

**6.2 C1 TO C5 ZONES (COMMERCIAL)**

PURPOSE

The C1 zone permits a variety of retail, office and personal service uses, to serve the needs of residents in a predominantly residential area.<sup>2</sup>

The C2 zone permits a variety of retail, office and personal service uses to a maximum gross floor area of 12 000 m<sup>2</sup> to serve the need of area residents.<sup>2</sup>

The C3 zone permits retail, office and personal service uses, to serve the needs of the surrounding area. The scale of development is determined by the size of the site and through the required zone regulations.<sup>2</sup>

The C4 zone permits a variety of retail, office commercial and personal service uses, for the purpose of encouraging the preservation and continued use of traditional pedestrian-oriented, street-related mainstreet areas. The scale of development is determined by the size of the site and through the required zone regulations.<sup>2</sup>

The C5 zone permits motor vehicle commercial uses, and limited convenience retail use.<sup>2</sup>

**6.2.1 C1 to C5 Permitted Uses and Zone Regulations**

All **buildings** and **structures** shall comply with the uses and 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
2.0	PERMITTED USES					
2.1	RETAIL					
2.1.1	Retail store less than or equal to 600 m <sup>2</sup> GFA - non-residential	✓	✓	✓	✓	
2.1.2	Retail store greater than 600 m <sup>2</sup> GFA - non-residential		✓	✓	✓	
2.1.3	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted			✓		
2.1.4	Motor Vehicle Rental Facility - Restricted			✓		
2.2	SERVICE					
2.2.1	Restaurant	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	
2.2.2	Convenience Restaurant		✓ <sup>(1)</sup>	✓ <sup>(1)</sup>		
2.2.3	Take-out Restaurant	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	✓ <sup>(1)</sup>	
2.2.4	Veterinary Clinic	✓	✓	✓	✓	
2.2.5	Funeral Establishment		✓ <sup>(2)</sup>	✓ <sup>(2)</sup>	✓ <sup>(2)</sup>	
2.2.6	Personal Service	✓	✓	✓	✓	
2.2.7	Commercial School		✓	✓	✓	
2.2.8	Financial Institution	✓	✓	✓	✓	
2.2.9	Repair Establishment	✓	✓	✓	✓	

Table 6.2.1 continued on next page

<sup>2</sup> The purpose statement is for clarification purposes and does not form part of this By-law.

Part 6 - Commercial Zones

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
<b>Table 6.2.1 continued from previous page</b>						
2.3	<b>OFFICE</b>					
2.3.1	<b>Medical Office</b>	✓	✓	✓	✓	
2.3.2	<b>Office</b>	✓	✓	✓	✓	
2.4	<b>HOSPITALITY</b>					
2.4.1	<b>Overnight Accommodation</b>		✓	✓	✓	
2.4.2	<b>Banquet Hall /Conference Centre/Convention Centre</b>		✓	✓		
2.5	<b>MOTOR VEHICLE</b>					
2.5.1	<b>Gas Bar</b>		✓	✓		✓
2.5.2	<b>Motor Vehicle Service Station</b>		✓	✓		✓
2.5.3	<b>Motor Vehicle Wash Facility - Restricted</b>			✓		✓
2.5.4	<b>Motor Vehicle Repair Facility - Restricted</b>			✓		✓
2.5.5	<b>Propane Storage</b>			✓ <sup>(3)</sup>		✓ <sup>(3)</sup>
2.6	<b>ENTERTAINMENT/ RECREATION</b>					
2.6.1	<b>Recreational Establishment</b>		✓	✓	✓	
2.6.2	<b>Amusement Arcade</b>			✓ <sup>(1)</sup>		
2.6.3	<b>Entertainment Establishment</b>		✓	✓	✓	
2.6.4	<b>Private Club</b>	✓	✓	✓	✓	
2.7	<b>RESIDENTIAL</b>					
2.7.1	<b>Dwelling unit located above the first storey</b>				✓	
3.0	<b>MINIMUM FRONT YARD</b>	4.5 m	4.5 m	4.5 m	n/a	4.5 m <sup>(4)</sup>
4.0	<b>MAXIMUM FRONT YARD</b>	n/a	n/a	n/a	3.0 m	n/a
5.0	<b>MINIMUM EXTERIOR SIDE YARD</b>	4.5 m	4.5 m	4.5 m	n/a	4.5 m <sup>(4)</sup>
6.0	<b>MAXIMUM EXTERIOR SIDE YARD</b>	n/a	n/a	n/a	3.0 m	n/a
7.0	<b>MINIMUM INTERIOR SIDE YARD</b>					
7.1	Lot abutting a residential zone	6.0 m	6.0 m	6.0 m	4.5 m	6.0 m
7.2	Lot abutting any other zone	4.5 m	4.5 m	4.5 m	0.0 m	4.5 m
8.0	<b>MINIMUM REAR YARD</b>					
8.1	Lot abutting a residential zone	6.0 m	6.0 m	6.0 m	4.5 m	6.0 m
8.2	Lot abutting any other zone	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
9.0	<b>MAXIMUM GROSS FLOOR AREA - NON-RESIDENTIAL</b>	2 000 m <sup>2</sup>	12 000 m <sup>2</sup>	n/a	n/a	n/a
9.1	<b>MAXIMUM GROSS FLOOR AREA - NON-RESIDENTIAL where a lot abuts a Residential Zone</b>	2 000 m <sup>2</sup>	12 000 m <sup>2</sup>	n/a	n/a	300 m <sup>2</sup> <sup>(5)</sup>

Table 6.2.1 continued on next page