

C-1 Local and Town Centre Commercial (701)

INTENT

- This zone supports a wide range of commercial, from town centre to neighbourhood applications.

PERMITTED USES

.1 **Principal uses** The following uses shall be permitted in the C-1 zone

- Artist studio
- Assembly
- Brewery, Cidery, Distillery, Meadery, Winery
- Brewing and Vinting Outlet
- Cabaret / Night Club
- Cannabis Retail (As per the District of Sicamous Policy)
- Casino
- Catering
- Contractor services – Minor
- Data Centre
- Day Care
- Eating Establishment
- Educational Facility
- Entertainment, Recreation and Sports Centre
- Financial Institution
- Fitness Centre
- Grocery Store
- Health Clinic
- Indoor Recreation
- Institutional Use
- Laboratory
- Laundry
- Media Production Studio
- Mobile Vending Unit
- Motor Vehicle Service Station
- Office
- Outdoor Market
- Pawn Shop
- Personals Service Establishment
- Pet Day Care – Indoor
- Printing Services
- Repair Shop
- Retail Store
- Shopping Centre
- Theatre
- Tourist Accommodation
- Veterinary Clinic

.2 **Accessory Uses** • Employee Dwelling Unit

DEVELOPMENT REGULATIONS

- .3 **Density**
- The maximum density of Sleeping Units shall be:
 - 120 per ha
 - The maximum density of Employee Dwelling Units shall be:
 - 1 per parcel
 - The maximum FAR shall be:
 - 1.5

.4	Parcel Coverage	<ul style="list-style-type: none"> The maximum Parcel coverage for all buildings and structures is: <ul style="list-style-type: none"> 80% The maximum impermeable surface is: <ul style="list-style-type: none"> 90%
.5	Maximum Height	<ul style="list-style-type: none"> Principal building <ul style="list-style-type: none"> 22m Accessory buildings and structures <ul style="list-style-type: none"> 5m
.6	Setbacks	<p>The minimum setbacks for all buildings and structures are:</p> <ul style="list-style-type: none"> Front <ul style="list-style-type: none"> 0m Rear <ul style="list-style-type: none"> 1.5m Interior side <ul style="list-style-type: none"> 1.2m Exterior side <ul style="list-style-type: none"> 1.2m

SUBDIVISION REGULATIONS

.7	Parcel Area	<ul style="list-style-type: none"> The minimum Parcel Area is: <ul style="list-style-type: none"> 300 m²
.8	Parcel Dimensions	<ul style="list-style-type: none"> The minimum Parcel Frontage <ul style="list-style-type: none"> 10m

PARKING

.9 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10

- a **General Regulations** See the General Regulations section of this bylaw for additional regulations that apply to this zone.
- b **Employee Dwelling Unit**
 - Provided in a commercial building.