

Appendix A:
C-10 Zone,
Large Format Commercial Districts

543. Large Format Commercial Districts (C-10) (BYLAW 6729, 2002)

543.1 **The purpose of this district is to allow Large Format Retail Development and associated office and business park uses.**

Permitted Uses

- 543.1.1 *Accessory Recycling Return Centre, in Accordance with section 170.14 of this Bylaw;*
(BYLAW 7308, 2009)
- 543.2 *Animal Grooming and Daycare Facilities* **(BYLAW 7058, 2005)**
- 543.3 *Animal Hospitals and Veterinary Clinics* **(BYLAW 7058, 2005)**
- 543.4 *Automobile repair* **(BYLAW 7827, 2016)**
- 543.5 *Banks*
- 543.6 *Deleted;* **(BYLAW 7308, 2009)**
- 543.7 *Business and professional offices;*
- 543.8 *Cafes and restaurants;*
- 543.9 *Child care;*
- 543.10 *Factory Outlets;*
- 543.11 *Garden Centres;*
- 543.12 *Health service and fitness centres;*
- 543.13 *Laboratories;*
- 543.14 *Lumber sales in a retail store with a commercial area greater than 40,000 square feet (3,716.0 square metres);*
- 543.15 *Museums;*
- 543.16 *Deleted;* **(BYLAW 7273, 2008)**
- 543.17 *Office buildings;*
- 543.18 *Personal service establishments;*
- 543.19 *Public assembly and entertainment uses excluding amusement arcades and casinos;*
- 543.20 *Public transportation depots;*
- 543.21 *Public utilities;*

- 543.22 *Printing, publishing and bookbinding, blue printing and photostatting, lithographing, engraving, stereotyping, and other reproduction services;*
- 543.23 *Residential units to a maximum of one per building for the accommodation of a caretaker, manager or security personnel;*
- 543.24 *Retail Liquor Store, defined for the purposes of this schedule as a Retail Store of not more than 3,000 gross square feet (278.7 square metres) of retail floor space (excluding space for refrigeration, offices and washrooms) which is owned by but not necessarily contiguous to a Licensed Liquor Primary establishment and which sells alcoholic beverages, snacks and liquor related items directly to the public until no later than 11:00 p.m. or before 9:00 am and which does not permit consumption of alcoholic beverages on the premises.*
(BYLAW 7023, 2005)
- 543.25 *Retail stores, excluding the sale of used goods;*
- 543.26 *Retail sale of new automobile parts and accessories;*
- 543.26.1 *Self-Improvement School;* (BYLAW 8214, 2020)
- 543.27 *Studios for artists, filming, or audio recording;*
- 543.28 *Deleted;* (BYLAW 7058, 2005)
- 543.29 *Video stores;*
- 543.30 *Wholesaling;*
- 543.31 *Accessory buildings and uses;*

Front Yard

- 543.32 A front yard shall be provided of not less than fifty percent (50%) of the height of the building in depth.

Rear Yard

- 543.33 A rear yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Side Yard

- 543.34 A side yard shall be provided of not less than 25 feet (7.62 metres) in depth.

Height

- 543.35 The height of a building shall not exceed:
- a) Where the site coverage of a building is less than or equal to 20,000 square feet (1,858.0 square meters) and:
 - (1) the building is greater than two storeys, then the height of a building shall not exceed 50 feet (15.24 metres) to a maximum of four storeys;

- (2) the building is two stories or less, then the height of a flat roof building shall not exceed 10 feet (3.05 metres);
 - (3) the building is two stories or less then the height to mid point of a sloped roof shall not exceed 40 feet (12.20 metres).
- b) Where the site coverage of the building is greater than 20,000 square feet (1,858.0 square metres), the height of a building may not exceed 40 feet (12.20 metres) nor two stories.

Density

543.36 Despite Section 120.71, for the purposes of this Schedule, floor space ratio means, the numerical factor determined by measuring the horizontal cross sectional area of all buildings measured to the outside of the outer walls of the building at each floor level, excepting any area used for a community amenity, child day care, transportation depot or community police office and dividing this by the site area.

543.37 The maximum floor space ratio shall not exceed a factor of 1.0

Off-Street Parking

543.38 *Off-Street parking* shall be provided in accordance with the provisions of the Off-Street Parking Regulations section of this Bylaw. **(BYLAW 8184, 2020)**

Off-Street Loading

543.39 Off-Street loading shall be provided in accordance with the provisions of the Off-Street Loading Regulations section of this Bylaw. **(BYLAW 8184, 2020)**