conditions of Use)
  - Amusement Center
  - Automotive Repair
  - Beverage Container Centre
  - Building Supply Stores
  - Cabaret
  - Car Wash (subject to Regulation 29.3 (7) Conditions of Use)
  - Commercial Outdoor Recreation Use (subject to Regulation 29.3 (2) Conditions of Use)
  - Convenience Store
  - Department Store
  - Drive Through Commercial
  - Entertainment and Recreation
  - Financial Services
  - General Garage (subject to Regulation 29.3 (8) Conditions of Use)
  - Grocery Store
  - Hotel and Motel

- Indoor Recreation
- Licensed Lounge (subject to Regulation 29.3 (9) Conditions of Use)
- Limited Manufacturing (which is not industrial)
- Medical Clinics and Medical Offices
- Movie Theatre
- Office
- Personal Service Use
- Personal Repair Services
- Private School
- Restaurant
- Retail (subject to Regulation 29.3 (4) Conditions of Use)
- Service Station (subject to Regulation 29. (10) Service Station Use)
- Shopping Centre
- Vehicle Dealership and Showroom
- Vehicle Equipment and Repair Services
- Vendor Stand
- Warehousing and Wholesale

#### **Accessory Uses**

- Accessory Building (subject to the provisions of Regulation 29.5) (subject to Regulation 7.5 Accessory Buildings and Structures)
- Accessory Employee Residential (subject to Regulation 29.3 (11) Conditions of Use)
- Accessory Unenclosed Storage (subject to Regulation 29.3 (12) Conditions of Use)
- Advertisement and Signs (subject to Regulation 29.3 (13) Conditions of Use)
- Enclosed Storage
- Garage
- Off Street Parking and Loading

#### **Discretionary Use**

- Mini-Storage
- Subsidiary Apartment (subject to Regulation 29.3 (6) (Conditions of Use)
- Mineral exploration
- Townhouse (subject to Regulation 29.3 (19) Conditions of Use)
- Plex Housing (subject to Regulation 29.3 (19) Conditions of Use)
- Apartment subject to Regulation 29.3 (19) Conditions of Use)

#### **Prohibited Uses**

- Adult Entertainment Uses



- Industrial Use, except warehousing
- Auctions and associated warehousing

### 29.3 CONDITIONS OF USE

1. All CH uses are to be fully serviced with Town water and sanitary sewer; rezoning and development proposals without full Town servicing shall be evaluated on a case-by-case basis by the Authority;
2. A Commercial Outdoor Recreation Use shall have a minimum site area size of 1.2 ha and provide for a minimum of one building of a minimum area size of 110 m<sup>2</sup>);
3. Auto Body Repair and Automotive Repair uses shall be limited by a maximum of six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days, and all paint vapors, toxic fumes, smells, smoke, noise and vibration from an auto body or automotive repair business shall not cross property line and become offensive and a nuisance to adjacent and nearby lots;
4. Retail building uses within a CH zoned site shall have a total floor area size for retail uses that does not exceed 1000 m<sup>2</sup>, enclosed storage areas are not considered as part of a retail floor area;
5. All new buildings and structures that are proposed for a CH zoned property, including those that are visible to the traveling public on the Trans-Canada Highway, shall provide for superior design attention through the site plan information submission consideration of the Authority relating to site, landscaping, signage and building design detail for the development as part of the Development Design Guidelines of Part 4 of the Development Regulations, and in conjunction with a rezoning or building permit application to the Authority.
6. An Apartment Use within the CH Zone shall be considered by the Authority as a Discretionary Use and shall be evaluated on a case-by-case basis.
7. A Car Wash use shall only occur with a Service Station use and shall provide for an oil - water separator storm water drainage system, or similar;
8. The use of a General Garage shall be limited to a maximum of any six motor vehicles, licensed or unlicensed, stored outside for more than three consecutive days;



