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PURPOSE

The purpose of this Part is to provide a number of Commercial Zones, that allow for the development of various commercial businesses in different sized centres, areas and concentrations, in appropriate locations throughout the City as reflected in the C1, C2 and C3 zones. The C4 zone refers to Mainstreet areas which are pedestrian-oriented and street-related retail areas. The C5 zone has been applied to small-scale motor vehicle uses such as gas bars and motor vehicle service stations.¹

6.1 GENERAL PROVISIONS FOR COMMERCIAL ZONES

In addition to the zone provisions contained in Parts 1 to 3 of this By-law, the following General Provisions for Commercial Zones shall also apply:

6.1.1 Uses to be Located within a Building

6.1.1.1 Unless otherwise permitted, all **uses** in Commercial Zones shall be located wholly within a **building, structure** or part thereof.

6.1.2 Regulations for Motor Vehicle Service Uses in a Commercial Zone

6.1.2.1 A **building, structure** or part thereof, used for a **gas bar, motor vehicle service station, motor vehicle wash facility - restricted** or a **motor vehicle repair facility - restricted**, shall comply with the regulations contained in Table 6.1.2.1 - Regulations for Motor Vehicle Service Uses in a Commercial Zone.

Table 6.1.2.1 - Regulations for Motor Vehicle Service Uses in a Commercial Zone

Column A		B
Line	REGULATIONS	
1.0	MINIMUM LOT FRONTAGE:	
1.1	Interior lot	36.0 m
1.2	Interior lot used for a motor vehicle wash facility - restricted	45.0 m
1.3	Interior lot used for a motor vehicle wash facility - restricted in combination with any other permitted use	60.0 m
1.4	Corner lot	48.0 m
1.5	Corner lot used for a motor vehicle wash facility - restricted	60.0 m
1.6	Corner lot used for a motor vehicle wash facility - restricted in combination with any other permitted use	70.0 m
2.0	MINIMUM SETBACKS:	
2.1	From a lot line to a fuel pump	6.0 m

6.1.3 Drive-Through Window

6.1.3.1 A drive-through window is permitted accessory to a **convenience restaurant, a gas bar with a convenience retail and service kiosk** and a **motor vehicle service station with a convenience retail and service kiosk**.

6.1.3.2 A drive-through window shall require a stacking lane in compliance with Subsection 3.1.5 of this By-law.

¹ The purpose statement is for clarification purposes and does not form part of this By-law.

6.1.4 Drive-Through Banking Machine

6.1.4.1 A drive-through banking machine is permitted accessory to a **financial institution** in a C2 and C3 zone.

6.1.4.2 A drive-through banking machine shall require a stacking lane in compliance with Subsection 3.1.5 of this By-law.

6.1.5 Retail Store - Seating for Food Sales

6.1.5.1 Where the primary function of a **retail store** is the sale of food, seating shall be permitted inside the premises for the consumption of food prepared on the premises provided that a maximum of six (6) seats shall be permitted for stores less than 5 600 m² **gross floor area - non-residential**.

6.2 C1 TO C5 ZONES (COMMERCIAL)

6.2.1 C1 to C5 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 6.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations.

Table 6.2.1 - C1 to C5 Permitted Uses and Zone Regulations

Column A		B	C	D	E	F
Line 1.0	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Mainstreet Commercial	C5 Motor Vehicle Commercial
PERMITTED USES						
2.0	COMMERCIAL					
2.1	RETAIL					
2.1.1	Retail store less than or equal to 600 m ² GFA - non-residential	✓	✓	✓	✓	
2.1.2	Retail store greater than 600 m ² GFA - non-residential		✓	✓	✓	
2.1.3	Home Furnishing Store			✓		
2.1.4	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted			✓ ⁽¹⁾		
2.1.5	Motor Vehicle Rental Facility			✓		
2.2	SERVICE					
2.2.1	Restaurant	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	
2.2.2	Convenience Restaurant		✓ ⁽¹⁾	✓ ⁽¹⁾		
2.2.3	Take-out Restaurant	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	✓ ⁽¹⁾	
2.2.4	Veterinary Clinic	✓	✓	✓	✓	
2.2.5	Animal Care Establishment	✓	✓	✓	✓	
2.2.6	Funeral Establishment		✓ ⁽²⁾	✓ ⁽²⁾	✓ ⁽²⁾	
2.2.7	Personal Service Establishment	✓	✓	✓	✓	
2.2.8	Commercial School		✓	✓	✓	
2.2.9	Financial Institution	✓	✓	✓	✓	
2.2.10	Repair Establishment	✓	✓	✓	✓	
2.2.11	Beverage/Food Preparation Establishment	✓	✓	✓	✓	
2.3	OFFICE					
2.3.1	Medical Office	✓	✓	✓	✓	
2.3.2	Office	✓	✓	✓	✓	
2.4	HOSPITALITY					
2.4.1	Overnight Accommodation			✓	✓	
2.4.2	Banquet Hall/Conference Centre/ Convention Centre			✓		

