

9. COMMERCIAL ZONES

9.1 GENERAL PROVISIONS FOR COMMERCIAL ZONES

9.1.1 REQUIREMENTS FOR VEHICULAR ORIENTED USES

1. The following main uses shall comply with the specific regulations of this section:

- (a) drive-thru business, including drive-thru restaurant and carwash;
- (b) gasoline bar;
- (c) automobile service stations;
- (d) drive-in business automotive.

2. Standards - Vehicular Oriented Uses

No building, structure or land shall be used or hereafter erected, structurally altered or enlarged for the purpose of a vehicular-oriented use, except in accordance with the following requirements:

- (a) Minimum Frontage
 - (i) Interior Lot 34 metres
 - (ii) Corner Lot 38 metres
- (b) Minimum Lot Depth 38 metres
- (c) Minimum Front Yard
 - (i) Main Building 12 metres
 - (ii) Underground Storage Tanks (2000 litres & more) 6 metres
- (d) Minimum Side Yard
 - (i) Interior Lot 6 metres
 - (ii) Corner Lot 12 metres Abutting Side Street
- (e) Minimum Rear Yard 7.5 metres
- (f) Maximum Height of Building 7.5 metres
- (g) Maximum Lot Coverage 20%
- (h) Minimum Landscaped Open Space 50% of the required front yard

(i) Queuing Space

In accordance with the provisions contained in section 6.1.7 of this by-law

9.1.2 GASOLINE BARS AND AUTOMOBILE SERVICE STATIONS

(a) Pump Islands

- (i) all pump islands shall be located at least 9 metres from any boundary of the site, parking area on the site, or laneways intended to control traffic circulation on the site;
- (ii) a canopy over a pump island may extend to within 6 metres of the boundary of the site. The canopy area shall not constitute part of the site coverage for the purpose of this section.

(b) Use

No part of a lot used for the purpose of a gasoline bar or automobile service station shall be used for parking a vehicle for a period exceeding one week.

(c) Access and Egress

Access and egress lanes shall be in accordance with the provisions contained in section 6.1.6 of this by-law.

(d) Landscaping

The first 6 metres of the front yard setback area, and on corner lots the two frontages shall be landscaped, grassed and kept tidy, except for exits and entrances. Access lanes crossing the landscaped area shall be curbed not higher than 15 centimetres.

(e) Car Washes in Conjunction with Service Stations

Car washing facilities shall not be permitted as part of a gasoline bar or automobile service station, unless sufficient parking spaces are provided in accordance with section 6 of this by-law, and the applicable provisions of section 9.1.1 and 9.1.2 are complied with.

(f) Queuing Space

Queuing spaces shall be in accordance with the provisions contained in section 6.1.7 of this by-law.

9.2 COMMERCIAL ZONES

9.2.1 CONVENIENCE STORE ZONE (C.O.S.)

9.2.1.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) a convenience store;
- (b) one residential dwelling unit, provided the residential use is not located on the ground floor frontage, and not more than 50 % of the total floor area of the building is used for residential purposes, and the regulations contained in section 8.1.3 are met;
- (c) any accessory building, structure or use, incidental to the main use of the land, building, or structure if such main use is permitted by this section.

9.2.1.2 Standards

- (a) Maximum Lot Area 1500 square metres
- (b) Minimum Lot Size 745 square metres
- (c) Minimum Frontage 18 metres
- (d) Minimum Front Yard 9 metres
- (e) Minimum Rear Yard 9 metres
- (f) Minimum Side Yard:
 - (i) Interior Lot 4.5 metres
 - (ii) Corner Lot 6 metres abutting side street
- (g) Maximum Lot Coverage 40% of lot area for main building
- (h) Maximum Gross Leasable Area 300 square metres
- (i) Maximum Number of Stores 1 Store
- (j) Maximum Height 6 metres
- (k) Off Street Parking In accordance with the provisions contained in section 6 of this by-law

9.2.2 LOCAL CONVENIENCE CENTRE ZONE (L.C.)

9.2.2.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than

- (a) bake shop
commercial day-care centre
convenience store
drug store
financial institution
laundromat
medical and health office
personal service establishment
restaurant (excluding drive-thru)
- (b) living accommodation, provided the residential use is not located on the ground floor frontage, and not more than 50% of the total floor area of the building is used for residential purposes, and the regulations contained in 8.1.3 of this by-law are met;
- (c) any accessory building, structure or use, incidental to the main use of the land, building, or structure if such main use is permitted by this section.

