

## Part 7 | Commercial Zones

### 7.1 Zone Names and Symbols

Zone	Zone Symbol
i) Downtown Main Street	C1
ii) Downtown Mixed Use	C2
iii) General Commercial	C3
iv) Neighbourhood Commercial	C4
v) Highway Commercial	C5
vi) Mixed Use Commercial	C6

### 7.2 Permitted Uses

No person shall *erect, alter, enlarge, reconstruct, locate, or use any building or structure* in whole or in part, nor use any *lot* in whole or in part, for any purpose other than one or more of the following *permitted uses* denoted by the symbol “•” in the column applicable to that *zone* and corresponding with the row in Table 7.2.

Use	C1	C2	C3	C4	C5	C6
<b>Residential and mixed uses</b>						
<i>Apartment dwelling</i>	• (1)	•		• (1)		•
<i>Fourplex dwelling</i>		•				
<i>Group home</i>		•				
<i>Long-term care facility</i>		•				
<i>Mixed-use building</i>	• (1)	•				•
<i>Triplex dwelling</i>		•				
<b>Commercial Uses</b>						
<i>Animal Shelter</i>	•	•	•			
<i>Art gallery</i>	•	•	•			
<i>Auctioneering establishment</i>			•		•	
<i>Bake shop</i>	• (2)	• (2)	•	• (3)		
<i>Brewing on premises establishment</i>			•			

<b>Table 7.2 – Uses Permitted in the Commercial Zones</b>						
<b>Use</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>
<b>Building supply outlet</b>					•	
<b>Campground</b>					•	
<b>Catering establishment</b>			•			
<b>Cinema</b>	•	•	•			
<b>Clinic</b>	•	•	•	•		
<b>Commercial recreation facility</b>	•	•	•		•	
<b>Commercial school</b>	•	•	•	•		
<b>Community garden</b>	•	•				
<b>Convenience store</b>	• (3)	• (3)	•	• (4)	•	
<b>Custom workshop</b>					•	
<b>Day care</b>	•	•	•	•		
<b>Day spa</b>	•	•	•	•		
<b>Drive-in theatre</b>					•	
<b>Dry cleaning depot</b>	•	•	•	•		
<b>Equipment sales and rental establishment</b>					•	
<b>Farm implement dealer</b>					•	
<b>Farmer's market</b>	•	•			•	
<b>Financial institution</b>	•	•	•	•	•	
<b>Fitness centre</b>	•	•	•			
<b>Fuel storage depot</b>					•	
<b>Funeral establishment</b>	•	•	•		•	
<b>Garden centre</b>			•		•	
<b>Hospice</b>	•	•	•			
<b>Hotel / motel</b>	•	•	•			
<b>Light equipment/ machinery rental establishment</b>					•	
<b>Microbrewery or microwinery</b>	• (2)	• (2)				
<b>Motor vehicle repair shop/ garage</b>			•		•	
<b>Motor vehicle sales and rental establishment</b>			•		•	
<b>Motor vehicle service station</b>			•		•	
<b>Motor vehicle washing establishment</b>			•		•	
<b>Museum</b>	•	•	•			
<b>Night club</b>	•	•	•			
<b>Office</b>	•	•	•	•		•
<b>Personal service shop</b>	•	•	•	•		•
<b>Pet day care</b>			•	•		
<b>Pet grooming establishment</b>	•	•	•	•		

<b>Table 7.2 – Uses Permitted in the Commercial Zones</b>						
<b>Use</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>
<i>Pharmacy</i>	• (2)	• (2)	•	•		
<i>Place of assembly/ banquet hall</i>	•	•	•		•	
<i>Place of entertainment</i>	•	•	•		•	
<i>Place of worship</i>	•	•	•			
<i>Printing establishment</i>	•	•	•			
<i>Private club</i>	•	•	•			
<i>Private home day care (4)</i>	•	•		•		
<i>Private parking area</i>	•	•	•			
<i>Private parking garage</i>	•	•	•			
<i>Propane dispensing station</i>			•		•	
<i>Propane exchange station</i>	•	•	•	•	•	
<i>Public parking area</i>	•	•	•			
<i>Public parking garage</i>	•	•	•			
<i>Public service facilities</i>	•	•	•			
<i>Recreation vehicle establishment</i>			•		•	
<i>Residential emergency shelter</i>	•	•	•			
<i>Restaurant</i>	•	•	•	•	•	•
<i>Retail store</i>	• (2)	• (2)	•	• (3)		•
<i>Self service establishment</i>					•	
<i>Shopping centre</i>					•	
<i>Supermarket</i>	• (2)	• (2)	•			
<i>Tavern</i>	•	•	•	•	•	
<i>Tent and trailer campground</i>					•	
<i>Theatre</i>	•	•	•			
<i>Transportation terminal</i>	•	•	•		•	
<i>Veterinary clinic</i>	•	•	•	•	•	
<i>Warehouse</i>					•	
<i>Wholesale establishment</i>					•	
<i>Winery</i>					•	
<b>Specified accessory uses</b>						
<i>Accessory building or structure (4)</i>	•	•	•	•	•	•
<i>Bed and breakfast (5)</i>	•	•	•	•		
<i>Convenience retail and service kiosk</i>			•		•	
<i>Drive-through</i>			•		•	
<i>Open/ outside storage (4)</i>					•	
<i>Outside display and sales area (4)</i>	•	•	•	•	•	
<i>Patio</i>	•	•	•			
<i>Seasonal commercial use (4)</i>			•			
<i>Second dwelling unit (5)</i>	•	•		•		

