

SECTION 7

COMMERCIAL &

MIXED USE ZONES

In any Commercial Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

PERMITTED USES IN COMMERCIAL & MIXED USE ZONES

Within any Commercial Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

	Uses Permitted In Zone					
Uses	C1	C2	C3	C4	C5 (Section 14.82)	MC
Automotive Rental Establishment		●	●	●		
Automotive Body/Repair Shop		●	●	●		
Automotive Sales Establishment		●	●	●		
Automotive Washing Establishments		●				
Catering Services	●	●				
Clinics	●	●	●	●	●	●
Commercial Schools	●	●	●	●		●
Commercial Use	●	●	●	●	●	●
Community Centre	●					
Community Lifestyle Facilities	●	●		●	●	●
Convenience Stores	●	●	●	●	●	●
Crisis Residence	●	●	●	●		●
Day Nursery	●	●	●	●		●
Drinking Establishments	●	●			●	●
Financial Institutions	●	●	●	●	●	●

	Uses Permitted In Zone					
Uses	C1	C2	C3	C4	C5 (Section 14.82)	MC
Funeral Homes	●	●	●	●		
Seasonal Garden Centre, Accessory (See Section 5.15)	●	●	●	●	●	●
Gas Bar		●	●		●	
Grocery Store	●	●	●		●	
Group Home	●					●
Group Residence	●	●	●	●		●
Hotels	●	●		●		●
Laundromat	●	●				●
Libraries	●	●		●		●
Long Term Care Facility	●		●	●		●
Marinas						●
Museums/Galleries	●	●	●	●		●
Offices	●	●	●	●	●	●
Parking Area or Structure	●				●	●
Personal Service Use	●	●	●	●	●	●
Place of Worship	●	●	●	●		●
Printing and Publishing Establishments	●	●				
Public Park (see Section 5.16.1)	●	●	●	●	●	●
Public Uses	●	●		●		●
Repair Stores	●	●				●
Restaurants	●	●		●	●	●
Restaurants, Drive-Thru		●		●	●	
Retail Stores	●	●	●	●	●	●
Retirement Home	●		●	●		●
Schools	●	●		●		●
Self Serve Use	●	●		●		
Service Uses	●	●				●
Shopping Centres	●	●		●	●	●

	Uses Permitted In Zone					
Uses	C1	C2	C3	C4	C5 (Section 14.82)	MC
Storage, Indoor	●					●
Studios	●	●	●	●		●
Transportation Depot	●					●
Industrial Use, Accessory (see Sec. 5.16.6)	●	●				●
Veterinarian Clinics	●	●		●		
Wholesale Establishments	●	●		●		
RESIDENTIAL						
Single Detached Dwelling	●*	●*	●			●*
Semi Detached Dwelling	●*		●			●*
Duplex Dwelling	●*		●			●*
Converted Dwelling	●	●*	●	●		●
Townhouse Dwelling	●*		●			●
Apartment Dwelling	●	●**	●	●		●
Apartment Dwelling with any permitted Commercial Use in this zone on the ground floor	●	●	●	●		●
Additional Residential Unit (see Section 5.25)			●			

* As existing on the date of this By-law coming into effect.

** Permitted in combination with a permitted Commercial Use in this zone on the site

Amendments affecting the table above: ZBA [4], [25]

7.2 RIVER DISTRICT COMMERCIAL (C1) ZONE REGULATIONS

C1 Zone		Permitted Uses	
Regulations		Uses, Commercial (For those lots fronting onto 2 nd Avenue East between 7 th Street East and 11 th Street East and those lots fronting onto 8 th , 9 th and 10 th Streets East between 1 st Avenue East and 3 rd Avenue East)	Uses, Commercial (All other locations)
a	Minimum Lot Frontage	N/A	N/A
b	Minimum Lot Area	N/A	N/A
c	Maximum Lot Coverage	N/A	N/A
d	Required Front Yard Setback	0.0 m	3.0 m maximum
e	Minimum Rear Yard Setback	N/A	5.0 m
f	Minimum Interior Side Yard Setback	N/A	1.0 m
g	Minimum Exterior Side Yard Setback	N/A	2.0
h	Maximum Building Height	12m	27m
i	Floor Space Index	Maximum 5.0	Maximum 5.0
j	Other		

Amendments affecting the table above: **ZBA [4]**

C1 Zone		Permitted Uses	
Regulations		Other Permitted Uses, Residential (excluding Apartment Dwelling with ground floor Commercial Uses)	Apartment Dwelling with ground floor Commercial Uses
a	Minimum Lot Frontage	As required by Section 6.4 Multiple Residential (MR)	As required for the permitted non-residential use
b	Minimum Lot Area		
c	Maximum Lot Coverage		
d	Minimum Front Yard Setback		
e	Minimum Rear Yard Setback		
f	Minimum Interior Side Yard Setback		
g	Minimum Exterior Side Yard Setback		
h	Maximum Building Height		
i	Floor Space Index		
j	Minimum Landscaped Open Space		
k	Minimum Amenity Area		5m ² per dwelling unit