Table 6.2.1 continued on next page

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Column	A	B	C	D	E	F
Line 1.0	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Mainstreet Commercial	C5 Motor Vehicle Commercial
Table 6.2.1 continued from previous page						
2.5	MOTOR VEHICLE SERVICE					
2.5.1	Gas Bar					✓ ⁽³⁾
2.5.2	Motor Vehicle Service Station					✓ ⁽³⁾
2.5.3	Motor Vehicle Wash Facility - Restricted					✓ ⁽³⁾
2.5.4	Motor Vehicle Repair Facility - Restricted					✓ ⁽³⁾
2.6	ENTERTAINMENT/RECREATION					
2.6.1	Recreational Establishment		✓	✓	✓	
2.6.2	Amusement Arcade			✓ ⁽¹⁾		
2.6.3	Entertainment Establishment		✓	✓	✓	
2.6.4	Private Club	✓	✓	✓	✓	
2.7	OTHER					
2.7.1	University/College		✓	✓	✓	
2.7.2	Parking Lot				✓	
2.8	RESIDENTIAL					
2.8.1	Apartment Dwelling				✓	
2.8.2	Dwelling unit located above the first storey of a commercial building				✓	
ZONE REGULATIONS						
3.0	MINIMUM LOT FRONTAGE					✓ ⁽⁴⁾
4.0	MINIMUM FRONT YARD <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
5.0	MAXIMUM FRONT YARD				3.0 m	
6.0	MINIMUM EXTERIOR SIDE YARD <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
7.0	MAXIMUM EXTERIOR SIDE YARD				3.0 m	
8.0	MINIMUM INTERIOR SIDE YARD					
8.1	Lot abutting a Residential Zone	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	6.0 m ⁽⁴⁾⁽⁷⁾	4.5 m ⁽⁷⁾	6.0 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
8.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁷⁾	3.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
8.3	Lot abutting a C4 zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
8.4	Lot abutting a C1 to C3, or C5 zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁷⁾	1.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
8.5	Lot abutting any other Zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
9.0	MINIMUM REAR YARD					
9.1	Lot abutting a Residential Zone	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	6.0 m ⁽⁷⁾	4.5 m ⁽⁷⁾	6.0 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
9.2	Lot abutting Institutional, Office, City Centre, Employment, Buffer, or Utility Zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	3.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
9.3	Lot abutting a C4 zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾

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Column A		B	C	D	E	F	
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Table 6.2.1 continued from previous page							
9.4	Lot abutting a C1 to C3, or C5 zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	1.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾	
9.5	Lot abutting any other Zone <i>(0325-2008)</i>	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾	
10.0	MAXIMUM GROSS FLOOR AREA - NON-RESIDENTIAL	2 000 m ²	12 000 m ²				
10.1	MAXIMUM GROSS FLOOR AREA - NON-RESIDENTIAL where a lot abuts a Residential Zone	2 000 m ²	12 000 m ²			300 m ²⁽⁶⁾	
11.0	MINIMUM HEIGHT <i>(0325-2008)</i>	Sloped roof	n/a	n/a	n/a	2 storeys ⁽⁹⁾	n/a
		Flat roof	n/a	n/a	n/a	2 storeys ⁽⁹⁾	n/a
11.1	MAXIMUM HEIGHT	Sloped roof	10.7 m and 2 storeys <i>(0308-2011)</i>	20.0 m and 4 storeys <i>(0308-2011)</i>	20.0 m and 4 storeys ⁽¹⁰⁾ <i>(0308-2011)</i>	16.0 m and 3 storeys <i>(0308-2011)</i>	6.0 m and 2 storeys <i>(0308-2011)</i>
		Flat roof	9.0 m and 2 storeys <i>(0308-2011)</i>	16.5 m and 4 storeys <i>(0308-2011)</i>	16.5 m and 4 storeys ⁽¹⁰⁾ <i>(0308-2011)</i>	12.5 m and 3 storeys <i>(0308-2011)</i>	6.0 m and 2 storeys <i>(0308-2011)</i>
12.0	MINIMUM LANDSCAPED BUFFER						
12.1	Minimum depth of landscaped buffer measured from a lot line that is a street line	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	0.0 m ⁽⁸⁾	4.5 m ⁽⁸⁾	
12.2	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, City Centre, Employment, Buffer or Utility Zone, or any combination of zones thereof	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	3.0 m ⁽⁸⁾	
12.3	Minimum depth of a landscaped buffer measured from the lot line of a Commercial Zone that abuts another Commercial Zone	1.5 m ⁽⁸⁾	1.5 m ⁽⁸⁾	1.5 m ⁽⁸⁾	1.5 m or 0.0 m where abutting a C4 zone ⁽⁸⁾	1.5 m ⁽⁸⁾	
12.4	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	4.5 m ⁽⁸⁾	
13.0	Parking and loading spaces shall not be located between a streetwall and a lot line that is a street line				✓		
14.0	Maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey				25%		
15.0	Maximum length of a streetwall that may be set back beyond the maximum front and maximum exterior side yard <i>(0325-2008)</i>				30%		
16.0	The main front entrance for commercial uses located on the first storey shall be located in the streetwall on the first storey				✓		

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Line 1.0	ZONES	C1 Convenience Commercial	C2 Neighbourhood Commercial	C3 General Commercial	C4 Mainstreet Commercial	C5 Motor Vehicle Commercial
Table 6.2.1 continued from previous page						
17.0	EXEMPTIONS					
17.1	The provisions of Subsection 2.1.14 of this By-law shall not apply				✓	

- NOTES:**
- (1) See also Subsection 2.1.2 of this By-law.
 - (2) See also Sentence 2.1.2.2.2 of this By-law.
 - (3) See also Sentence 2.1.2.2.3 of this By-law.
 - (4) See also Subsection 6.1.2 of this By-law.
 - (5) The minimum **yard**/setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy.
 - (6) Not including the **convenience retail and service kiosk**.
 - (7) See also Subsection 2.1.17 of this By-law.
 - (8) See also Subsection 2.1.25 of this By-law.
 - (9) See also Subsection 2.1.27 of this By-law.
 - (10) Where a **lot** abuts a Residential Zone.