PART 10 - COMMERCIAL CENTRE

10.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Local Service Centre	**CC1**	This zone provides for small scale and community services within neighbourhoods.
Neighbourhood Centre	**CC2**	This zone provides for small scale commercial services intended to meet the day-to-day needs of persons residing in the immediate vicinity and supports a building height of up to 3 storeys.
City Commercial Centre	**CC3**	This zone provides for the shopping needs of the community at large, as well as medium to high density residential development.
Woodgrove Urban Centre	**CC4**	This zone provides for a regional commercial centre with a focus on intensive retail and service uses and medium to high density residential.
Hospital Urban Centre	**CC5**	This zone provides for health related professional offices and medium to high density residential accommodation.
Commercial Recreation Centre	**CC6**	This zone provides for commercial recreational uses, such as golf courses and recreational facilities.

10.2. PERMITTED USES

10.2.1 The uses listed in the following table shall be permitted where indicated with a **'P'** within the corresponding zone, as per the conditions of use specified:

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Artist Studio	**P**	**P**	**P**	**P**	**P**	**P**	
Assembly Hall	**--**	**P**	**--**	**P**	**P**	**P**	
Auto Repair	**--**	**P**	**P**	**P**	**--**	**--**	
Auto sales and Rental	**--**	**--**	**P**	**P**	**--**	**--**	
Bingo Hall	**--**	**--**	**--**	**--**	**P**	**P**	
Cannabis Retail Store	**--**	**SS**	**SS**	**SS**	**SS**	**--**	
Car Wash	**--**	**P**	**P**	**P**	**--**	**--**	
Club or Lodge	**--**	**--**	**P**	**--**	**--**	**P**	
Commercial School	**--**	**P**	**P**	**P**	**P**	**P**	Within the CC2 zone, the Gross Floor Area of a commercial school use shall not exceed 500m^2.
Cultural Facility	**--**	**--**	**P**	**P**	**P**	**P**	
Daycare	**P**	**P**	**P**	**P**	**P**	**P**	
Electric Vehicle Charge Station	**P**	**P**	**P**	**P**	**P**	**P**	

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Fast Food Restaurant	**SS**	**--**	**P**	**P**	**--**	**--**	
Financial Institution	**--**	**P**	**P**	**P**	**P**	**--**	Within the CC2 zone, a financial institution use shall not exceed a Gross Floor Area of 600m^2.
Food Processing	**--**	**--**	**--**	**SS**	**--**	**--**	
Funeral Parlour	**--**	**--**	**P**	**--**	**P**	**--**	
Furniture & Appliance Sales	**--**	**--**	**P**	**P**	**P**	**--**	Within the CC3 and CC5 zones, the Gross Floor Area of a stand-alone furniture and appliance store shall not exceed 4,644m^2.
Garden Centre	**--**	**--**	**P**	**P**	**--**	**--**	
Gas Station	**SS**	**P**	**P**	**P**	**--**	**--**	
Golf Course	**--**	**--**	**--**	**--**	**--**	**P**	
Home Centre	**--**	**--**	**P**	**P**	**--**	**--**	Within the CC3 zone, the Gross Floor Area of a stand-alone home centre shall not exceed 4,644m^2.
Hospital	**--**	**--**	**--**	**--**	**P**	**--**	
Hotel	**--**	**--**	**P**	**P**	**P**	**--**	
Internet Centre	**--**	**P**	**P**	**P**	**P**	**--**	
Laboratory	**--**	**--**	**--**	**--**	**P**	**--**	
Laundromat	**--**	**--**	**P**	**P**	**P**	**--**	
Library	**--**	**P**	**P**	**P**	**P**	**--**	
Liquor Store	**SS**	**SS**	**SS**	**SS**	**SS**	**--**	
Live/Work	**P**	**P**	**P**	**P**	**P**	**--**	
Lounge	**--**	**--**	**--**	**P**	**--**	**--**	
Lumber yard	**--**	**--**	**--**	**P**	**--**	**--**	No storage shall be permitted in the required front yard or any yard which abuts a residential zone.
Medical / Dental Office	**P**	**P**	**P**	**P**	**P**	**--**	Within the CC1 zone, the Gross Floor Area shall not exceed 500m^2.
Micro Brewery	**--**	**--**	**P**	**P**	**--**	**--**	The Gross Floor Area of a micro brewery shall not exceed 557m^2.
Mini Storage	**--**	**--**	**--**	**SS**	**--**	**--**	Within the CC4 zone, mini storage shall only be permitted where another commercial or residential use exists on the same lot.
Multiple Family Dwelling	**P**	**P**	**P**	**P**	**P**	**--**	Within the CC1, CC2 and CC3 zones, residential shall only be permitted where a commercial use exists on the same lot.
Museum	**--**	**--**	**P**	**--**	**P**	**P**	
Neighbourhood Pub	**P**	**P**	**P**	**P**	**P**	**--**	
Office	**SS**	**P**	**P**	**P**	**P**	**--**	
Parking Lot / Parkade	**--**	**--**	**--**	**--**	**P**	**--**	
Personal Care Facility	**--**	**--**	**P**	**P**	**P**	**--**	