Amendments affecting the table above: **ZBA [4]**

7.3 RETAIL COMMERCIAL (C2) ZONE REGULATIONS

C2 Zone		Permitted Uses			
Regulations		Uses, Commercial (including Apartment Dwelling with ground floor Commercial Uses , but not including Automotive Body/Repair Shop and Gas Bar)	Automotive Body/Repair Shop and Gas Bar	Uses, Residential (excluding Apartment Dwelling with ground floor Commercial Uses)	Place of Worship
a	Minimum Lot Frontage	30m	30m	As required by Section 6.4 Multiple Residential (MR)	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area	1,500m ²	1,200m ²		
c	Maximum Lot Coverage	50%	50%		
d	Minimum Front Yard Setback	10.0m	10.0m		
e	Minimum Rear Yard Setback	2.0m	3.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m		
f	Minimum Interior Side Yard Setback	2.0m	2.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m		

C2 Zone		Permitted Uses			
Regulations		Uses, Commercial (including Apartment Dwelling with ground floor Commercial Uses , but not including Automotive Body/Repair Shop and Gas Bar)	Automotive Body/Repair Shop and Gas Bar	Uses, Residential (excluding Apartment Dwelling with ground floor Commercial Uses)	Place of Worship
g	Minimum Exterior Side Yard Setback	3.0m	3.0m		
h	Maximum Building Height	27m	10m		
i	Floor Space Index	N/A	N/A		
j	Maximum Density	1 dwelling unit per 200m ² of lot area	N/A		
k	Minimum Landscaped Open Space	20%	N/A		
l	Minimum Amenity Area	5m ² per dwelling unit	N/A		
m	Minimum Setback from Gas Pump Islands	N/A	5.0m from any lot line		
n	Minimum Setback from Canopies	N/A	2.0m from any lot line		

Amendments affecting the table above: **ZBA [4]**

7.4 NEIGHBOURHOOD COMMERCIAL (C3) ZONE REGULATIONS

C3 Zone		Permitted Uses			
Regulations		Uses, Commercial (includes Apartment Dwelling with ground floor Commercial Uses , but not including Automotive Body/ Repair Shop and Gas Bar)	Automotive Body/ Repair Shop and Gas Bar	Uses, Residential (excluding Apartment Dwelling with ground floor Commercial Uses)	Place of Worship
a	Minimum Lot Frontage	15m	30m	As required by Section 6.3 Medium Density Residential (R2)	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area	700m ²	1,200m ²		
c	Maximum Lot Coverage	50%	50%		
d	Minimum Front Yard Setback	7.5m	10.0m		
e	Minimum Rear Yard Setback	2.0m	3.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m		
f	Minimum Interior Side Yard Setback	2.0m	2.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m		
g	Minimum Exterior Side Yard Setback	2.0m	2.0m		

C3 Zone		Permitted Uses			
Regulations		Uses, Commercial (includes Apartment Dwelling with ground floor Commercial Uses , but not including Automotive Body/ Repair Shop and Gas Bar)	Automotive Body/ Repair Shop and Gas Bar	Uses, Residential (excluding Apartment Dwelling with ground floor Commercial Uses)	Place of Worship
h	Maximum Building Height	10.0m	10.0m		
i	Maximum Floor Space Index	2.0 FSI	N/A		
j	Minimum Landscape Open Space	20%	N/A		
k	Minimum Amenity Area	5m ² per dwelling unit	N/A		
l	Minimum Setback from Gas Pump Island	N/A	5.0m from any lot line		
m	Minimum Setback from Canopies	N/A	2.0m from any lot line		

Amendments affecting the table above: **ZBA [4]**

7.5 ARTERIAL COMMERCIAL (C4) ZONE REGULATIONS

C4 Zone		Permitted Uses	
Regulations		Uses, Commercial (including Apartment Dwelling with ground floor Commercial Uses , but not including Automotive Body/ Repair Shop and Gas Bar)	Automotive Body/ Repair Shop and Gas Bar
a	Minimum Lot Frontage	25m	30m
b	Minimum Lot Area	1,400m ²	1,200m ²
c	Maximum Lot Coverage	50%	50%
d	Minimum Front Yard Setback	7.5m	10.0m
e	Minimum Rear Yard Setback	2.0m	3.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m
f	Minimum Interior Side Yard Setback	2.0m	2.0m except where a yard abuts a Residential Zone the minimum building setback from the common lot line shall be 5.0m
g	Minimum Exterior Side Yard Setback	2.0m	2.0m
h	Maximum Building Height	18m	10.0m
i	Maximum Floor Space Index	2.0 FSI	N/A
j	Minimum Landscaped Open Space	20%	N/A
k	Minimum Amenity Area	5m ² per dwelling unit	N/A
l	Minimum Setback from Gas Pump Island	N/A	5.0m from any lot line
m	Minimum Setback from Canopies	N/A	2.0m from any lot line