9. A Licensed Lounge may be permitted as part of a restaurant;
10. The following site requirements shall apply to a service station use:
  - a. No lot shall be created or proposed for use as a service station which is less than 1300 m<sup>2</sup> in area size;
  - b. Fuel pumps, pump islands and canopies shall be located not less than 4.5 m from any lot line;
  - c. Service Station uses shall provide for an outside amenity area that includes a rest bench and shade area as part of the landscape planning for the site.
11. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;
12. Accessory Unenclosed Storage on the site shall be located within one dedicated area of the site and may exceed the floor area size of the Principal Building on the site, but shall not exceed a storage area greater than 30 % of the lot area size of the property, and shall be fully screened from adjacent streets by a fence and/ or by raised landscape berms, or by a combination of both, as determined required by the Authority;
13. Advertisements and Signs shall be in accordance with Council's Policy on Signs and Advertisements and proposals for signage shall be considered through the Development Design Guidelines of Part 4 of the Development Regulations review process. Only one free standing per lot shall be permitted in the CH commercial zone and all industrial zones unless through the site plan information submission and design review process, the Authority exercises its discretion that the visual and aesthetic character of the lot or adjacent area will not be diminished by more than one free standing sign on the lot, and deems that an additional sign will not create an obstruction for vehicular traffic, including access to, and egress from the site;
14. Other Commercial Uses not specifically identified shall be interpreted by the Authority on the basis of the definition interpretations of permitted commercial uses identified within Regulation 2.0 Definitions of the Development Regulations.
15. Accessory buildings shall be secondary to the principal buildings on the site, shall conform to the design appearance of the principal commercial building and shall not be located in the front area of the site, unless approved by the Authority through the site plan review process of the rezoning or building permit application;

16. All new CH uses that are located within public view of the Trans-Canada Highway shall provide for site, landscape and building design attention to the highway corridor;
17. Commercial site access and egress locations to the adjacent roadway for new developments shall be minimized, and determined through the preliminary site plan review process.
18. A permitted commercial use shall be located within a completely enclosed building, except for:
  - a. Outdoor display or sales area for garden supplies and other retail goods;
  - b. Vehicle Dealership sales area for automobiles;
  - c. Parking area and Off-Street Parking;
  - d. Vendor Stand (outside locations as approved by Council);
  - e. Construction work, installation projects, maintenance and a range of other outside commercial services occupations and businesses;
  - f. Building material and lumber supplies on CH sites
  - g. Unenclosed Storage provided the storage area is not located in the front yard area, and Council, at its discretion, may require that the storage has a landscape screen of uniform height not less than 1.5 m, nor more than 1.8 m, to obscure and minimize the view of the storage from an adjacent lot or roadway;
19. Residential housing may only be considered by Council if the proposal consists of a change of use of a former commercial or civic building that is no longer being used for commercial or civic use purposes. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone.

## **30.0 COMMERCIAL NEIGHBOURHOOD ZONE (CN)**

### **30.1 ZONE INTENT**

The intent of the Commercial Neighbourhood Zone is to provide for the personal service and daily shopping needs for residents of surrounding neighbourhoods through the development of well designed, low impact and small-scale commercial businesses.

### **30.2 USES OF LAND**

#### **Permitted Uses**

- Convenience Store
- Neighbourhood Commercial Use, including the following indicative uses:
  - Café and/or Restaurant (except drive-through restaurants)
  - Commercial Shop
  - Indoor Recreation
  - Medical Clinic and Medical Office
  - Personal Service
  - Professional and Business Office, excluding real estate

- Retail

#### **Accessory Uses**

- Advertisement and Signs (subject to Regulation 30.3 (5) Conditions of Use)
- Enclosed Storage
- Off Street Parking and Loading

#### **Discretionary Uses**

- Neighbourhood grocery store and/or Pharmacy (subject to Regulation 30.4 CN Zone and Principal Building(s) Development Standards Requirements)
- Accessory Employee Residential (subject to Regulation 30.3 (7) Conditions of Use)

#### **Prohibited Uses**

- Accessory Unenclosed Storage
- Accessory Building – Shipping Container
- Adult Entertainment
- Auto Body Repair
- Automotive Repair
- Cabaret
- Drive-Thru Commercial
- Licensed Lounge
- Pawn Shop
- Pub
- Service Station

