

TABLE OF CONTENTS
Part 6: Commercial Zones

PURPOSE	6.1 ~ 1
6.1 GENERAL PROVISIONS FOR COMMERCIAL ZONES	6.1 ~ 1 to 2
6.1.1 Uses to be Located within a Building.....	6.1 ~ 1
6.1.2 Regulations for Motor Vehicle Service Uses in a Commercial Zone	6.1 ~ 1
6.1.3 Drive-Through.....	6.1 ~ 2
6.1.4 Accessory Outdoor Garden Centre.....	6.1 ~ 2
6.1.5 Retail Store - Seating for Food Sales	6.1 ~ 2
6.2 C1 TO C5 ZONES (COMMERCIAL)	6.2.1 ~ 1 to 6.2.6 ~ 10
6.2.1 C1 to C5 Permitted Uses and Zone Regulations	6.2.1 ~ 1
6.2.2 C1 Exception Zones	6.2.2 ~ 1
6.2.3 C2 Exception Zones	6.2.3 ~ 1
6.2.4 C3 Exception Zones	6.2.4 ~ 1
6.2.5 C4 Exception Zones	6.2.5 ~ 1
6.2.6 C5 Exception Zones	6.2.6 ~ 1

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
(0018-2021)**

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
2.2	Minimum yard /setback to a fuel dispensing island weather canopy shall be measured to the face of the canopy	✓

6.1.2.2 The maximum **gross floor area - non-residential** where a **motor vehicle service use** contained in Table 6.2.1 of this By-law abuts a Residential Zone shall be 300 m², not including the **convenience retail and service kiosk**.
(0111-2019/LPAT Order 2021 March 09)

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

6.1.3 Drive-Through
(0018-2015)

6.1.3.1 A drive-through is permitted accessory to a **financial institution** in a C2 and C3 zone.
(0018-2015)

6.1.3.2 *deleted by 0018-2015*

6.1.4 Accessory Outdoor Garden Centre
(deleted by 0018-2015), (0179-2018)

6.1.4.1 In a C1 to C3 zone, an outdoor garden centre is permitted accessory to a retail **use** contained in Table 6.2.1 of this By-law.

6.1.4.2 An accessory outdoor garden centre shall not require parking.

6.1.5 Retail Store - Seating for Food Sales

6.1.5.1 Where the principal **use** 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 the seating is limited to a maximum of six seats, and they are accessory to the retail sale of food products. *(0297-2013)*

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

(0325-2008), (0308-2011), (0050-2013/LPAT Order 2020 June 08), (0018-2015), (0212-2015), (0174-2017),
(0111-2019/LPAT Order 2021 March 09), (0018-2021)

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	✓	✓	✓	✓	
2.1.2	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.1.3	<i>deleted by 0212-2015</i>					
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)(11)		
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	Service Establishment	✓	✓	✓	✓	
2.2.8	Commercial School		✓	✓	✓	
2.2.9	Financial Institution	✓	✓	✓ (11)	✓	
2.2.10	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
2.2.11	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
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

Part 6 - Commercial Zones

Column	A	B	C	D	E	F
Line	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)(11)
2.5.2	Motor Vehicle Service Station					✓ (3)(11)
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	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
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				✓	
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	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	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, Downtown Core, Employment, Buffer, or Utility Zone	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	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	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	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, Downtown Core, Employment, Buffer, or Utility Zone	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	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	0.0 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾
9.4	Lot abutting a C1 to C3, or C5 zone	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	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁷⁾	4.5 m ⁽⁴⁾⁽⁵⁾⁽⁷⁾

Table 6.2.1 continued on next page

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						
10.0	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
10.1	<i>deleted by 0111-2019/LPAT Order 2021 March 09</i>					
11.0	MINIMUM HEIGHT	Sloped roof	n/a	n/a	n/a	2 storeys ⁽⁹⁾
		Flat roof	n/a	n/a	n/a	2 storeys ⁽⁹⁾
11.1	MAXIMUM HEIGHT	Sloped roof	10.7 m and 2 storeys	20.0 m and 4 storeys	20.0 m and 4 storeys, where a lot abuts a Residential Zone	16.0 m and 3 storeys
		Flat roof	9.0 m and 2 storeys	16.5 m and 4 storeys	16.5 m and 4 storeys, where a lot abuts a Residential Zone	12.5 m and 3 storeys
12.0	MINIMUM LANDSCAPED BUFFER AND AMENITY AREA					
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, Downtown Core, 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⁾
12.5	Minimum contiguous amenity area				The lesser of 2.8 m ² per dwelling unit or 5% of the site area	
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				30%	

Table 6.2.1 continued on next page

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						
16.0	The main front entrance for commercial uses located on the first storey shall be located in the streetwall on the first storey				✓	
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 Table 2.1.2.2 of this By-law.
 - (3) See also Table 2.1.2.3 of this By-law.
 - (4) See also Subsection 6.1.2 of this By-law.
 - (5) See Table 6.1.2.1 of this By-law.
 - (6) *deleted by 0018-2021.*
 - (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) *deleted by 0018-2021.*
 - (11) See also Subsection 2.1.29 of this By-law.