Table 7.2 – Uses Permitted in the Commercial Zones						
Use	C1	C2	C3	C4	C5	C6
<b>Storage container (4)</b>			•		•	
<b>Storage trailer (4)</b>			•		•	
<b>Temporary tent and/ or stage (4)</b>			•		•	

**Footnotes for Table 7.2 Permitted Uses:**

- (1) *Dwelling units* are only permitted above, to the rear and/or below *non-residential uses*.
- (2) The maximum *gross floor area* for all retail uses in one (1) *building* shall be 1,500.0 m<sup>2</sup>.
- (3) The maximum *gross floor area* for all retail uses on the *lot* shall be 140.0 m<sup>2</sup>.
- (4) This *use* is subject to regulations outlined in Part 3- General Regulations.
- (5) This *use* is only permitted in *existing single detached, semi-detached and townhouse dwellings* subject to the regulations outlined in Part 3- General Regulations.

### 7.3 Lot, Building and Structure Requirements

The following requirements in Tables 7.3a and 7.3b shall apply to every *lot, building and structure* in the applicable *zone*.

Table 7.3a Lot, Building and Structure Requirements for the Downtown Main Street and Mixed Use Zones		
Requirement	C1	C2
<i>Minimum Lot Area</i>	-	-
<i>Minimum Lot Frontage</i>	5.0 m	6.0 m
<i>Minimum Front Yard</i>	-	-
<i>Maximum Front Yard</i>	3.0 m	5.0 m
<i>Minimum Rear Yard</i>	6.0 m	7.5 m when <i>abutting a residential use or zone</i>  In all other cases: 6.0 m
<i>Minimum Interior Side Yard</i>	-	4.5 m when <i>abutting a residential use or zone</i>  In all other cases: 1.2 m
<i>Minimum Exterior Side Yard</i>	-	3.0 m

<b>Table 7.3a Lot, Building and Structure Requirements for the Downtown Main Street and Mixed Use Zones</b>		
<b>Requirement</b>	<b>C1</b>	<b>C2</b>
<i>Maximum Lot Coverage</i>	-	-
<i>Minimum Landscape Open Space</i>	-	-
<i>Minimum Height</i>	<p>Where the <i>front lot line abuts</i> Front Street: 9.0 m</p> <p>In all other cases: 7.5 m</p>	-
<i>Maximum Height</i>	<p>Where the <i>front lot line abuts</i> Front Street 20.0 m or 6 <i>storeys</i>, whichever is less</p> <p>In all other cases: 14 m or 4 <i>storeys</i>, whichever is less</p>	<p>Where the <i>front lot line abuts</i> Ormond Street, St. Davids Street and Pine Street 20.0 m or 6 <i>storeys</i>, whichever is less</p> <p>In all other cases: 14.0 m or 4 <i>storeys</i>, whichever is less</p>
<i>Minimum Front Building Façade Width</i>	90% of <i>lot frontage</i>	80% of <i>lot frontage</i>
<i>Minimum Exterior Side Building Façade Width</i>	70% of <i>lot depth</i>	60% of <i>lot depth</i>
<i>Minimum Step Back</i>	1.5 m above the third or fourth <i>storey</i> for a five or six <i>storey building</i>	1.5 m above the third or fourth <i>storey</i> for a five or six <i>storey building</i>
<i>Minimum Planting/Buffer Strip</i>	-	-

<b>Table 7.3b Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones</b>				
<b>Requirement</b>	<b>C3</b>	<b>C4</b>	<b>C5</b>	<b>C6</b>
<i>Minimum Lot Area</i>	1,500.0 m <sup>2</sup>	750.0 m <sup>2</sup>	10,000.0 m <sup>2</sup> (1 ha)	4,000 m <sup>2</sup>
<i>Minimum Lot Frontage</i>	20.0 m	20.0 m	75.0 m	60.0 m
<i>Minimum Front Yard</i>	7.5 m	7.5 m	14.0 m	7.5 m
<i>Minimum Rear Yard</i>	Where the <i>rear yard abuts a residential zone or use</i> : 7.5 m or half the <i>height</i> of the <i>building</i> , whichever is greater  In all other cases: 4.5 m	7.5 m	7.5 m	7.5 m
<i>Minimum Interior Side Yard</i>	Where the <i>yard abuts a residential zone or use</i> : 7.5 m or half the <i>height</i> of the <i>building</i> , whichever is greater  In all other cases: 4.5 m	Where the <i>interior side yard abuts a residential zone or use</i> : 7.5 m or half the <i>height</i> of the <i>building</i> , whichever is greater  In all other cases: 4.5 m	7.5 m	4.5 m
<i>Minimum Exterior Side Yard</i>	6.0 m	6.0 m	7.5 m	6.0 m
<i>Maximum Lot Coverage</i>	60%	40%	15%	40%
<i>Minimum Landscape Open Space</i>	10%	20%	25%	15%
<i>Maximum Height</i>	11.0 m	9.0 m	-	20 m

<p><i>Minimum Planting/Buffer Strip</i></p>	<p><i>1.5 m abutting every lot line</i></p>	<p><i>1.5 m abutting any residential zone or use</i></p>	<p><i>5.0 m abutting any front or side lot line</i>  <i>3.0 m for every other lot line</i></p>	<p><i>1.5 m abutting any residential zone or use</i></p>
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