### **30.3 CONDITIONS OF USE**

1. All Neighbourhood Commercial developments shall be fully serviced with Town water, sanitary service and adequate roadway standard to service the intended level of commercial use; all Convenience Store uses shall in a minimum be serviced with Town water and provide for approval for a septic effluent disposal;
2. Site plan information submission for rezoning development of a new Neighbourhood Commercial use or a Convenience Store shall include site, landscaping, signage and building design detail through the Development Design Guidelines of Part 4 of the Development Regulations and demonstration to the Authority that the site and the proposed development is an appropriate fit for the neighbourhood;
3. At the discretion of Council, Neighbourhood Commercial building developments in excess of 1,114.8 m<sup>2</sup> of floor area may be required to provide for an outdoor landscaped amenity area location on site that consists of shade areas, rest benches and decorative plantings;



4. Landscaped areas, including planting of trees, shall cover a minimum of 10 % of Neighbourhood Commercial sites;
5. Use of Advertisement and Signs shall be minimized on the site for a Convenience Store and Neighbourhood Commercial use, and limited to one decorative base sign at the front entrance of the site, not to exceed 2.0 m<sup>2</sup> in surface area size, and façade signs on individual storefronts as approved by the Authority;
6. A Licensed Lounge shall not be permitted as part of a Restaurant use with a Neighbourhood Commercial development, and no Pub or Cabaret or similar use providing alcohol for sale or consumption shall be permitted;
7. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;

## **TO:**

### **30.0 COMMERCIAL NEIGHBOURHOOD ZONE (CN)**

#### **30.1 ZONE INTENT**

The intent of the Commercial Neighbourhood Zone is to provide for the personal service and daily shopping needs for residents of surrounding neighbourhoods through the development of well designed, low impact and small-scale commercial businesses. Where the needs of the community change over time, existing neighbourhood commercial buildings no longer being used for the commercial or civic purpose may be considered for a change of use to residential use as a discretionary use provided that the proposed development is compatible with neighbouring properties.

#### **30.2 USES OF LAND**

##### **Permitted Uses**

- Convenience Store
- Neighbourhood Commercial Use, including the following indicative uses:
  - Café and/or Restaurant (except drive-through restaurants)
  - Commercial Shop
  - Indoor Recreation
  - Medical Clinic and Medical Office
  - Personal Service
  - Professional and Business Office, excluding real estate

- Retail

#### **Accessory Uses**

- Advertisement and Signs (subject to Regulation 30.3 (5) Conditions of Use)
- Enclosed Storage
- Off Street Parking and Loading

#### **Discretionary Uses**

- Neighbourhood grocery store and/or Pharmacy (subject to Regulation 30.4 CN Zone and Principal Building(s) Development Standards Requirements)
- Accessory Employee Residential (subject to Regulation 30.3 (7) Conditions of Use)
- Apartment (subject to Regulation 30.3 (8) Conditions of Use)
- Townhouse (subject to Regulation 30.3 (8) Conditions of Use)
- Plex housing (subject to Regulation 30.3 (8) Conditions of Use)
- Two-Unit housing (subject to Regulation 30.3 (8) Conditions of Use)
- Single Family Dwelling (subject to Regulation 30.3 (8) Conditions of Use)

#### **Prohibited Uses**

- Accessory Unenclosed Storage
- Accessory Building – Shipping Container
- Adult Entertainment
- Auto Body Repair
- Automotive Repair
- Cabaret
- Drive-Thru Commercial
- Licensed Lounge
- Pawn Shop
- Pub
- Service Station

### **30.3 CONDITIONS OF USE**

1. All Neighbourhood Commercial developments shall be fully serviced with Town water, sanitary service and adequate roadway standard to service the intended level of commercial use; all Convenience Store uses shall in a minimum be serviced with Town water and provide for approval for a septic effluent disposal;
2. Site plan information submission for rezoning development of a new Neighbourhood Commercial use or a Convenience Store shall include site, landscaping, signage and building design detail through the Development Design Guidelines of Part 4 of the Development Regulations and demonstration to the Authority that the site and the proposed development is an appropriate fit for the neighbourhood;