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Pet Day Care	--	--	P	P	P	--	
Printing and Publishing Facility	--	--	--	--	P	--	
Pharmacy	--	P	P	P	P	--	
Production Studio	--	--	P	P	--	--	
Public Market	--	P	P	P	--	--	Permitted as a seasonal use, no outside storage shall be permitted after market hours.
Recreational Facility	--	P	P	P	P	P	Within the CC2 zone the Gross Floor Area of the recreational facility use shall not exceed 500m^2.
Refund Container Recycling Depot	--	P	P	P	P	--	
Religious Institution	P	--	P	P	P	--	
Restaurant	P	P	P	P	P	--	Within the CC1 zone, an individual restaurant use shall not exceed a Gross Floor Area of 500m^2.
Retail	P	P	P	P	P	--	Within the CC1 and CC2 zones, an individual retail use shall not exceed a Gross Floor Area of 500m^2, unless the use is a grocery store, in which case the floor area cannot exceed 2000m^2. Within the CC3 and CC5 zones, a stand-alone retail use shall not exceed a Gross Floor Area of 4,644m^2.
Rooming House	--	--	--	P	P	--	
Seniors Congregate Housing	--	P	P	P	P	--	
Shopping Centre	--	--	P	P	--	--	
Single Residential Dwelling	P	P	--	P	P	--	
Sign Shop	--	--	P	--	--	--	
Social Services Resource Centre	--	--	P	P	P	--	
Theatre	--	--	P	P	P	--	
University, College, Technical School	--	--	--	P	P	P	
Veterinary Clinic	P	P	P	P	P	--	Within the CC1 zone, the Gross Floor Area of a veterinary clinic shall not exceed 500m^2.

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Wholesale	--	--	--	P	--	--	Use shall be wholly enclosed within a building.

(4500.031; 2012-DEC-03) (4500.053; 2013-DEC-16) (4500.073; 2015-MAR-16) (4500.138; 2019-JUN-17) (4500.142; 2019-AUG-26) (4500.133; 2020-JAN-13) (4500.148; 2020-FEB-24) (4500.163; 2020-MAR-16) (4500.219; 2024-MAR-04) (4500.220; 2024-DEC-02)

P = Permitted Use -- = Use is not Permitted SS = Permitted as a Site Specific Use Only

10.2.2 Notwithstanding Subsection 10.2.1 the cumulative total Gross Floor Area of all non-residential space on a lot within the CC1 zone shall not exceed 2,000m^2. **(4500.158; 2019-DEC-02)**

10.2.3 Notwithstanding Subsection 10.2.1, within the CC2 zone a Retail Grocery Store greater than 2,000m^2 is permitted at property legally described as LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN EPP85567 (867 Bruce Avenue). **(4500.058; 2014-NOV-24**) **(4500.158; 2019-DEC-02)**

10.2.4 The uses listed in the following table shall be permitted as an accessory use where indicated with an **'A'** within each zone as per the conditions of use specified:

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Accessory Dwelling Unit	**A**	**A**	**A**	**A**	**A**	**A**	
Arcade	--	**A**	**A**	**A**	**A**	**A**	
Boarding and Lodging	**A**	**A**	--	**A**	**A**	--	Shall not exceed two sleeping units and shall not accommodate more than two persons.
Home Based Business	**A**	**A**	**A**	**A**	**A**	--	
Laboratory	--	--	**A**	**A**	--	--	Permitted as an accessory use where a medical office exists on the same lot.
Lounge	--	--	--	--	--	**A**	Permitted as an accessory use where the principal use of the property is a golf course or recreational facility. The total Gross Floor Area of an accessory lounge shall not exceed 380m^2.
Lumber Yard	--	--	**A**	--	--	--	Permitted as an accessory use where the principal use of the property is a home centre.
Secondary Suite	**A**	**A**	--	**A**	**A**	--	Subject to Part 6 of this Bylaw.
Short-Term Rental	**A**	**A**	**A**	**A**	**A**	**A**	Subject to Part 6
Restaurant	--	--	--	--	--	**A**	Permitted as an accessory use where the principal use of the property is a golf course or recreational facility. The total Gross Floor Area of an accessory restaurant shall not exceed 380m^2.
Retail Pro Shop	--	--	--	--	--	**A**	Permitted as an accessory use where the principal use of the property is a golf course or recreational facility.

