

Bylaw 1136 → **PART 411 DOWNTOWN CORE 4 - COMPREHENSIVE DEVELOPMENT DISTRICT (CD-DC4)**

The CD-DC4 zone is intended to accommodate mixed-use commercial/retail development in the Downtown Commercial Core and Gateway Area.

411.1 Uses Permitted

1. Charter operator;
2. Personal service establishments;
3. Retail commercial;
4. Cafe;
5. Residential above ground floor;
- Bylaw 1222 → 6. Accessory buildings and uses in accordance with Part 4;
7. Art Galleries and Studios; and
- Bylaw 1288 → 8. Commercial Child Care

411.2 Conditions of Use

1. Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities and accessory seasonal outdoor sales.
2. Light manufacturing and assembly, ancillary to a retail store shall satisfy all the following provisions:
 - a) Every business shall be conducted within a completely enclosed building with no areas used for outside storage;
 - b) Processing of raw materials is prohibited. Manufacturing and assembly shall be of pre-processed or previously finished materials; and
 - c) All goods produced on the premises shall be sold at retail on the same premises.
3. All commercial units must have a commercial occupancy permit.
4. Commercial uses shall be permitted on the first story only.

411.3 Minimum Lot Area

The lot shall have a minimum area of 1151 square metres (12,389 square feet).

411.4 Minimum Lot Width

The lot shall have a minimum width of 45.68 metres (149 feet).

411.5 Maximum Building Height

The maximum height of the principal building shall not exceed 10.36 metres (34 feet) or 2.5 stories.

411.6 Yard Requirements

1. The north yard setback shall be 4.5 metres (14.7 feet).

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2. The east yard setback shall be 1.0 metres (3.2 feet).
3. The south side yard setback shall be 3.0 metres (9.8 feet).
4. The west side yard setback shall be 0 metres unless the adjacent property is zoned residential (R, RA, A) in which case a setback of 1.8 metres (6 feet) shall be provided.

411.7 Maximum Lot Coverage

The maximum lot coverage shall be 40% of the lot area.

411.8 Maximum Floor Space Area

The maximum lot coverage shall be 0.72.

411.9 Prohibited Use of Space

1. The use of commercial space as a **dwelling unit** shall be prohibited.
2. No **commercial** use shall be permitted in a basement.
3. No **Home Occupation** use is permitted.
4. No **Short Term Rental** use is permitted.
5. No **Bed and Breakfast Operations** are permitted.