3. At the discretion of Council, Neighbourhood Commercial building developments in excess of 1,114.8 m<sup>2</sup> of floor area may be required to provide for an outdoor landscaped amenity area location on site that consists of shade areas, rest benches and decorative plantings;
4. Landscaped areas, including planting of trees, shall cover a minimum of 10 % of Neighbourhood Commercial sites;
5. Use of Advertisement and Signs shall be minimized on the site for a Convenience Store and Neighbourhood Commercial use, and limited to one decorative base sign at the front entrance of the site, not to exceed 2.0 m<sup>2</sup> in surface area size, and façade signs on individual storefronts as approved by the Authority;
6. A Licensed Lounge shall not be permitted as part of a Restaurant use with a Neighbourhood Commercial development, and no Pub or Cabaret or similar use providing alcohol for sale or consumption shall be permitted;
7. An accessory employee residential use shall be a self-contained dwelling unit, not exceeding 110 m<sup>2</sup>, that is located entirely within the principal commercial use building, and primarily on the second storey of the building or above;
8. Former neighbourhood commercial buildings no longer being used for a neighbourhood commercial purpose may be considered for a change of use to residential use as a discretionary use provided that the proposed development is compatible with neighbouring properties. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone for Apartment, Townhouse, Plex housing Two Unit housing; and the standards of Single Unit Small Lot Residential Zone (RS-2) apply to Single Family Dwellings.

## **FROM:**

### **31.0 COMMERCIAL DOWNTOWN ZONE (CD)**

#### **31.1 ZONE INTENT**

The intent of the Commercial Downtown Zone is to provide core commercial shopping, services and business opportunities for the High Street and Main Street areas of the community, to provide commercial support to the recent High Street revitalization and to stay focused on the commercial role of the Main Street downtown area.

#### **31.2 USES OF LAND**

##### **Permitted Uses**

- Artists Live-Work Studios
- Church

- Civic Use
- Club or Lodge
- Park
- Public Use
- Commercial Downtown Use and specifically including the following uses:
  - Art Gallery
  - Amusement Centre
  - Cafe
  - Cannabis store
  - Convenience Store
  - Department Store
  - Entertainment and Recreation
  - Farmers Market (subject to the provisions of Regulation 31.3 (3), Conditions of Use)
  - Financial Services
  - Grocery Store
  - Hotel and Motel
  - Indoor Recreation
  - Licensed Lounge
  - Medical Clinic and Medical Office
  - Movie Theatre
  - Office
  - Pawnshop
  - Personal Services and Personal Repair Services
  - Private School
  - Pub
  - Restaurant (subject to Regulation 31.3 (4) Conditions of Use)
  - Retail
  - Second Hand Store
  - Sidewalk Downtown Commercial
  - Vendor Stand

#### **Accessory Uses**

- Accessory Employee Residential,
- Advertisement and Signs,
- Enclosed Storage,
- Off Street Parking and Loading

#### **Discretionary Uses**

- Accessory Building (subject to Regulation 31.3 (7) Conditions of Use) except Shipping containers (subject to Regulation 7.5 Accessory Buildings and Structures)

- Cabaret and Nightclub
- Child Care Centre (subject to Regulation 31.3 (8) Conditions of Use)
- Service Station (subject to Regulation 31.3 (9) Conditions of Use)
- Limited Manufacturing (subject to Regulation 31.3 (10) Conditions of Use)

#### **Prohibited Uses**

- Adult Entertainment Uses
- Accessory Unenclosed Storage
- Accessory building – Shipping containers
- Auto Body Repair
- Automotive Repair
- Civic Use for Correction and Detention Facilities
- Drive-Thru Commercial
- Industrial Use

### **31.3 CONDITIONS OF USE**

1. All new developments shall be provided by full Town services and with sufficient capacity for the intended use within the Commercial Downtown zone;
2. Site Plan information submission for rezoning development of a new building, or structural or façade modifications to an existing building within the Commercial Downtown Zone shall include site, landscaping, signage, building and building façade design detail through application through Development Design Guidelines consideration of Part 4 of the Development Regulations, including attention to such design elements as weather protection for pedestrians in the form of store canopies and awnings;
3. A Farmer's Market use in the downtown area shall be facilitated upon identification of a suitable site by a community organization, and subsequent approval by the Authority;
4. A Restaurant and café use may utilize a sidewalk area of the downtown for a customer seating area upon approval from the Authority; retail sales and outdoor display areas may also be considered for use of sidewalk space within the downtown areas;
5. Advertisement and Signs within the downtowns shall be minimized and limited to signage on the building, in accordance with Council's Policy on Signs and Advertisements, and as approved by the Authority;
6. An Apartment Use shall only occur in a building on the second storey and above and represents the only use on the second storey and above, and the main floor at sidewalk level at the front of the building shall be used for Commercial Downtown use;



