

**PART 7  
COMMERCIAL ZONES**

**7.1 LIST OF APPLICABLE ZONES**

Core Commercial	C1
Neighbourhood Commercial	C2
Highway Commercial	C3
Automotive Commercial	C4
Rural Settlement Commercial	C5

**7.2 GENERAL PROHIBITION**

No *person* shall, within any *Commercial Zone*, use or permit the *use* of any land, or *erect, alter, enlarge, use or maintain any building or structure* for any *use* other than as permitted in Tables 7.1 and 7.2 and in accordance with the standards contained in Table 7.3, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

**7.3 PERMITTED USES**

*Uses* permitted in a *Commercial Zone* are denoted by the symbol ‘X’ in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Tables 7.1 and 7.2, below. Any number(s) following the symbol ‘X’, *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below Permitted *Use* Tables 7.1 and 7.2:

**TABLE 7.1: PERMITTED USES - RESIDENTIAL**

USE	C1	C2	C3	C4	C5
<i>Custom Workshop</i>	X (3)				
<i>Dwelling, Apartment</i>	X (1)				
<i>Dwelling, Accessory (2)</i>	X	X	X		X
<i>Dwelling, Detached</i>	X (4)				
<i>Dwelling, Multiple Unit</i>	X (4)				
<i>Group Home Type 1</i>	X (4)				
<i>Home Occupation</i>	X (3)				

**TABLE 7.2: PERMITTED USES - NON-RESIDENTIAL**

USE	C1	C2	C3	C4	C5
Art Gallery	X	X			X
Animal Clinic - Large Animal					X
Animal Clinic - Small Animal	X	X			X
Animal Shelter					
Auctioneer's Establishment					
Bingo Hall	X				
Building Supply Centre			X		
Business Office	X	X			X
Catering Business	X				X
Day Nursery (5)	X	X			X
Dry Cleaning Depot	X	X	X		X
Drive-through Service Facility (6)		X	X		
Financial Institution	X	X	X		X
Equipment Sales and Rental Establishment	X				X
Farm Implement Dealer			X		
Fitness Centre	X	X	X		X
Funeral Home	X	X	X		X
Greenhouse, Commercial			X		X
Hotel	X	X	X		
Laundromat	X	X	X		X
Miniature Golf Course	X	X			X
Motel			X		X
Medical Office	X	X			X
Motor Vehicle Body Shop	X (10)	X (10)	X (10)	X	X (10)
Motor Vehicle Washing Establishment	X (10)	X (10)	X (10)	X	X (10)
Motor Vehicle Repair Establishment	X (10)	X (10)	X (10)	X	X (10)
Motor Vehicle Gas Bar	X (10)	X (10)	X (10)	X	X (10)
Motor Vehicle Sales, Leasing and/or Rental Establishment	X (10)	X (10)	X (10)	X	X (10)
Museum	X				X
Outdoor Display and Sales, Accessory (7)		X		X	
Outdoor Storage, Accessory (8)					
Parking Lot, Commercial	X (9)				
Personal Service Establishment	X	X	X		X
Pet Salon	X	X	X		X
Place of Entertainment	X	X	X		X
Place of Amusement	X	X	X		X
Place of Assembly	X	X	X		X
Place of Worship	X	X			X
Parking Garage	X	X	X	X	X
Parking Garage, Accessory	X	X	X	X	X
Printing and Publishing Establishment	X	X	X		
Private Club	X	X	X		X
Restaurant	X	X	X	X (11)	X
Restaurant, Take-out	X	X	X	X (11)	X
Retail Store	X	X	X		X
School, Commercial	X	X	X		X
School, Private	X	X			X
Service Shop	X	X	X		X
Seasonal Farm Produce Sales Outlet		X			

USE	C1	C2	C3	C4	C5
<i>Self-storage Facility</i>					
<i>Shopping Centre</i>		X	X		X
<i>Specialty Food Store</i>	X	X			X
<i>Studio</i>	X				X
<i>Supermarket</i>	X	X			X
<i>Taxi service depot/dispatch establishment</i>	X				
<i>Trade and Convention Centre</i>	X		X		
<i>Transit Station</i>	X	X			X

### Special Provisions for Tables 7.1 and 7.2

1. Permitted above the *first storey* only.
2. Subject to Section 4.3 of this By-law.
3. Permitted only within a *detached dwelling*. Subject to Section 4.12 of this By-law.
4. Only legally established *dwelling units* that existed on the effective date of this By-law are permitted, subject to the standards of the R2-1 *Zone* set out on Table 6.3 of this By-law.
5. Subject to Section 4.6 of this By-law.
6. Maximum number of *drive-through service facilities* per lot - 1.
7. Subject to Section 4.23 of this By-law.
8. Subject to Section 4.24 of this By-law.
9. Only *uses* and related *parking lot area* that legally existed on the effective date of this By-law are permitted.
10. Only *uses* that legally existed on the effective date of this By-law are permitted.
11. *Accessory uses* only.

## 7.4 ZONE STANDARDS

No *person* shall within any *Commercial Zone* use or permit the *use* of any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the *zone standards* in Table 7.3, below. Any number(s) following the *zone standard, zone heading* or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 7.3:

**TABLE 7.3: STANDARDS IN THE COMMERCIAL ZONES**

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT	MINIMUM REQUIRED LANDSCAPED OPEN SPACE
C1	n/a	n/a	(1)	7.5 (2)	n/a	(1)	18.0 m	n/a
C2	n/a	23.0 m	3.0 m (3)	7.5 (2)	3.0 m	6.0 m	15.0 m	15%
C3	5,000 sq.m	45.0 m	7.5 m	7.5 (2)	7.5 m	7.5 m	11.0 m	15%
C4	500 sq.m	20.0 m	6.0 m	7.5 (2)	12.0 m	6.0 m	11.0 m	10%
C5 Unserved	1,800 sq.m	30.0 m	12.5 m	7.5 (2)	4.5 m	9.0 m	11.0 m	15%
C5 Public Water	1,200 sq.m	20.0 m	12.5 m	7.5 (2)	1.0 m	6.0 m	11.0 m	10%

**Special Provisions for Table 7.3**

1. The *minimum* and maximum required *front* and *exterior side yards* shall be as shown on Schedule ‘D-1’ of this By-law.
2. *Minimum required rear yard* for any lot abutting a *lane* - zero.
3. *Maximum required front yard* adjacent to the Holland Street *street line* - 6.0 metres.