9.2.2.2 Conditional Use

- (a) A gasoline bar, subject to section 9.1.2 of this by-law

9.2.2.3 Standards

- (a) Minimum Lot Size 1500 square metres
- (b) Maximum Lot Area 2250 square metres
- (c) Minimum Frontage 18 metres
- (d) Minimum Front Yard 9 metres
- (e) Minimum Rear Yard 9 metres
- (f) Minimum Side Yard
 - (i) Interior Lot 4.5 metres

	(ii) Corner Lot	6 metres abutting street side
(g)	Maximum Gross Leasable Area	
	(i) Each Store	370 square metres
	(ii) Maximum Total Floor Area	1000 square metres
(h)	Maximum Number of Stores	3 stores
(i)	Maximum Height	6 metres
(j)	Minimum Landscaped Open Space	50% of all yards abutting a street or residential zone
(k)	Off-Street Parking	In accordance with the provisions contained in section 6 of this by-law

9.2.3 NEIGHBOURHOOD SHOPPING CENTRE (N.S.C.)

9.2.3.1 Permitted Uses

Any use of land, building or structure may be used for the purpose of, and for no other purpose than:

- (a) commercial day-care centre
- convenience store
- drug store
- financial institution
- grocery store
- health club
- medical and health office
- personal service establishment
- restaurant
- retail stores not exceeding 25% of the total floor space of all stores

9.2.3.2 Standards

- (a) Minimum Lot Area 4000 square metres
- (b) Minimum Frontage 30 metres
- (c) Minimum Front Yard 12 metres
- (d) Minimum Rear Yard 9 metres
- (e) Minimum Side Yard 9 metres
- (f) Gross Leasable Area
 - (i) Minimum 1000 square metres
 - (ii) Maximum 5000 square metres
- (g) Maximum Height 9 metres
- (h) Minimum Landscaped Open Space 50 % of all yards abutting a street or residential zone
- (i) Off Street Parking In accordance with the provisions contained in section 6 of this by-law

9.2.4 COMMUNITY SHOPPING CENTRE (C.S.C.)

9.2.4.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than:

- (a) cinema
- clinic
- commercial day-care centre
- eating and drinking establishments
- financial institution
- grocery store
- health club
- library
- liquor store
- medical and health office
- personal service establishment
- restaurant
- retail stores not exceeding 25% of the total floor space of all stores
- service repair establishment

9.2.4.2 Standards

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| (a) | Minimum Lot Area | 1.5 hectares |
| (b) | Minimum Frontage | 90 metres |
| (c) | Minimum Lot Depth | 120 metres |
| (d) | Minimum Front Yard | 19 metres |
| (e) | Minimum Rear Yard | 12 metres |
| (f) | Minimum Side Yard | 12 metres |
| (g) | Gross Leasable Area | |
| | (i) Minimum | 5000 square metres |
| | (ii) Maximum | 25,000 square metres |
| (h) | Maximum Height | 9 metres |
| (i) | Open Storage | No open storage of goods or materials shall be permitted and all uses shall be conducted within the enclosed building |

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| (j) | Minimum Landscaped Open Space | 50 % of all yards abutting a street or residential zone |
| (k) | Off-Street Parking | In accordance with the provisions contained in section 6 of this by-law |

9.2.5 REGIONAL SHOPPING CENTRE (R.S.C.)

9.2.5.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than:

- (a) beverage room, subject to section 5.13 (Licensed Premises)
- clinic
- club, subject to section 5.13 (Licensed Premises)
- commercial day-care centre
- commercial recreation establishment
- eating and/or drinking establishment, subject to section 5.13 (Licensed Premises)
- entertainment establishment, subject to section 5.13 (Licensed Premises)
- financial institution
- liquor store
- medical and health office
- office
- personal service establishment
- regional shopping centre administrative office
- restaurant
- retail store
- service repair establishment
- warehouse, retail

9.2.5.2 Standards

- (a) Minimum Lot Area 3 hectares
- (b) Minimum Frontage 120 metres
- (c) Minimum Front Yard 19 metres
- (d) Minimum Rear Yard 12 metres
- (e) Minimum Side Yard 12 metres
- (f) Maximum Gross Leasable Area 25,000 square metres
- (g) Maximum Height 12 metres
- (h) Open Storage No open storage of goods or materials shall be permitted and all uses shall be conducted within the enclosed building or an enclosed fence