7. An Accessory Building shall not be permitted unless the applicant can substantiate its critical role to the Principal Building and to the successful use of the property – setbacks, siting and design will be at discretion of Authority;
8. A Child Care Centre shall only be permitted within the downtown areas when a private and landscaped outside amenity play area of a minimum size of 14.0 m<sup>2</sup> is provided on the subject property;
9. A Service Station use may be considered in the Main Street area but shall not include a car wash, and Regulation 28.6 Service Station Use shall apply;
10. A Limited Manufacturing Use may be considered by the Authority as a permitted discretionary use in the downtown on the basis that it would provide for a tourism attraction for local visitors or that it represents a low impact and economically beneficial business use to the downtown.
11. An Industrial Café Use shall only be developed as part of a multi-unit strata industrial development where there is a minimum of 5 strata units of a minimum individual unit floor area size of 110 m<sup>2</sup> as part of the site development;

## **TO:**

### **31.0 COMMERCIAL DOWNTOWN ZONE (CD)**

#### **31.1 ZONE INTENT**

The intent of the Commercial Downtown Zone is to provide core commercial shopping, services and business opportunities for the High Street and Main Street areas of the community, to provide commercial support to the recent High Street revitalization and to stay focused on the commercial role of the Main Street downtown area. Notwithstanding the provision for apartment buildings and apartment units above commercial uses, other residential uses may be considered by Council as a change of use for former commercial and civic buildings no longer being used for commercial or civic purposes as a discretionary use based on the merits of the application, in particular with regard to suitability of the site and neighbouring uses. Other residential options include.

#### **31.2 USES OF LAND**

##### **Permitted Uses**

- Artists Live-Work Studios
- Church
- Civic Use
- Club or Lodge
- Park
- Public Use



- **Commercial Downtown Use and specifically including the following uses:**
  - Art Gallery
  - Amusement Centre
  - Cafe
  - Cannabis store
  - Convenience Store
  - Department Store
  - Entertainment and Recreation
  - Farmers Market (subject to the provisions of Regulation 31.3 (3), Conditions of Use)
  - Financial Services
  - Grocery Store
  - Hotel and Motel
  - Indoor Recreation
  - Licensed Lounge
  - Medical Clinic and Medical Office
  - Movie Theatre
  - Office
  - Pawnshop
  - Personal Services and Personal Repair Services
  - Private School
  - Pub
  - Restaurant (subject to Regulation 31.3 (4) Conditions of Use)
  - Retail
  - Second Hand Store
  - Sidewalk Downtown Commercial
  - Vendor Stand

#### **Accessory Uses**

- Accessory Employee Residential,
- Advertisement and Signs,
- Apartment,
- Enclosed Storage,
- Off Street Parking and Loading

#### **Discretionary Uses**

- Accessory Building (subject to Regulation 31.3 (7) Conditions of Use) except Shipping containers (subject to Regulation 7.5 Accessory Buildings and Structures)
- Cabaret and Nightclub
- Child Care Centre (subject to Regulation 31.3 (8) Conditions of Use)
- Service Station (subject to Regulation 31.3 (9) Conditions of Use)
- Limited Manufacturing (subject to Regulation 31.3 (10) Conditions of Use)

- Townhouse (subject to Regulation 31.3 (7) Conditions of Use)
- Plex Housing (subject to Regulation 31.3 (7) Conditions of Use)
- Apartment subject to Regulation 31.3 (8) Conditions of Use)
- Single Family Dwelling (subject to Regulation 31.3 (7) Conditions of Use)
- Two Unit Residential (Duplex) (subject to Regulation 31.3 (7) Conditions of Use)

#### **Prohibited Uses**

- Adult Entertainment Uses
- Accessory Unenclosed Storage
- Accessory building – Shipping containers
- Auto Body Repair
- Automotive Repair
- Civic Use for Correction and Detention Facilities
- Drive-Thru Commercial
- Industrial Use

