

### 6.3 Commercial and Mixed Use Zones

No person shall use any land or erect, alter or use any building or structure in any Commercial Zone except in accordance with Sections 6.3.1, 6.3.2, 6.3.3 and 6.3.4 of this By-law.

#### 6.3.1 Permitted Uses

(As amended by By-law 38-2008)

The following table establishes the non-residential uses permitted in the Commercial Zones.

|                                       | <b>NC</b><br>Neighbourhood<br>Commercial | <b>LC</b><br>Local<br>Commercial | <b>VC1</b><br>Village Core<br>Mixed Use<br>One | <b>VC2</b><br>Village Core<br>Mixed Use<br>Two | <b>VC3</b><br>Village Core<br>Mixed Use<br>Three | <b>VC4</b><br>Village<br>Core Mixed<br>Use Four | <b>GC</b><br>General<br>Commercial | <b>UC</b><br>Uptown<br>Mixed Use | <b>AC</b><br>Automobile<br>Commercial |
|---------------------------------------|--|----------------------------------|--|--|--|---|------------------------------------|----------------------------------|---------------------------------------|
| <i>Art Gallery</i>                    |  |                                  | •  | •  | • (6)  | • (6) (9)                                       | •                                  | •                                |                                       |
| <i>Banquet Facility</i>               |  | •                                |  |  |  |   | •                                  | •                                |                                       |
| <i>Commercial Fitness<br/>Centre</i>  |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Commercial School</i>              |  |                                  | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Convenience Store</i>              | • (2)                                    | •                                | •  | •  |  |   | •                                  | •                                | • (1)                                 |
| <i>Crisis Care Facility</i>           |  |                                  | •  | •  |  |   |                                    |                                  |                                       |
| <i>Day Care Facility</i>              | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Drive-Thru Facility</i>            |  | •                                |  |  |  |   | •                                  | •                                | • (5)                                 |
| <i>Dry Cleaning Depot</i>             | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Dry Cleaning<br/>Establishment</i> |  | •                                | •  | •  |  |   | •                                  |                                  |                                       |
| <i>Financial Institution</i>          | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Funeral Home</i>                   |  |                                  | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Garden Centre</i>                  |  |                                  |  |  |  |   | •                                  | •                                |                                       |
| <i>Hotel</i>                          |  |                                  | •  | •  |  |   | •                                  | •                                |                                       |

|   | <b>NC</b><br>Neighbourhood<br>Commercial | <b>LC</b><br>Local<br>Commercial | <b>VC1</b><br>Village Core<br>Mixed Use<br>One | <b>VC2</b><br>Village Core<br>Mixed Use<br>Two | <b>VC3</b><br>Village Core<br>Mixed Use<br>Three | <b>VC4</b><br>Village<br>Core Mixed<br>Use Four | <b>GC</b><br>General<br>Commercial | <b>UC</b><br>Uptown<br>Mixed Use | <b>AC</b><br>Automobile<br>Commercial |
|---|--|----------------------------------|--|--|--|---|------------------------------------|----------------------------------|---------------------------------------|
| <i>Laundromat, Self<br/>Serve</i>                 | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Library</i>                                    | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Licensed Accessory<br/>Outdoor Patio (7)</i>   |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Medical Clinic</i>                             |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Motel</i>                                      |  |                                  |  |  |  |   | •                                  | •                                |                                       |
| <i>Motor Vehicle Rental<br/>Depot</i>             |  |                                  |  |  |  |   | •                                  | •                                |                                       |
| <i>Motor Vehicle Rental<br/>Establishment</i>     |  |                                  |  |  |  |   | •                                  |                                  |                                       |
| <i>Motor Vehicle Sales<br/>Establishment</i>      |  |                                  |  |  |  |   | •                                  |                                  |                                       |
| <i>Motor Vehicle Used<br/>Sales Establishment</i> |  |                                  |  |  |  |   | •                                  |                                  |                                       |
| <i>Motor Vehicle Gas Bar</i>                      |  |                                  |  |  |  |   |                                    |                                  | •                                     |
| <i>Motor Vehicle Service<br/>Centre</i>           |  |                                  |  |  |  |   |                                    |                                  | •                                     |
| <i>Motor Vehicle Wash,<br/>Automatic (1)(3)</i>   |  |                                  |  |  |  |   |                                    |                                  | •                                     |
| <i>Museum</i>                                     |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Nightclub</i>                                  |  |                                  |  |  |  |   |                                    | •                                |                                       |
| <i>Office</i>                                     | •  | •                                | •  | •  | •  | • (9)   | •                                  | •                                |                                       |