Amendments affecting the table above: **ZBA [4]**

C4 Zone		Permitted Uses		
Regulations		Converted Dwelling and Existing Dwellings	Apartment Dwelling (excluding Apartment Dwelling with ground floor Commercial Uses)	Place of Worship
a	Minimum Lot Frontage	25m	As required by Section 6.4 Multiple Residential (MR)	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area	1,000m²		
c	Maximum Lot Coverage	35%		
d	Minimum Front Yard Setback	10.0m		
e	Minimum Rear Yard Setback	10.0m		
f	Minimum Interior Side Yard Setback	6.0m for buildings over 3 storeys in height 4.0m for buildings 3 storeys and less		
g	Minimum Exterior Side Yard Setback			
h	Maximum Building Height	18m		
i	Maximum Floor Space Index	2.0 FSI		
j	Minimum Landscaped Open Space	30% of lot area		

7.6 REGIONAL SHOPPING CENTRE (C5) ZONE REGULATIONS

C5 Zone (also reference Section 14.82)		Permitted Uses (also reference Section 14.82)
Regulations		All permitted uses in a C5 Zone
a	Minimum Lot Frontage	330m
b	Minimum Lot Area	12.5ha
c	Maximum Lot Coverage	30%
d	Minimum Front Yard Setback	10.0m
e	Minimum Rear Yard Setback	15m
f	Minimum Interior Side Yard Setback	6m
g	Minimum Exterior Side Yard Setback	6m
h	Maximum Building Height	12m
i	Total Floor Area	34,500m ²
j	Gross Leasable Floor Area	<p>For the purposes of this zone the following uses are identified:</p> <ul style="list-style-type: none"> i) Major/traditional department store: <ul style="list-style-type: none"> - Minimum - 6,500m² - Maximum - 7,500m² ii) Discount/promotional department store: 6,500m² (maximum); iii) Grocery Store (maximum of one store): 3,720m² (maximum); iv) Ancillary Retail & Service (maximum): <ul style="list-style-type: none"> - Combined Total - 13,000 m² - Individual single retail or service stores - 1,200m²
k	Parking	Notwithstanding Section 5.18 of this By-law, 1 parking spaces per 22m ² of Total Floor Area shall be required. No fewer than 29 barrier free parking spaces shall be provided on site.

Amendments affecting the table above: **ZBA [4]**

7.7 MIXED USE COMMERCIAL (MC) ZONE

MC Zone		Permitted Uses
Regulations		Uses, Commercial (including Apartment Dwelling with ground floor Commercial Uses)
a	Minimum Lot Frontage	N/A
b	Minimum Lot Area	N/A
c	Maximum Lot Coverage	N/A
d	Minimum Front Yard Setback	3.0m (except in a case where a building located on an abutting lot is less than 3.0m from the front lot line, the minimum setback shall be not less than the setback provided by the building on an abutting lot.)
e	Minimum Rear Yard Setback	1.5m (except in a case where a lot abuts a Residential Zone the setback shall be 3.0m)
f	Minimum Interior Side Yard Setback	1.5m (except in a case where a lot abuts a Residential Zone the setback shall be 3.0m)
g	Minimum Exterior Side Yard Setback	3.0 m
h	Maximum Building Height	27m
i	Floor Space Index	Maximum 4.0
j	Maximum Density	N/A
k	Minimum Landscaped Open Space	20%
l	Amenity Area	5m ² per dwelling unit

Amendments affecting the table above: **ZBA [4]**

MC Zone		Permitted Uses		
Regulations		Single Detached Dwellings, Semi Detached Dwellings, Duplex Dwellings and Converted Dwellings (Existing)	Apartment Dwellings and Townhouse Dwellings	Place of Worship
a	Minimum Lot Frontage	As required by Section 6.3 Medium Density Residential (R2)	As required by Section 6.4 Multiple Residential (MR)	As required by Section 9.2 Institutional Zone Regulations
b	Minimum Lot Area			
c	Maximum Lot Coverage			
d	Minimum Front Yard Setback			
e	Minimum Rear Yard Setback			
f	Minimum Interior Side Yard Setback			
g	Minimum Exterior Side Yard Setback			
h	Maximum Building Height			
i	Floor Space Index			
j	Maximum Density			
k	Minimum Landscaped Open Space			
l	Amenity Area			