9.2.6 HIGHWAY COMMERCIAL (H.C.)

9.2.6.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) beverage room, subject to section 5.13 (Licensed Premises)
car wash
club, subject to section 5.13 (Licensed Premises)
commercial recreation establishment
drive-thru business
drive-in business, excluding automotive drive-in business
eating and drinking establishments, subject to section 5.13 (Licensed Premises)
financial institution
garden centre
hotel/motel
office
personal service establishment
printing establishment
restaurant
retail store not exceeding 300 square metres in gross floor area
service repair establishment
temporary vending facility, subject to Section 5.15 of this by-law
- (b) living accommodation, provided the residential use is not located on the ground floor frontage, and not more than 50 % of the total floor area of the building is used for residential purposes, and the regulations contained in section 8.1.3 of this by-law are met;
- (c) any accessory building, structure or use, incidental to the main use of the land, building, or structure if such main use is permitted by this section;
- (d) the following uses shall only be permitted when municipal sanitary sewer and municipal water supply are available:
 - beverage room
 - car wash
 - drive-thru restaurant
 - hotel/motel
 - restaurant

9.2.6.2 Conditional Uses

The following uses may only be permitted subject to Planning Advisory Committee approval, and such terms and conditions as determined by the Committee:

- (a) Vehicle sales and/or rental and ancillary uses
- (b) warehouse, retail

- (c) warehouse, wholesale
- (d) gasoline bar
- (e) drive-in business, automotive

9.2.6.3 Standards

(a)	Minimum Lot Area	745 square metres
(b)	Minimum Frontage	24 metres
(c)	Minimum Lot Depth	31 metres
(d)	Minimum Front Yard	7.5 metres
(e)	Minimum Rear Yard	6 metres
(f)	Minimum Side Yard	
(i)	Interior Lot	3.0 metres on one side and 6.0 metres on the other side
(ii)	Corner Lot	7.5 metres abutting side street
(g)	Maximum Height	11 metres
(h)	Open Storage	No open storage of goods or materials shall be permitted and all uses shall be conducted within the enclosed building
(i)	Minimum Landscaped Open Space	50% of the required front yard
(j)	Off Street Parking	In accordance with the provisions contained in section 6 of this by-law

9.2.7 **COMMERCIAL CORE (C.C.)**

Repealed Under By-law No. Z-280

9.2.8 AUTOMOBILE SERVICE STATION (A.S.)

9.2.8.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) automobile service station;
- (b) any accessory building, structure or use, incidental to the main use of the land, building, or structure if such main use is permitted by this section.

9.2.8.2 Standards

1. Subject to the provisions contained in sections 9.1.1 and 9.1.2 of this by-law.

9.2.9 COMMERCIAL RESIDENTIAL (C.R.)

9.2.9.1 Conditional Uses

- (a) Offices
- (b) Personal service establishment
- (c) limited group home
- (d) a single detached dwelling, subject to the provisions of section 8.2.2.3:
 - (i) a single detached dwelling with an accessory dwelling unit, subject to section 5.9 (Accessory Dwelling Unit);
 - (ii) Home Occupation, subject to section 5.4 (Home Occupations);
 - (iii) Tourist Homes, subject to section 5.3 (Tourist Homes);
 - (iv) limited day-care centre, subject to section 5.14 (Limited Day-care Centre).
- (e) living accommodation, provided the residential use is not located on the ground floor frontage, and not more than 50% of the total floor area of the building is used for residential purposes, and the regulations contained in section 8.1.3 of this by-law are met.
- (f) any accessory building, structure or use, incidental to the main use of the land, building, or structure if such main use is permitted by this section.

1.2.9.2 Standards

- (a) Minimum Frontage 18 metres
- (b) Minimum Lot Depth 30 metres
- (c) Minimum Lot Area 540 square metres
- (d) Minimum Front Yard 6 metres
- (e) Minimum Rear Yard 6 metres
- (f) Minimum Side Yard
 - (i) Interior Lot 3.5 metres on one side, and 1.5 metres on the other side
 - (ii) Corner Lot 6.0 metres abutting side street
- (g) Maximum Height 11 metres

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| (h) | Maximum Lot Coverage | 35% of lot area |
| (i) | Minimum Landscaped Open Space | 50% of the required front yard |
| (j) | Off Street Parking | In accordance with the provisions contained in section 6 of this by-law |

9.2.10 NON-RETAIL COMMERCIAL ZONE (N.R.C.)

9.2.10.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) office
- (b) the following ancillary uses collectively shall not exceed more than 25% of the gross leasable area and may only be permitted in conjunction with the use outlined above:
 - club, subject to section 5.13 (Licensed Premises)
 - commercial recreation establishment
 - financial institution
 - funeral facility
 - retail store not exceeding 300 square metres in gross floor area;
 - restaurant
- (c) living accommodation, provided the residential use is not located on the ground floor frontage, and not more than 50% of the total floor area of the building is used for residential purposes, and the regulations contained in section 8.1.3 of this by-law are met.
- (d) any accessory building, structure or use, incidental to the non-retail use of the land, building, or structure if such main use is permitted by this section.