|   | <b>NC</b><br>Neighbourhood<br>Commercial | <b>LC</b><br>Local<br>Commercial | <b>VC1</b><br>Village Core<br>Mixed Use<br>One | <b>VC2</b><br>Village Core<br>Mixed Use<br>Two | <b>VC3</b><br>Village Core<br>Mixed Use<br>Three | <b>VC4</b><br>Village<br>Core Mixed<br>Use Four | <b>GC</b><br>General<br>Commercial | <b>UC</b><br>Uptown<br>Mixed Use | <b>AC</b><br>Automobile<br>Commercial |
|---|--|----------------------------------|--|--|--|---|------------------------------------|----------------------------------|---------------------------------------|
| <i>Personal Service Shop</i>                  | •  | •                                | •  | •  | •  | • (9)   | •                                  | •                                |                                       |
| <i>Place Of Assembly</i>                      |  |                                  | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Place Of Entertainment</i>                 |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Place Of Worship</i>                       |  |                                  | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Restaurant</i>                             |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Restaurant, Drive-Thru</i>                 |  | •                                |  |  |  |   | •                                  | •                                |                                       |
| <i>Retail Store</i>                           |  | •                                | •  | •  | • (6)  | • (6) (9)                                       | •                                  | •                                |                                       |
| <i>Retail warehouse</i>                       |  |                                  |  |  |  |   |                                    | • (4)                            |                                       |
| <i>Service or repair shop</i>                 | •  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Taxi depot</i>                             |  |                                  |  |  |  |   | •                                  | •                                |                                       |
| <i>Unlicensed Accessory<br/>Outdoor Patio</i> |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |
| <i>Veterinary clinic</i>                      |  | •                                | •  | •  |  |   | •                                  | •                                |                                       |

- (1) As an *accessory use* to a gasoline establishment only provided that the gasoline establishment is not located on a *lot* abutting a zone where residential *uses* are permitted.
- (2) A *convenience store* is permitted provided that it does not exceed a maximum *gross leasable floor area* of 250.0 m<sup>2</sup>
- (3) Not permitted on any *lot* abutting a Residential Zone or a Downtown Central Area Zone where residential *uses* are permitted.
- (4) A *retail warehouse* is permitted provided that it has a minimum *gross leasable floor area* of 2000.0 m<sup>2</sup>.
- (5) Only a non-food *drive-thru facility* is permitted. (\* See Deferral No. D6)
- (6) (As amended by By-Law 38-2008) The identified *use* is permitted provided that it does not exceed a maximum *gross floor area* of 140.0 m<sup>2</sup> and is located within a *building* that existed as of the date of passing of this By-law.

- (7) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provision in Section 6.3.1.1.
- (8) (Incorporated by By-Law 38-2008) The identified *use* shall only be permitted in conjunction with one residential *dwelling unit*, containing a minimum of two bedrooms, located on the same *lot*.

**6.3.1.1 Licensed Accessory Outdoor Patios**

- a) A licensed accessory outdoor patio situated on a property that does not abut a residential, institutional or open space zone shall be permitted.
- b) A licensed accessory outdoor patio situated on a property that abuts a residential, institutional or open space zone shall be permitted provided the licensed accessory outdoor patio meets one of the following two provisions:
- i) There is a *building* situated between the licensed accessory outdoor patio from the abutting residential, institutional or open space zone; or
- ii) The accessory outdoor patio is separated from an abutting residential, institutional or open space zone by Harwood Avenue or a Type A or B Arterial Road.