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Commercial Zones

9.1 List of Applicable Zones

Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

9.2 Permitted Uses (2016-023)

Uses permitted in the Commercial Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.2, below.

	C1	C2	C3	C4
Retail Uses				
<i>Outside display and sales area</i>	✓	✓	✓	✓
<i>Retail propane and transfer facility</i>			✓ (3)	✓ (3)
<i>Retail store</i>	✓	✓	✓	✓ (5)
Service Commercial Uses				
<i>Commercial school</i>	✓	✓	✓	
<i>Drive-through facility</i>	✓ (1)	✓ (1)	✓ (1)	✓ (1)(2)
<i>Dry cleaning depot (2016-023)</i>	✓	✓	✓	
<i>Dry cleaning/laundry establishment (2016-023)</i>		✓	✓	
<i>Financial institution</i>	✓	✓	✓	
<i>Food production</i>	✓	✓	✓	
<i>Funeral home</i>		✓		
<i>Outside miniature golf</i>		✓	✓	
<i>Pet care establishment</i>	✓	✓	✓	
<i>Place of entertainment</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	
<i>Restaurant</i>	✓	✓	✓	✓ (5)
<i>Service commercial establishment</i>	✓	✓	✓	
<i>Sports facility</i>	✓	✓	✓	
<i>Veterinary clinic</i>	✓	✓	✓	
Office Uses				
<i>Business office</i>	✓	✓	✓	
<i>Medical office</i>	✓	✓	✓	
Community Uses				
<i>Art gallery</i>	✓	✓	✓	
<i>Community centre</i>	✓	✓	✓	
<i>Day care</i>	✓ (1)	✓	✓	
<i>Emergency service facility</i>	✓	✓	✓	

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Table 9.2: Permitted Uses in the Commercial Zones				
	C1	C2	C3	C4
<i>Emergency shelter (PL240317)</i>	✓ (7)			
<i>Food bank</i>	✓	✓	✓	
<i>Library</i>	✓	✓	✓	
<i>Museum</i>	✓	✓	✓	
<i>Place of worship</i>	✓ (4)	✓ (4)	✓ (4)	
<i>School, private</i>	✓ (1)	✓	✓	
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Motor Vehicle Uses				
<i>Commercial parking area</i>				
<i>Motor vehicle repair facility</i>			✓ (6)	
<i>Motor vehicle service station</i>			✓	✓
<i>Motor vehicle washing facility</i>			✓	✓ (5)

Additional Regulations for Permitted Uses Table 9.2

1. Permitted only on a *lot* abutting a major *arterial road*.
2. A maximum one *drive-through facility* shall be permitted on a *lot*.
3. Shall not be permitted on a *lot* abutting any *Residential Zone*.
4. The maximum *lot area* shall be 2.5 hectares. The maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*.
5. Permitted only *accessory* to a *motor vehicle service station*.
6. Permitted only *accessory* to a *retail store*.
7. Prohibited on the *first storey* of a *building*. (PL140317)

OMB Appeals

9.2 Commercial Parking Area
42 - Healthcare Properties Holdings Ltd.

9.3 Regulations

The regulations for *lots* in a *Commercial Use Zone* are set out in Table 9.3, below.

Table 9.3: Regulations in the Commercial Zones				
(2015-018)	C1	C2	C3	C4
<i>Minimum lot area</i>	0.2 ha	2.0 ha	4.0 ha	n/a
<i>Minimum lot frontage</i>	30.0 m	n/a	n/a	30.0 m
<i>Minimum lot depth</i>	n/a	n/a	n/a	30.0 m
<i>Minimum front yard</i>	A 0.0 m	3.0 m	3.0 m	3.0 m
<i>Maximum front yard</i>	B 17.5 m	17.5 m (2)	17.5 m (2)	n/a

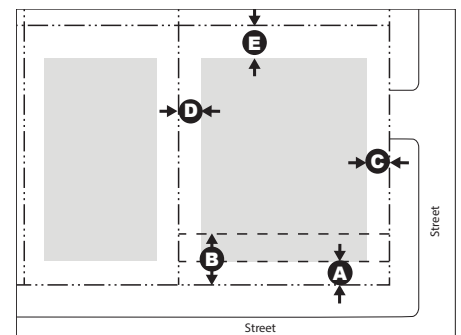
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Table 9.3: Regulations in the Commercial Zones				
<i>(2015-018)</i>	C1	C2	C3	C4
<i>Minimum flankage yard</i>	C	0.0 m	3.0 m	3.0 m
<i>Maximum flankage yard</i>	C	17.5 m	17.5 m (1)	17.5 m (1)
<i>Minimum interior side yard</i>	D	0.0 m	0.0 m	0.0 m
<i>Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone, or any railway corridor</i>	D	7.5 m	7.5 m	7.5 m
<i>Minimum rear yard</i>	E	7.5 m	0.0 m	0.0 m
<i>Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone, or any railway corridor</i>	E	7.5 m	7.5 m	7.5 m
<i>Maximum height</i>		9.0 m	12.0 m	n/a
<i>Maximum number of storeys</i>		2	n/a	n/a
<i>Maximum percentage of net floor area on a lot permitted to be occupied by a single premises</i>		50%	n/a	n/a
<i>Maximum total net floor area for all uses other than retail stores on a lot</i>		n/a	67%	67%
<i>Maximum net floor area for all retail and service commercial uses on a lot</i>		2,500.0 m ²	n/a	n/a
<i>Minimum landscaping coverage</i>		10%	10%	10%

Additional Standards for Zone Regulations Table 9.3

- For a new building being constructed or the addition of floor area in a front yard or flankage yard to a building legally existing on the effective date of this By-law on a corner lot located at the intersection of any two arterial roads, collector roads, or an arterial road and a collector road, the maximum front and flankage yards shall be 10.0 metres for the first 33% of the length of the front and flankage lot lines measured from the point of intersection of the lot lines or the point of intersection of the projection of the lot lines where the two do not intersect. (2015-018)



The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Commercial Zones

9.4 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Neighbourhood Commercial (C1), Community Commercial (C2) and Core Commercial (C3) Zones:

- a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 9.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.