

Section 8: Commercial Zones

Within a Downtown Commercial (C1) Zone, Highway and Service Commercial (C2) Zone, Neighbourhood and Convenience Commercial (C3) Zone, no person shall use any land, or erect, locate or use any building or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, and Section 5: General Provisions.

8.1 Downtown Commercial (C1) Zone

8.1.1 C1 - Permitted Uses

- a) Professional and business offices
- b) Retail commercial
- c) Restaurants
- d) Financial institutions
- e) Cultural, entertainment and tourist uses (such as hotel/motel and conference centre)
- f) Single detached and multi-attached residential uses
- g) Light industrial uses (such as assembly, processing, repairing, wholesale establishment)
- h) Motor vehicle sales and service establishment
- i) Personal service shop
- j) Service shop
- k) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

8.1.2 C1 – Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services
a) Minimum Lot Frontage	4.5 metres	4.5 metres	30 metres	30 metres
b) Minimum Lot Area	50 m ²	250 m ²	3,000 m ²	3,000 m ²
c) Maximum Lot Coverage	80 %	50 %	25 %	15 %
d) Minimum Front Yard Setback	0 metres	0 metres	9 metres	9 metres
e) Minimum Interior Side Yard Setback	0 metres	0 metres	3 metres	3 metres
f) Minimum Exterior Side Yard Setback	3 metres	3 metres	3 metres	3 metres
g) Minimum Rear Yard Setback	3 metres	3 metres	7 metres	7 metres
h) Maximum Height	11 metres	11 metres	11 metres	11 metres

8.1.3 C1 - Special Setback Provisions for Downtown Commercial Uses

- a) All Downtown Commercial (C1) uses are subject to Site Plan Control approval.

8.2 Highway and Service Commercial (C2) Zone

8.2.1 C2 - Permitted Uses

- a) Professional and business offices
- b) Retail commercial
- c) A residential use accessory to the principal commercial use
- d) Restaurants
- e) Financial institutions
- f) Passive and active recreational uses
- g) Hotel, motel or conference centre
- h) Motor vehicle sales and service establishment, and motor vehicle service station
- i) Medical clinics
- j) Funeral homes
- k) Public and private clubs
- l) Personal service shop
- m) Service shop
- n) Bulk fuel sales
- o) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

8.2.2 C2 – Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services
a) Minimum Lot Frontage	15 metres	15 metres	30 metres	30 metres
b) Minimum Lot Area	1,000 m ²	1,000 m ²	3,000 m ²	3,000 m ²
c) Maximum Lot Coverage	50 %	50 %	25 %	15 %
d) Minimum Front Yard Setback	9 metres	9 metres	15 metres	15 metres
e) Minimum Interior Side Yard Setback	5 metres	5 metres	5 metres	5 metres
f) Minimum Exterior Side Yard Setback	6 metres	6 metres	6 metres	6 metres
g) Minimum Rear Yard Setback	9 metres	9 metres	9 metres	9 metres
h) Maximum Height	11 metres	11 metres	11 metres	11 metres

8.2.3 C2 - Special Provisions for Highway and Service Commercial Uses

- a) Notwithstanding the setback requirements of Section 8.2.2, the minimum setback from an abutting residential zone shall be 6 metres, or the amount set out in the Table in Section 8.2.2, whichever is greater.
- b) All Highway and Service Commercial (C2) uses are subject to Site Plan Control approval.

- c) All parking areas, access driveways and laneways must be buffered from adjacent uses by a continuous 3 metre landscape strip.
- d) Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

8.2.4 C2 - Special Provisions for Residential Uses Permitted in Section 8.2.1

- a) A maximum of one residential unit may be permitted on a lot
- b) Any residential use permitted in Section 8.2.1, must be accessory to the principal commercial use on the property.
- c) Minimum gross floor area of the dwelling shall be 50 square metres

8.3 Neighbourhood and Convenience Commercial (C3) Zone

8.3.1 C3 - Permitted Uses

- a) Commercial uses intended to service the daily needs of immediate area residents (i.e. convenience stores, dry cleaning, hair salon)
- b) One single detached dwelling
- c) Passive recreational uses
- d) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

8.3.2 C3 – Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services
a) Minimum Lot Frontage	15 metres	15 metres	30 metres	30 metres
b) Minimum Lot Area	600 m ²	600 m ²	4,000 m ²	4,000 m ²
c) Maximum Lot Coverage	50 %	50 %	35 %	35 %
d) Minimum Front Yard Setback	7.5 metres	7.5 metres	9 metres	9 metres
e) Minimum Interior Side Yard Setback	3 metres	3 metres	6 metres	6 metres
f) Minimum Exterior Side Yard Setback	7.5 metres	7.5 metres	9 metres	9 metres
g) Minimum Rear Yard Setback	9 metres	9 metres	9 metres	9 metres
h) Maximum Height	11 metres	11 metres	11 metres	11 metres

8.3.3 C3 - Special Provisions for Neighbourhood & Convenience Commercial Uses

- a) Notwithstanding the setback requirements of Section 8.3.2, the minimum setback from an abutting residential zone shall be 6 metres, or the amount set out in the Table in Section 8.3.2, whichever is greater.
- b) All Neighbourhood and Convenience Commercial (C3) uses are subject to Site Plan Control approval.
- c) All parking areas, access driveways and laneways must be buffered from adjacent uses by a continuous 3 metre landscape strip.
- d) Outdoor storage shall be prohibited in any yard adjacent to a residential zone.

8.3.4 C3 - Special Provisions for Residential Uses Permitted in Section 8.3.1

- a) A maximum of one dwelling unit may be permitted on a lot

8.4 Rural Commercial (C4) Zone

8.4.1 C4 - Permitted Uses

- a) Small-scale commercial/industrial sawmill and woodworking shop
- b) Small-scale commercial/industrial metal works shop
- c) Uses permitted according to the Rural (RU) Zone (Section 6.3)

8.4.2 C4 – Zone Provisions

a) Minimum Lot Frontage	100 metres
b) Minimum Lot Area	20 hectares
c) Maximum Lot Coverage	10 %
d) Maximum outdoor storage for small-scale commercial/industrial related uses	750 square metres
e) Minimum Front Yard Setback - for residential and residential accessory buildings and structures	30 metres
f) Minimum Front Yard Setback - for agricultural buildings and agricultural accessory buildings and structures, and small-scale commercial/industrial buildings	55 metres
g) Minimum Interior Side Yard Setback	15 metres
h) Minimum Exterior Side Yard Setback	20 metres
i) Minimum Rear Yard Setback	15 metres
j) Maximum Height	2.5 stories
k) Maximum Gross Floor Area for small-scale commercial/industrial related uses	250 square metres
l) Minimum Gross Floor Area (Dwelling)	90 square metres

8.4.3 C4 - Special Provisions for Rural Commercial Uses

- a) The provisions of Section 5.13 of this By-law apply to all small-scale commercial/industrial uses.
- b) Where more than one small-scale commercial/industrial use is located on a property, the combined uses shall not exceed the size and use maximums for one small-scale commercial/industrial use as defined in Section 5.13 of this By-law.
- c) All Rural Commercial (C4) uses are subject to Site Plan Control approval..