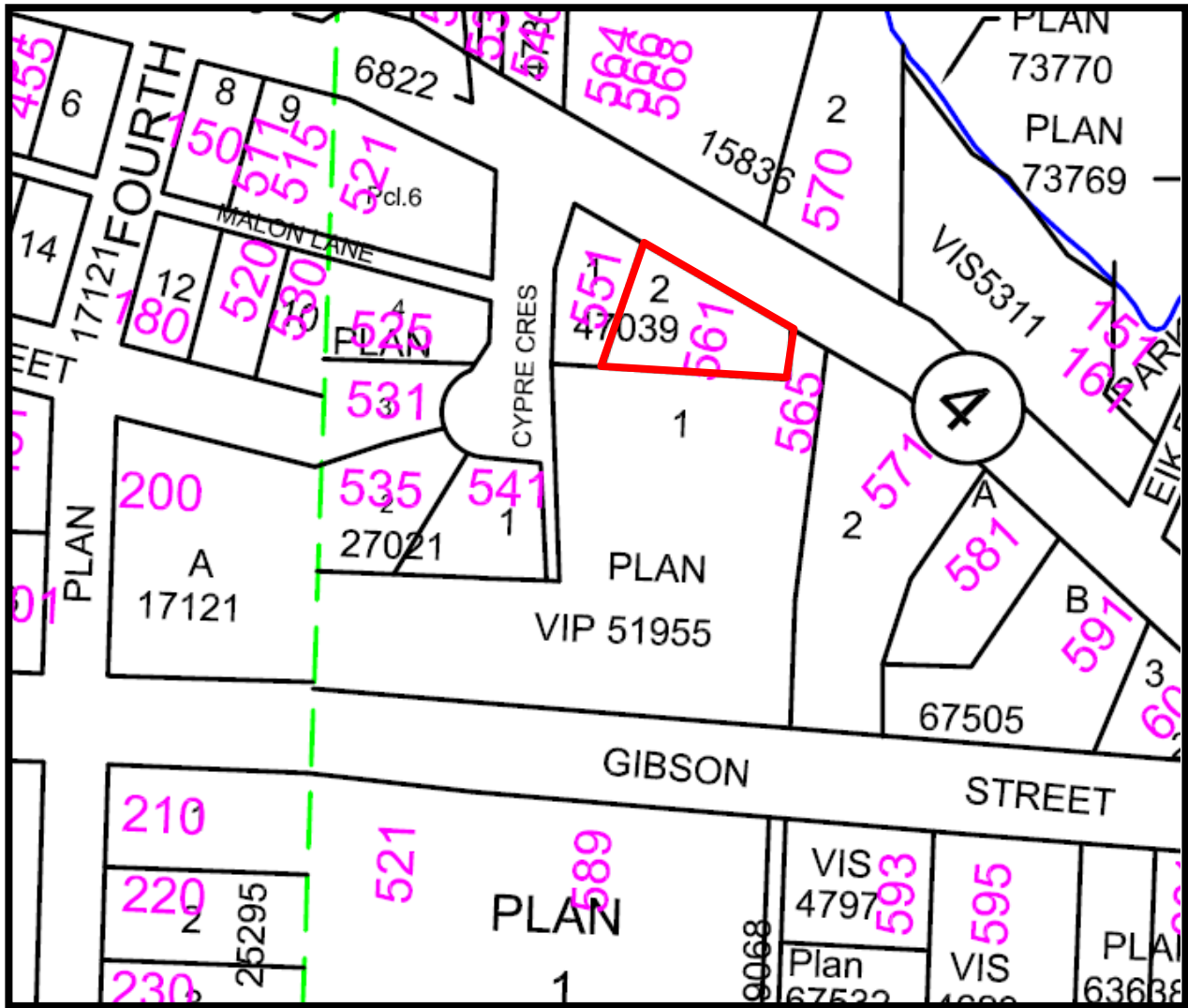
411.10 Parking and Other Provisions

In accordance with the provisions of Part 4, Part 6.

411.11 Landscaping

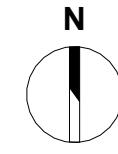
In accordance with the provisions of Part 7 of this Bylaw and as indicated on the CD-DC4 Zoning Site Plan.

SCHEDULE B

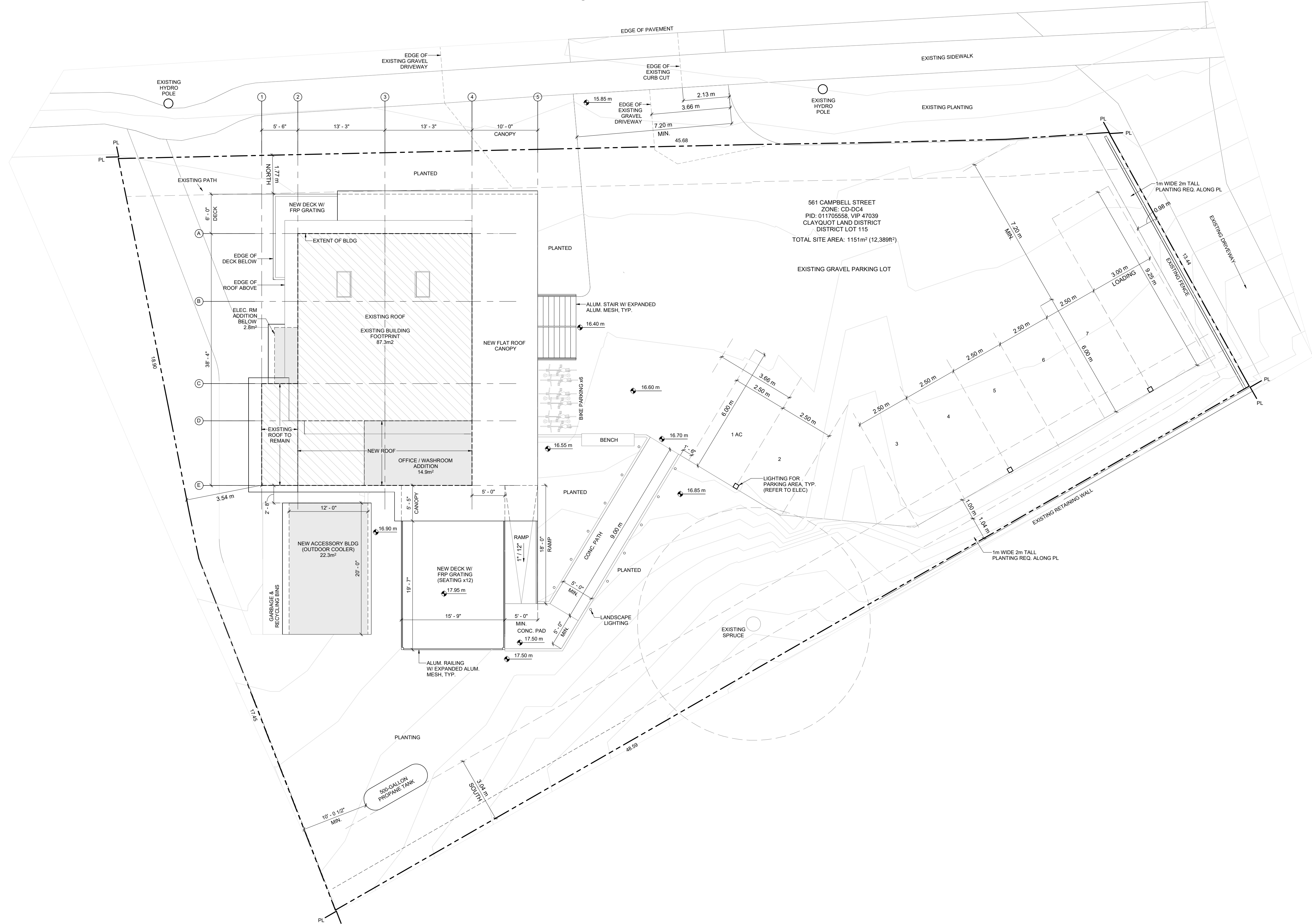


[Lot 2, District Lot 115, Clayoquot District, Plan 47039] [561 Campbell Street, Tofino, BC]

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CAMPBELL STREET



Planning Title

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Project:
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Issue:
 01 Issued for Building Permit
 June 30, 2023

Notes:
 NOT FOR CONSTRUCTION

