

10.6 DISTRICT COMMERCIAL (C6) ZONE

Explanatory Note: The C6 Zone permits retail and service commercial uses which cater to the weekly and daily shopping needs of residents in the immediate and surrounding neighbourhoods. Retail shops and services may be clustered in a plaza form along collector and arterial roads where an enhanced street presence is provided by bringing buildings closer to the street. Residential uses are permitted but the intent of the zone is predominantly commercial use.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a District Commercial (C6) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.6.1 PERMITTED USES	
	Artist Studio
	Beverage Making Establishment
	Catering Service
	Commercial Entertainment
	Commercial Parking Facility
	Commercial Recreation
	Commercial School
	Communications Establishment
	Community Garden
	Conference or Convention Centre
	Craftsperson Shop
	Day Nursery
	Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)
	Financial Establishment
	Funeral Home
	Hotel
	Laboratory
	Medical Clinic
	Microbrewery
	Motor Vehicle Gas Bar
	Motor Vehicle Rental Establishment
	Motor Vehicle Service Station
	Motor Vehicle Washing Establishment
	Office
	Personal Service
	Place of Assembly
	Repair Service
	Restaurant
	Retail
	Social Services Establishment

Transportation Depot
Urban Farm
Urban Farmers Market
Veterinary Service

10.6.1.1 RESTRICTED USES

In addition to Section 10.6.1, the following uses shall be permitted in the accordance with the following restrictions:

- i) Restriction of Uses within a Building

1. Notwithstanding Section 10.6.1, for building(s) with a gross floor area of less than 4,650 square metres, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. For buildings with a gross floor area of 4,650 square metres or more, a Dwelling Unit(s) in conjunction with a commercial use shall only be permitted above the ground floor except for access, accessory office and utility areas

(By-law No. 21-189, October 13, 2021)

2. Notwithstanding Section 10.6.1, an Office(s) and Medical Clinic(s) shall only be permitted above the ground floor.

(By-law No. 21-189, October 13, 2021)

10.6.2 PROHIBITED USES

Notwithstanding Section 10.6.1, the following uses are permitted only as an accessory use:

**Garden Centre
Motor Vehicle Dealership
(By-law No. 21-189, October 13, 2021)**

10.6.3 REGULATIONS

- a) Building Setback from i) Minimum 1.5 metres;

a Street Line

- ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access;
 - iii) Notwithstanding Section 10.6.3i), 6.0 metres for that portion of a building providing an access driveway to a garage; and,
 - iv) Section 10.6.3i) shall not apply for any portion of a building that exceeds the requirement of Section 10.6.3 g) ii) and iii).
- b) Minimum Rear Yard
- i) 6.0 metres; and,
 - ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- c) Minimum Interior Side Yard
- i) 1.5 metres; and,
 - ii) 4.5 metres abutting a Residential or Institutional Zone or lot containing residential use.
- d) Maximum Height
- 14.0 metres.
- e) Maximum Gross Floor Area for Office Use
- 2,000.0 square metres.
- f) Maximum Gross Floor Area for Individual Commercial Use
- 10,000.0 square metres per individual commercial use.
- g) Built form for New Development
- In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of

any abutting street;

- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line and shall exclude access driveways and lands within a required yard.
- iii) For a corner lot the width of the ground floor façade facing a front lot line and flankage lot line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street and shall exclude access driveways and lands within a required yard.
- iv) In addition to Section 10.6.3i) ii) and iii), the minimum width of the ground floor façade facing the front and flankage lot lines shall exclude access driveways and any required yards within a lot line abutting a street.
- v) Notwithstanding Section 10.6.3g) ii) and iii), for commercial development existing at the time of the passing of the By-law, new commercial buildings with a Gross Floor Area of less than 650 square metres shall be permitted.
- vi) No parking, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line;
 - 1. Section 10.6.3g)vi) shall not apply for any portion of a building that exceeds the requirement of Section 10.6.3g) ii) and iii).
(By-law No. 17-240-OLT-05, March 14, 2022)
- vii) A minimum of one principal entrance shall be provided:

- 1. within the ground floor façade that is set back is closest to a street; and,
 - 2. shall be accessible from the building façade with direct access from the public sidewalk; and,
 - viii) A walkway shall be permitted in a Planting Strip where required by the By-law.
- h) Planting Strip Requirements
- Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.
- i) Visual Barrier Requirement
- A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
(By-law No. 19-062, March 27, 2019)
- j) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted; and,
 - ii) Notwithstanding Section 10.6.3j)i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

10.6.4 MOTOR VEHICLE GAS BAR AND MOTOR VEHICLE SERVICE STATION REGULATIONS

- a) Minimum Building Setback from a Street Line
Notwithstanding Sections 10.6.3a)i) and ii), a minimum of 4.5 metres;
(By-law No. 19-062, March 27, 2019)
- b) Minimum Yard for Fuel Pump Islands, 4.5 metres from any lot line.

SECTION 10: COMMERCIAL AND MIXED USE ZONES**Fuel Pumps and Canopies**

- c) Minimum Planting Strip Requirements Notwithstanding Section 10.6.3h), a minimum 3.0 metre planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.
(By-law No. 19-062, March 27, 2019)
- d) Maximum Gross Floor Area for Accessory Retail Uses to a Motor Vehicle Gas Bar 175.0 square metres.

10.6.5 ACCESSORY BUILDINGS In accordance with the requirements of Section 4.8 of this By-law.

10.6.6 PARKING In accordance with the requirements of Section 5 of this By-law.

10.6.7 URBAN FARM In accordance with the requirements of Section 4.26 of this By-law.

10.6.8 COMMUNITY GARDEN In accordance with the requirements of Section 4.27 of this By-law.

10.6.9 URBAN FARMERS MARKET In accordance with the requirements of Section 4.28 of this By-law.

(By-law No. 17-240, November 8, 2017)