

PART 11 - COMMERCIAL ZONES

UPPER GIBSONS COMMERCIAL DISTRICT 1 (C-1)

11.01 Application and Intent

The regulations of this zone shall apply to the use of land, buildings, and structures within the Upper Gibsons Commercial District 1, as shown on the maps attached to this Bylaw as Schedule "A". The intent of the zone is to provide for a wide range of commercial uses, as well as apartment use above the ground floor, in areas the "Land Use Plan" of the Official Community Plan, designates in the "Commercial" category.

11.02 Permitted Principal Uses

- (1) retail use, limited to not more than 2500.0 m² (26,910.0 ft²) of gross floor area in a single business conducting retail use, or retail uses combined with other permitted commercial uses;
- (2) office use;
- (3) service commercial use, not including drive-in restaurants;
- (4) entertainment and recreation use on a lot exceeding 1400.0 m² (15,074.0 ft²) in area;
- (5) apartment use, where combined with commercial use and located above the ground floor of a building, limited to apartment dwelling units having a gross floor area of not less than 55.0 m² (592.0 ft²) each;
- (6) parking lots, on surface or in a building or structure;
- (7) veterinary clinics, but not veterinary hospitals;
- (8) veterinary hospitals, on land legally described as:
 - Lot D, Block 2, District Lot 686, Plan 20785 (PID 003-636-411); and,
 - Strata Lot 1, District Lot 689 Strata Plan VR.1101 together with an interest in the common property in proportion to the unit entitlement of the Strata lot (PID 003-551-440).
- (9) restaurant use;
- (10) commercial guest accommodation use; and,
- (11) tasting lounge.

11.03 Permitted Accessory Uses

- (1) in conjunction with a principal dwelling, one lock-off suite as permitted by Section 8.10;
- (2) accessory off-street, parking and loading;
- (3) accessory buildings as permitted by Section 4.13-4.20;
- (4) game machines, limited to one machine per 55.0 m² (600.0 ft²) of gross floor area, and to not more than three machines in a single business;
- (5) other accessory uses customarily incidental and subordinate to a permitted principal use;
- (6) in the case of commercial guest accommodation use, accessory uses may include:
 - (a) restaurant or dining facilities attached to principal commercial guest accommodation use; and,
 - (b) premises for the sale and consumption of alcoholic beverages attached to a principal commercial guest accommodation use.
- (7) microbrewery, in conjunction with a tasting lounge, provided that the gross floor area of the microbrewery does not exceed 50% of the gross floor area of tasting lounge and microbrewery combined.

11.04 Minimum Lot Area

A lot in the C-1 zone must have a lot area of not less than 235.0 m² (2530.0 ft²).

11.05 Minimum Lot Width

A lot in the C-1 zone must have a lot width of not less than 7.5 m (24.6 ft).

11.06 Minimum Lot Depth

A lot in the C-1 zone must have a lot depth of not less than 30.0 m (98.4 ft).

11.07 Setbacks

Except as otherwise required or permitted by Sections 4.03 and 4.13-4.20, buildings and structures must be sited no closer to a lot line than the following:

- (1) front lot line: 0.0 m (0.0 ft);

- (2) interior side lot line: 0.0 m (0.0 ft) except where abutting or directly across a street, or lane from a lot in an R or RM zone, in which case a setback equal to that required by this Bylaw on such R or RM-zoned lot shall be provided, but need not exceed 3.0 m (9.8 ft);
- (3) exterior side lot line: 0.0 m (0.0 ft), except where abutting or across a street, from a lot in an R or RM zone, in which case a setback of not less than 3.0 m (9.8 ft) shall be provided;
- (4) rear lot line: 3 m (9.8 ft), except where abutting or across a lane from an R or RM-zoned lot, in which case a setback of not less than 6.0 m (19.7 ft) shall be provided; and,
- (5) where a setback to a side lot line is provided when not required by subsections (2) or (3), it must be not less than 3.0 m (9.8 ft).

11.08 Maximum Lot Coverage

A lot in the C-1 zone must have a total lot coverage not exceeding 80% of the lot area of the lot.

11.09 Maximum Height of Buildings

Principal buildings in the C-1 zone must not exceed a building height of 12 m (39.4 ft). Principal buildings in the C-1 zone must have a building height greater than 8.0 m (26.25 ft).

11.10 Off-Street Parking and Loading

Off-street, parking and loading spaces must be provided and maintained as required by Part 6.

11.11 Landscaping

All portions of a lot not covered by buildings, structures or paved surfaces shall be landscaped and maintained as required by Sections 4.05 and 6.14.