

**402 - C1A - TOWN CENTRE COMMERCIAL RESIDENTIAL ZONE***(Amending Bylaw No. 312, 1998)*

Subject to the General Regulations of this bylaw, the following uses and no others are permitted within the C1A Town Centre High Density Residential Zone.

**402(1) - Permitted Uses**

- (a) Educational facilities and professional studios;
- (b) Entertainment and recreation facilities;
- (c) Food and beverage service establishments, including neighbourhood pubs;
- (d) Office and commerce establishments;
- (e) Retail sales establishments;
- (f) Service and repair establishments;
- (g) Transportation establishments;
- (h) Hotels and motels;
- (i) Accessory commercial buildings and structures;
- (j) Multi-family dwellings;
- (k) Dwelling unit for owner, operator, or employee of the principal commercial use;
- (l) Home Occupation.

**402(2) - Buildings****(a) Maximum height of buildings and structures:**

- (i) The lesser of 12 metres (39.37 ft.) or three (3) storeys.

**(b) Minimum setbacks for buildings and structures:**

Subject to the special line setback provisions of Section 311 of the Bylaw.

- (i) Front: 1.5 metres (4.92 ft.) along Main Street between Riverside Avenue and Shuswap Avenue, 0 metres in other areas.
- (ii) Rear: 6 metres (19.7 ft.)
- (iii) Sides: (1) 4 metres (13.12 ft.) on one side and 0 metres on the other side, where no rear lane is provided.  
(2) 0 metres on both sides, where a rear lane is provided.
- (iv) Exterior Side: 5 metres (16.40 ft.).
- (v) Fuel pumps: 10 metres (32.80 ft.) from all property lines and 15 metres (49.21 ft.) from all residential and accessory residential buildings and structures, and 35 metres (114.8 ft.) from the Centre line of a controlled access highway.

(c) **Use of side setback:**

Where a minimum side setback of 4 metres (13.12 ft.) is required, and parking and loading facilities are located at the rear of the building, the side setback area shall be retained for access to the rear of the building.

**402(3) Lots:**

(a) **Minimum Lot Area:**

The lot area shall not be less than 700 m<sup>2</sup> (7,535 sq.ft.).

(b) **Minimum Lot Frontage:**

The lot frontage shall not be less than 18 metres (59.06 ft.).

**402(4) - Residential Density:**

- (a) The maximum permitted gross density for or multi-family use shall not exceed 12 units per gross 0.4 hectares (12 units per gross acres).
- (b) The maximum permitted gross density for hotel or motel use is 48 sleeping units per gross 0.4 hectare, excluding such uses stratified under the Condominium Act.

**402(5) - Other Regulations:**

(a) **Density Bonusing:**

Further to the Zoning for Amenities provisions of Section 315 of this Bylaw, the permitted density provision of Section 402(4)(i) may be increased to a maximum permitted density of 30 units per gross 0.4 hectare (30 units per gross acre) provided contribution is made toward the purchase of fire equipment and provision of training necessary for adequate fire protection as provided by the District, such service amenity being impacted by the increase in density. The Residential Density may be increased if contribution is made in the amount of \$2,500 per bonused dwelling unit to a maximum of 18 additional units per gross 0.4 hectare.

The aggregate total density under provisions of Section 402(4)(i), Section 402(5)(a) and Section 315 of this Bylaw shall not exceed 30 units per gross 0.4 hectare (30 units per gross acre).

(b) **Screening and Landscaping:**

Screening and landscaping shall be provided in accordance with Section 309 of this Bylaw, except that no landscaped buffer is required where development abuts a public road.

*A final Occupancy Permit shall be withheld until the requirements of Section 309 are complied with.*

(c) **Off-Street Parking:**

Off-street parking shall be provided in accordance with Schedule B of this Bylaw, with the following exceptions for the C1A Zone:

- (i) The number of required parking spaces is 1 space per dwelling unit with 1 or 2 bedrooms, and 2 spaces per dwelling unit with 3 or more bedrooms. A bedroom includes any room designated for other space, such as a den, that could be used as a bedroom.
- (ii) One additional visitor parking space is required per 5 dwelling units.

*A final occupancy permit shall be withheld until all parking requirements are complied with.*

(d) **Business License:**

No business or home occupation shall be undertaken until a valid business license has been issued under the authority of the Business License Bylaw of the District of Sicamous.

(e) **Accommodation Use:**

- (i) Where a dwelling unit for the owner, operator or employee of the principal commercial use is permitted, the dwelling unit shall be included as a residential unit in calculating the permitted residential density.
- (ii) A dwelling unit for the owner, operator or employee of the principal use shall be an integral part of the commercial building.
- (iii) Multi-family use shall be located above the first storey of a commercial building, except that:
  - (1) an entrance or lobby serving a multi-family use may occupy up to 30% of the frontage of a commercial building, to an absolute maximum of 10 metres (32.81 ft.).
  - (2) multi-family use may occupy up to 80% of the gross floor area of the ground floor and must be located behind the commercial use fronting the street. *(Amending Bylaw No. 663, 2007)*

(f) **Level of Service:**

Uses in the C1A Zone shall be connected to community water and community sewer.