### **31.3 CONDITIONS OF USE**

1. All new developments shall be provided by full Town services and with sufficient capacity for the intended use within the Commercial Downtown zone;
2. Site Plan information submission for rezoning development of a new building, or structural or façade modifications to an existing building within the Commercial Downtown Zone shall include site, landscaping, signage, building and building façade design detail through application through Development Design Guidelines consideration of Part 4 of the Development Regulations, including attention to such design elements as weather protection for pedestrians in the form of store canopies and awnings;
3. A Farmer's Market use in the downtown area shall be facilitated upon identification of a suitable site by a community organization, and subsequent approval by the Authority;
4. A Restaurant and café use may utilize a sidewalk area of the downtown for a customer seating area upon approval from the Authority; retail sales and outdoor display areas may also be considered for use of sidewalk space within the downtown areas;
5. Advertisement and Signs within the downtowns shall be minimized and limited to signage on the building, in accordance with Council's Policy on Signs and Advertisements, and as approved by the Authority;
6. In a commercial or civic building functioning for ongoing commercial and civic use, Apartment Use shall only occur in a building on the second storey and above and represents the only use on



the second storey and above, and the main floor at sidewalk level at the front of the building shall be used for Commercial Downtown use;

7. Notwithstanding Condition (8) below, residential housing development may be considered by Council only if the proposal consists of a change of use of a former commercial or civic building no longer being used for a commercial or civic purpose. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone for Townhouse, Plex housing, Apartment and Two Unit Residential; and the standards of Single Unit Small Lot Residential Zone (RS-2) apply to Single Family Dwellings.
8. Apartments development may be considered by Council both as a new development and as a change of use of a former commercial or civic building no longer being used for a commercial or civic purpose. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone.
9. An Accessory Building shall not be permitted unless the applicant can substantiate its critical role to the Principal Building and to the successful use of the property – setbacks, siting and design will be at discretion of Authority;
10. A Child Care Centre shall only be permitted within the downtown areas when a private and landscaped outside amenity play area of a minimum size of 14.0 m<sup>2</sup> is provided on the subject property;
11. A Service Station use may be considered in the Main Street area but shall not include a car wash, and Regulation 28.6 Service Station Use shall apply;
12. A Limited Manufacturing Use may be considered by the Authority as a permitted discretionary use in the downtown on the basis that it would provide for a tourism attraction for local visitors or that it represents a low impact and economically beneficial business use to the downtown.
13. An Industrial Café Use shall only be developed as part of a multi-unit strata industrial development where there is a minimum of 5 strata units of a minimum individual unit floor area size of 110 m<sup>2</sup> as part of the site development;

## **FROM:**

### **37.0 Public Use Zone (PU)**

#### **37.1 Zone Intent**

The intent of the Public Use Zone is to provide for public assembly, civic uses, cultural, religious, educational facilities, health care and senior care services and facilities within the community.



## 37.2 Uses of Land

### **Permitted Uses**

- Adult Care Facility
- Assembly (subject to the provisions of Regulation 37.3 (1), Conditions of Use)
- Cemetery
- Church
- Civic (subject to Regulation 37.3 (2) Conditions of Use)
- Cultural
- Detention and Correctional Facilities (as defined by Public Use)
- Hospital
- Personal Care
- Public Use
- School and College

### **Accessory Uses**

- Accessory Building, except shipping container (subject to Regulation 7.5 Accessory Buildings and Structures)
- Child Care Centre (subject to Regulation 37.3 (3) Conditions of Use)
- Enclosed Storage
- Office (subject to Regulation 37.3 (4) Conditions of Use)
- Off Street Parking and Loading (subject to Regulation 37.3 (5) Conditions of Use)

### **Discretionary Use**

- Dwelling Unit (subject to Regulation 37.3 (6) Conditions of Use)
- Medical Office/Medical Clinic
- Mineral exploration