(4500.053; 2013-DEC-16) (4500.073; 2015-MAR-16) (4500.186; 2022-FEB-07)
A = Permitted as an Accessory Use
-- = Not Permitted as an Accessory Use

10.2.5 The following uses shall be permitted on site specific basis:

Use	Permitted Location Address	Legal Description of Permitted Located
Cannabis Retail Store	3200 Island Highway North	LOT A, SECTION 3 & 5, WELLINGTON DISTRICT, PLAN VIP60825
	6683 Mary Ellen Drive	LOT A, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN VIP63639
	6404 Metral Drive	LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 26877 EXCEPT PLAN VIP57955
	3923 Victoria Avenue	LOT 7, BLOCK 16, SECTION 5, WELLINGTON DISTRICT, PLAN318A
	1599 Dufferin Crescent	LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 27521
	5800 Turner Road	STRATA LOT 1, DISTRICT LOT 30, WELLINGTON DISTRICT, STRATA PLAN VIS5863 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
	847 Bruce Avenue	LOT 2, SECTION 1, NANAIMO DISTRICT, PLAN EPP85567
	5801 Turner Road	LOT C, DISTRICT LOTS 14, 23G & 30, WELLINGTON DISTRICT, PLAN VIP66085
	510 Fifth Street	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP45212
	2980 Island Highway North	LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN 50054
	50 Tenth Street	LOT A, SECTION 7, NANAIMO DISTRICT, PLAN VIP86854
	2180 Highland Boulevard	LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143
Custom Workshop	291 Eaton Street	LOT 14, BLOCK EA, SECTION 1, NANAIMO DISTRICT, PLAN 57
Fast Food Restaurant	2310 Northfield Road	LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP66379
Food Processing	6541 Portsmouth Road	LOT 1, DISTRICT LOT 28, WELLINGTON DISTRICT, PLAN VIP55829
Gasoline Station	4320 Uplands Drive	LOT 1, DISTRICT LOT 19, WELLINGTON DISTRICT, PLAN 46653
	2300 Northfield Road	LOT 2, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP66379
	2201 Jingle Pot Road	LOT 1, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 44320
	6201 Blueback Road	LOT 2, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP60953
Liquor Store	4700/4720 Hammond Bay	LOT A, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN VIP79402
	6404 Metral Drive	LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 26877, EXCEPT PLAN VIP57955

Use	Permitted Location Address	Legal Description of Permitted Located
Liquor Store	508 Eighth Street	SECTION 13, RANGE 8, SECTION 1, NANAIMO DISTRICT, PLAN 630, EXCEPT THAT PART IN PLAN 12363 AND EXCEPT THAT PART LYING TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 181.5 FEET FROM THE NORTHERLY BOUNDARY OF SAID SECTION
	1533 Estevan Road	LOT 1, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 30393
	5801 Turner Road	LOT C OF DISTRICT LOTS 14, 23G & 30, WELLINGTON DISTRICT, PLAN VIP66085
	3200 Island Highway	LOT A, SECTIONS 3 & 5, WELLINGTON DISTRICT, PLAN VIP60825
	1275 Island Highway	LOT 1, SECTION 7, NANAIMO DISTRICT, PLAN 67048
	6950 Island Highway	LOT 2, DISTRICT LOT 26, WELLINGTON DISTRICT, PLAN 37425 EXCEPT PART IN PLAN VIP70172 AND VIP78672
	2211 Jingle Pot Road	LOT A, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 45118
	2875 Departure Bay Road	LOT 1, SECTION 1, WELLINGTON DISTRICT, PLAN 16034 EXCEPT THAT PART IN PLAN VIP83027; and LOT 2, SECTION 1, WELLINGTON DISTRICT, PLAN 16034
	4750 Rutherford Road	LOT 1 OF SECTION 14 AND DISTRICT LOTS 14 AND 17 AND SECTION 4, RANGE 3, WELLINGTON DISTRICT, PLAN VIP66202
Mini Storage	6450 Island Highway North	LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807
Office	751 Haliburton Street	LOT 1, BLOCK EA, SECTION 1, NANAIMO DISTRICT, PLAN 57
	398 Bruce Avenue	LOT 4 & 5, BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 1476

(4500.002; 2011-OCT-03) (4500.064; 2014-JUL-14) (4500.073; 2015-MAR-16) (4500.092; 2016-FEB-01) (4500.138; 2019-JUN-17) (4500.142; 2019-AUG-26) (4500.143; 2019-AUG-26) (4500.150; 2019-AUG-26) (4500.133; 2020-JAN-13) (4500.148; 2020-FEB-24) (4500.163; 2020-MAR-16) (4500.162; 2020-APR-27) (4500.174; 2020-JUL-20) (4500.140; 2020-NOV-16) (4500.201; 2022-AUG-29) (4500.155; 2023-JUN-05) (4500.219; 2024-MAR-04) (4500.220; 2024-DEC-02) (4500.243; 2026-JUL-06) (4500.255; 2026-SEP-21)

