

SECTION 7

COMMERCIAL & MIXED USE ZONES

In any Commercial Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

7.1 PERMITTED USES IN COMMERCIAL & MIXED USE ZONES

Within any Commercial Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Automotive Rental Establishment		●	●	●		
Automotive Body/Repair Shop (see Section 5.16.1)		●	●	●		
Automotive Washing Establishments		●				
Catering Services	●	●				
Clinics	●	●	●	●	●	●
Commercial Schools	●	●	●	●		●
Commercial Use	●	●	●	●	●	●
Community Centre	●					
Community Lifestyle Facilities	●	●		●	●	●
Convenience Stores	●	●	●	●	●	●
Crisis Residence	●	●	●	●		●
Day Nursery	●	●	●	●		●
Drinking Establishments	●	●			●	●
Financial Institutions	●	●	●	●	●	●
Funeral Homes	●	●	●	●		
Gas Bar		●	●		●	

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Grocery Store	●	●	●		●	
Group Home	●					●
Group Residence	●	●	●	●		●
Hotels	●	●		●		●
Laundromat	●	●				●
Libraries	●	●		●		●
Long Term Care Facility	●		●	●		●
Marinas						●
Museums/Galleries	●	●	●	●		●
Offices	●	●	●	●	●	●
Parking Area or Structure	●				●	●
Personal Service Use	●	●	●	●	●	●
Place of Worship (see Section 5.17.4)	●	●	●	●		●
Printing and Publishing Establishments	●	●				
Public Park (see Section 5.17.5)	●	●	●	●	●	●
Public Uses	●	●		●		●
Rental Stores, Media	●	●	●			●
Repair Stores	●	●				●
Restaurants	●	●		●	●	●
Restaurants, Drive-Thru		●		●	●	
Retail Stores	●	●	●	●	●	●
Schools (see Section 5.17.3)	●	●		●		●
Self Serve Use	●	●		●		
Service Uses	●	●				●
Shopping Centres	●	●		●	●	●
Storage, Indoor	●					●
Studios	●	●	●	●		●
Transportation Depot	●					●

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Industrial Use, Accessory (see Sec. 5.17.13)	●	●				●
Vehicle Sales Establishments		●				
Veterinarian Clinics	●	●		●		
Wholesale Establishments	●	●		●		
RESIDENTIAL						
Dwelling, Single Detached	●*	●	●			●*
Dwelling, Semi Detached	●*		●			●*
Dwelling, Duplex	●*		●			●*
Dwelling, Converted	●	●	●	●		●
Dwelling, Townhouse	●*		●			●
Dwelling, Apartment	●	●	●	●		●
Dwelling Units in combination with a permitted non-residential use	●	●	●	●		●

* As existing on the date of this By-law coming into effect.

Amendments affecting the table above: **ZBA [4], [25]**

7.2 CORE COMMERCIAL (C1) ZONE REGULATIONS

C1 Zone		Permitted Uses	
Regulations		Uses, Commercial (For those lots fronting onto 2 nd Avenue East between 7 th Street East and 11 th Street East and those lots fronting onto 8 th , 9 th and 10 th Streets East between 1 st Avenue East and 3 rd Avenue East)	Uses, Commercial (All other locations)
a	Minimum Lot Frontage	N/A	N/A
b	Minimum Lot Area	N/A	N/A
c	Maximum Lot Coverage	N/A	N/A
d	Required Front Yard Setback	0.0 m	3.0 m maximum
e	Minimum Rear Yard Setback	N/A	5.0 m
f	Minimum Interior Side Yard Setback	N/A	1.0 m
g	Minimum Exterior Side Yard Setback	N/A	2.0
h	Minimum Building Height	6.0 m	N/A
i	Maximum Building Height	12m	12m
J	Floor Space Index	Maximum 5.0	Maximum 5.0
k	Other		

Amendments affecting the table above: **ZBA [4]**

C1 Zone		Permitted Uses	
Regulations		Other Permitted Uses, Residential (excluding dwelling units in combination with a permitted non-residential use)	Dwelling Units in combination with a permitted non-residential use
a	Minimum Lot Frontage	As required by Section 6.6 General Residential (R5)	As required for the permitted non-residential use
b	Minimum Lot Area		
c	Maximum Lot Coverage		
d	Minimum Front Yard Setback		
e	Minimum Rear Yard Setback		
f	Minimum Interior Side Yard Setback		
g	Minimum Exterior Side Yard Setback		
h	Maximum Building Height		
l	Floor Space Index		
j	Minimum Landscaped Open Space		

Amendments affecting the table above: ZBA [4]

7.3 RETAIL COMMERCIAL (C2) ZONE REGULATIONS

C2 Zone		Permitted Uses	
Regulations		Uses, Commercial (including residential uses in combination with a permitted non-residential use)	Uses, Residential (excluding residential uses in combination with a permitted non-residential use)
a	Minimum Lot Frontage	30m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	1,500m ²	
c	Maximum Lot Coverage	50%	
d	Minimum Front Yard Setback	10.0m	
e	Minimum Rear Yard Setback	2.0m	
f	Minimum Interior Side Yard Setback	2.0m	
g	Minimum Exterior Side Yard Setback	3.0m	
h	Maximum Building Height	18m	
I	Floor Space Index	N/A	
J	Maximum Density	1 dwelling unit per 200m ² of lot area	
k	Minimum Landscaped Open Space	40m ² per dwelling unit	