9.2.10.2 Conditional Use

- (a) A commercial day-care centre.

9.2.10.3 Standards

- (a) Minimum Frontage 30 metres
- (b) Minimum Lot Area 900 square metres
- (c) Minimum Front Yard 9 metres
- (d) Minimum Rear Yard 9 metres
- (e) Minimum Side Yard 6 metres
- (f) Maximum Lot Coverage 50% of lot area
- (g) Maximum Height 24 metres

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| (h) | Minimum Landscaped Open Space | 50% of all yards abutting a street or residential zone |
| (i) | Open Storage | No open storage of goods or materials shall be permitted and all uses shall be conducted within the enclosed building |
| (j) | Off Street Parking | In accordance with the provisions contained in section 6 of this by-law |
- 9.2.10.4 Notwithstanding the provisions of section 9.2.10.3, the minimum front yard setback of the main building on lands identified as 162 Regent Street and 198 Regent Street, shall be 3 metres.
- 9.2.10.5 Notwithstanding the provisions of section 9.2.10.3, the maximum height of the main building on lands identified as 162 Regent Street and 198 Regent Street shall be 12 metres.

9.2.11 INSTITUTIONAL COMMERCIAL (I.C.)

9.2.11.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) arena
automobile storage
club, subject to section 5.13 (Licensed Premises)
horse race track and ancillary uses
horse stables
public exhibition grounds
restaurant, take-out
sale of goods held on a periodic basis not exceeding three days
- (b) any uses permitted in an Institutional Zone

9.2.11.2 Standards

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| (a) | Minimum Frontage | 36 metres |
| (b) | Minimum Front Yard | 9 metres |
| (c) | Minimum Rear Yard | Same as Side Yard |
| (d) | Minimum Side Yard | 9 metres or 1/2 the height of the building, whatever is the greater |
| (e) | Maximum Height | 20 metres |
| (f) | Maximum Ground Floor Area | 90 square metres |
| (g) | Minimum Lot Depth | 38 metres |
| (h) | Off Street Parking | In accordance with the provisions contained in section 6 of this by-law |

9.2.12 MIXED USE DISTRICT (M.D.)

9.2.12.1 Permitted Uses

Any land, building or structure may be used for the purpose of, and for no other purpose than,

- (a) club, subject to section 5.13 (Licensed Premises)
commercial recreation establishment
financial institution
office
retail store
service repair establishment
- (b) living accommodation, provided that none of the ground floor frontage and not more than 50% of the total floor area is used for residential use, and the regulations contained in section 8.1.3 of this by-law are met;
- (c) an apartment dwelling, subject to the provisions of section 9.2.12.4 of this by-law.

9.2.12.2 Conditional Uses

- (a) A Commercial Day-care Centre.

9.2.12.3 Standards for Commercial Uses

- (a) Minimum Frontage 20 metres
- (b) Minimum Front Yard 6 metres
- (c) Minimum Rear Yard 9 metres
- (d) Minimum Side Yard
 - (i) Interior Lot 4.5 metres
 - (ii) Corner Lot 6 metres from the abutting side street
- (e) Maximum Lot Coverage 60 % of lot area
- (f) Maximum Height 20 metres
- (g) Minimum Lot Area 900 square metres
- (h) Maximum Floor Area 50% of lot area
- (i) Minimum Landscaped Open Space 50% of all yards abutting a street or residential zone

- (j) Off Street Parking In accordance with the provisions contained in section 6 of this by-law

9.2.12.4 Standards for Apartment Dwellings

- (a) Minimum Frontage 25 metres
- (b) Minimum Front Yard 7.5 metres
- (c) Minimum Rear Yard 1/2 the height of the building, or 11 metres, whichever is the greater
- (d) Minimum Side Yard
- (e) Interior Lot 1/2 the height of the building or 3 metres whichever is the greater.
- (f) Corner Lot 7.5 metres abutting the side street
- (g) Maximum Lot Coverage 40% of lot area
- (h) Maximum Height 24 metres
- (i) Minimum Lot Area 70 square metres per dwelling unit
- (j) Maximum Landscaped Open Space 20% of lot area
- (k) Off Street Parking In accordance with the provisions contained in section 6 of this by-law