10.3 DENSITY

10.3.1 The following table specifies the maximum allowable base density, expressed as a Floor Area Ratio, per lot for each zone. The additional density columns permit additional density where the following specified location and amenity criteria have been provided. Additional density where achievable is applied during the development permit process. Within mixed use development, additional density may be awarded where the lot includes both commercial and residential uses. Tier 1 awards additional density where a development meets or exceeds the Tier 1 requirements, as specified within "Schedule D – Amenity Requirements for Additional Density" of this bylaw; Tier 2 awards additional density to a development which meets or exceeds the Tier 2 requirements within Schedule D. Where a development achieves additional density, the additional floor area may be added to the base density within the zone. A development may achieve all of the additional density available within the zone:

Zone	Maximum Allowable Floor Area Ratio (FAR)	Additional Density		
		Mixed Use*	Tier 1	Tier 2
CC1	0.45	N/A	N/A	N/A
CC2	0.55	N/A	+0.25	+0.25
CC3	0.45	+0.75	N/A	N/A
CC4	1.25	+0.55	+0.25	+0.25
CC5	1.00	+0.25	+0.25	+0.35
CC6	No more than one accessory dwelling unit shall be permitted.	N/A	N/A	N/A

** Where the definition of 'Mixed Use' is met.*

(4500.036; 2013-APR-22) (4500.092; 2016-FEB-01) (4500.219; 2024-MAR-04)

10.3.2 In addition to the density permitted within Subsection 10.3.1 within the CC3, CC4 and CC5 zones, where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground.

10.3.3 Notwithstanding Subsection 10.3.1, for the properties legally described as LOT 2, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 (4900 Uplands Drive); LOT 1, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP69239 (4950 Uplands Drive); and LOT 3, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 (6055 Turner Road), where the properties include a residential use, the maximum allowable Floor Area Ratio shall be as permitted within the High Density (High Rise) Residential (R9) zone. **(4500.048; 2015-AUG-17) (4500.182; 2021-DEC-06)**

10.4 LOT SIZE AND DIMENSIONS

10.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all serviced commercial centre lots within the corresponding zones:

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
CC1	800m^2	15m	30m
CC2	1000m^2	15m	30m
CC3	1200m^2	15m	30m
CC4	2000m^2	30m	45m
CC5	1000m^2	15m	30m
CC6	4000m^2	30m	50m

10.5 SITING OF BUILDINGS

10.5.1 The following table identifies the distance a principal building must be set back from the lot line within each zone:

Zone	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard	Flanking Side Yard	Rear Yard	Notes
CC1	4.5m	7.5m	3m	4m	4.5m	
CC2	4.5m	7.5m	3m	4m	4.5m	
CC3	7.5m	N/A	3m	6m	7.5m	Front yard setback may be reduced to 4.5m where no parking is located between the front property line and the front face of the building.
CC4	7.5m	N/A	3m	6m	7.5m	Front yard setback may be reduced to 4.5m where no parking is located between the front property line and the front face of the building.
CC5	4.5m	N/A	3m	4m	4.5m	
CC6	7.5m	N/A	3m	7.5m	7.5m	

10.5.2 Notwithstanding Subsection 10.5.1, general provisions in Part 6 for the siting of buildings near watercourses will apply.

10.5.3 Notwithstanding Subsection 10.5.1, where a property line abuts a major road, an additional 2.5m front and/or flanking side yard setback is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road. **(4500.182; 2021-DEC-06)**

10.5.4 Notwithstanding Subsection 10.5.1, where only one principal building exists on the lot no more than 50% of the front face of a building façade shall be setback further than the maximum permitted front yard setback. **(4500.158; 2019-DEC-02)**

10.5.5. Notwithstanding Subsection 10.5.1, where more than one principal building exists on the lot at least 50% of the property frontage must include a building front face within the maximum front yard setback area.

10.6 SIZE OF BUILDINGS

10.6.1 The maximum lot coverage and height, as well as the minimum required height, and maximum Gross Floor Area of a principal building shall be as specified within following table within the applicable zone:

Zone	Lot Coverage	Maximum Allowable Height	Additional Height	Minimum Required Height
CC1	60%	10m		N/A
CC2	50%	10m		N/A
CC3	50%	14m		N/A
CC4	50%	14m		N/A
CC5	50%	14m	An additional 4m where the lot includes both commercial and residential uses.	2 stories
CC6	50%	9m		N/A

(4500.158; 2019-DEC-02)

10.6.2 Notwithstanding Subsection 10.6.1, the maximum allowable height for a principal residential building on the properties legally described as LOT 2, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 (4900 Uplands Drive): LOT 1, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP69239 (4950 Uplands Drive); and LOT 3, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 (6055 Turner Road) is 36m. **(4500.048; 2015-AUG-17) (4500.182; 2021-DEC-06)**