Amendments affecting the table above: **ZBA [4]**

7.4 NEIGHBOURHOOD COMMERCIAL (C3) ZONE REGULATIONS

C3 Zone		Permitted Uses	
Regulations		Uses, Commercial (includes residential uses in combination of a permitted non- residential use)	Uses, Residential (excluding residential uses in combination with a permitted non- residential use)
a	Minimum Lot Frontage	15m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	700m ²	
c	Maximum Lot Coverage	50%	
d	Minimum Front Yard Setback	7.5m	
e	Minimum Rear Yard Setback	2.0m	
f	Minimum Interior Side Yard Setback	2.0m	
g	Minimum Exterior Side Yard Setback	2.0m	
h	Maximum Building Height	10.0m	
i	Maximum Floor Space Index	2.0 FSI	
j	Minimum Landscape Open Space	40m ² per dwelling unit	

Amendments affecting the table above: **ZBA [4]**

7.5 ARTERIAL COMMERCIAL (C4) ZONE REGULATIONS

C4 Zone		Permitted Uses
Regulations		Uses, Commercial (including residential uses in combination with a permitted non-residential use)
a	Minimum Lot Frontage	25m
b	Minimum Lot Area	1,400m ²
c	Maximum Lot Coverage	50%
d	Minimum Front Yard Setback	7.5m
e	Minimum Rear Yard Setback	2.0m
f	Minimum Interior Side Yard Setback	2.0m
g	Minimum Exterior Side Yard Setback	2.0m
h	Maximum Building Height	18m
i	Maximum Floor Space Index	2.0 FSI
j	Minimum Landscaped Open Space	Minimum of 40m ² per dwelling unit

Amendments affecting the table above: **ZBA [4]**

C4 Zone		Permitted Uses	
Regulations		Dwelling, Converted and Existing Dwellings	Dwelling, Apartment (excluding residential uses in combination with a permitted non-residential use)
a	Minimum Lot Frontage	25m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	1,000m ²	
c	Maximum Lot Coverage	35%	
d	Minimum Front Yard Setback	10.0m	
e	Minimum Rear Yard Setback	10.0m	
f	Minimum Interior Side Yard Setback	6.0m for buildings over 3 storeys in height	
g	Minimum Exterior Side Yard Setback	4.0m for buildings 3 storeys and less	
h	Maximum Building Height	18m	
i	Maximum Floor Space Index	2.0 FSI	
j	Minimum Landscaped Open Space	30% of lot area	

7.6 REGIONAL SHOPPING CENTRE (C5) ZONE REGULATIONS

C5 Zone (also reference Section 14.82)		Permitted Uses (also reference Section 14.82)
Regulations		All permitted uses in a C5 Zone
a	Minimum Lot Frontage	330m
b	Minimum Lot Area	12.5ha
c	Maximum Lot Coverage	30%
d	Minimum Front Yard Setback	10.0m
e	Minimum Rear Yard Setback	15m
f	Minimum Interior Side Yard Setback	6m
g	Minimum Exterior Side Yard Setback	6m
h	Maximum Building Height	12m
i	Total Floor Area	34,500m ²
j	Gross Leasable Floor Area	<p>For the purposes of this zone the following uses are identified:</p> <ul style="list-style-type: none"> i) Major/traditional department store: <ul style="list-style-type: none"> - Minimum - 6,500m² - Maximum - 7,500m² ii) Discount/promotional department store: 6,500m² (maximum); iii) Grocery Store (maximum of one store): 3,720m² (maximum); iv) Ancillary Retail & Service (maximum): <ul style="list-style-type: none"> - Combined Total - 13,000 m² - Individual single retail or service stores - 1,200m²
k	Parking	Notwithstanding Section 5.17 of this By-law, 1 parking spaces per 22m ² of Total Floor Area shall be required. No fewer than 29 barrier free parking spaces shall be provided on site.

Amendments affecting the table above: **ZBA [4]**

7.7 MIXED USE COMMERCIAL (MC) ZONE

MC Zone		Permitted Uses
Regulations		Uses, Commercial (including residential uses in combination with a permitted non-residential use)
a	Minimum Lot Frontage	N/A
b	Minimum Lot Area	N/A
c	Maximum Lot Coverage	N/A
d	Minimum Front Yard Setback	3.0m (except in a case where a building located on an abutting lot is less than 3.0m from the front lot line, the minimum setback shall be not less than the setback provided by the building on an abutting lot.)
e	Minimum Rear Yard Setback	1.5m (except in a case where a rear lot line abuts a Residential Zone the setback shall be 3.0m)
f	Minimum Interior Side Yard Setback	1.5m (except in a case where an interior lot line abuts a Residential Zone the setback shall be 3.0m)
g	Minimum Exterior Side Yard Setback	3.0 m
h	Maximum Building Height	21m
i	Floor Space Index	Maximum 4.0
j	Maximum Density	N/A
k	Minimum Landscaped Open Space	10%
l	Amenity Area	Minimum 30% of the lot area where a commercial use is developed in combination with a residential use and can include required landscaped open space

Amendments affecting the table above: **ZBA [4]**

MC Zone		Permitted Uses	
Regulations		Dwellings, Single Detached, Semi Detached, Duplex (Existing)	Dwellings, Apartment Townhouse, and Converted
a	Minimum Lot Frontage	As required by Section 6.6 General Residential (R5)	As required by Section 6.7 Multiple Residential (MR)
b	Minimum Lot Area		
c	Maximum Lot Coverage		
d	Minimum Front Yard Setback		
e	Minimum Rear Yard Setback		
f	Minimum Interior Side Yard Setback		
g	Minimum Exterior Side Yard Setback		
h	Maximum Building Height		
i	Floor Space Index		
j	Maximum Density		
k	Minimum Landscaped Open Space		
l	Amenity Area		