### **Prohibited Uses**

- Accessory building – shipping container
- Commercial
- Industrial

## 37.3 Conditions of Use

1. An Assembly Use shall not be permitted on a lot less than 1,200.0 m<sup>2</sup>;

2. A Civic Use for a corrections or rehabilitation use for more than 10 beds shall not be permitted on a lot less than 0.4 ha within the Urban Development Area and shall be located on a site approved by Council;
3. A Child Care Centre shall only occur as an accessory use to a Principal Use on a lot, such as a child care program within a college setting;
4. An Office use shall be directly related to the principal use of the building in which the Office Use is located;
5. The parking area for an Off-Street Parking Use shall not exceed 40% of the lot area;
6. A Dwelling Unit for a residential use shall be limited to one per property, and shall be solely for a caretaker, employee, as a rectory to a church, or similarly related to the principal use, and shall be sited in accordance with the provisions of an applicable RS zone use; and,
7. All new developments shall be considered through the Development Design process in accordance with Regulation 47.0 Public Use Development Design Guidelines, and be subject to the design guidelines for site layout, building appearance, landscaping, signage, and parking.

## **TO:**

### **37.0 Public Use Zone (PU)**

#### **37.1 Zone Intent**

The intent of the Public Use Zone is to provide for public assembly, civic uses, cultural, religious, educational facilities, health care and senior care services and facilities within the community. With the exception of residential uses within public use buildings, all other residential uses may only be considered by Council as a change of use for former commercial and civic buildings that are no longer being used for a commercial or civic purpose as a discretionary use based on the merits of the application in particular with regard to suitability of the site and neighbouring uses.

#### **37.2 Uses of Land**

##### **Permitted Uses**

- Adult Care Facility
- Assembly (subject to the provisions of Regulation 37.3 (1), Conditions of Use)
- Cemetery
- Church
- Civic (subject to Regulation 37.3 (2) Conditions of Use)



- Cultural
- Detention and Correctional Facilities (as defined by Public Use)
- Hospital
- Personal Care
- Public Use
- School and College

#### **Accessory Uses**

- Accessory Building (subject to Regulation 7.5 Accessory Buildings and Structures)
- Child Care Centre (subject to Regulation 37.3 (3) Conditions of Use)
- Enclosed Storage
- Office (subject to Regulation 37.3 (4) Conditions of Use)
- Off Street Parking and Loading (subject to Regulation 37.3 (5) Conditions of Use)

#### **Discretionary Use**

- Dwelling Unit (subject to Regulation 37.3 (6) Conditions of Use)
- Medical Office/Medical Clinic
- Mineral exploration
- Apartment (subject to Regulation 37.3 (8) Conditions of Use)
- Townhouse (subject to Regulation 37.3 (8) Conditions of Use)
- Plex housing (subject to Regulation 37.3 (8) Conditions of Use)
- Single Family Dwelling (subject to Regulation 37.3 (8) Conditions of Use)

#### **Prohibited Uses**

- Commercial
- Industrial

### **37.3 Conditions of Use**

1. An Assembly Use shall not be permitted on a lot less than 1,200.0 m<sup>2</sup>;
2. A Civic Use for a corrections or rehabilitation use for more than 10 beds shall not be permitted on a lot less than 0.4 ha within the Urban Development Area and shall be located on a site approved by Council;
3. A Child Care Centre shall only occur as an accessory use to a Principal Use on a lot, such as a child care program within a college setting;
4. An Office use shall be directly related to the principal use of the building in which the Office Use is located;



5. The parking area for an Off-Street Parking Use shall not exceed 40% of the lot area;
6. A Dwelling Unit for a residential use within a Permitted public use (Adult Care Facility, Assembly, Cemetery, Church, Civic, Cultural, Detention and Correctional Facilities, Hospital, Personal Care, Public Use, School and College) shall be limited to one per property, and shall be solely for a caretaker, employee, as a rectory to a church, or similarly related to the principal use, and shall be sited in accordance with the provisions of an applicable RS zone use; and,
7. All new developments shall be considered through the Development Design process in accordance with Regulation 47.0 Public Use Development Design Guidelines, and be subject to the design guidelines for site layout, building appearance, landscaping, signage, and parking.
8. Other residential uses may only be considered by Council if the proposal consists of a change of use of a former commercial or civic building no longer being used for a commercial or civic purpose. The development standards of the Residential RM-1 (RM-1) Low and Medium Density Multi-Unit Residential Zone apply for Apartment, Townhouse, Plex housing; and the standards of Single Unit Small Lot Residential Zone (RS-2) apply to Single Family Dwellings.