

Comprehensive Business Development (C6) Zone



The purpose of the Comprehensive Business Development (C6) Zone is to enable the development of large-scale and comprehensively planned business areas by development agreement.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

| RESIDENTIAL USES |
|---------------------------|
| Existing Residential Uses |

Permitted Uses with Special Conditions:

The uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

| RESIDENTIAL USES | SPECIAL CONDITIONS |
|---------------------------------|--------------------|
| Home-based Businesses – Level 1 | Section 14.4 |

| NON-RESIDENTIAL USES | SPECIAL CONDITIONS |
|----------------------|--|
| Agricultural Uses | Subject to the requirements of the Agricultural (A1) Zone and Section 14.3.3 |
| Forestry Uses | Subject to the requirements of the Resource (N1) Zone and Section 14.3.3 |

Zone Requirements:

| REQUIREMENT | ALL PERMITTED USES |
|----------------------------------|--------------------|
| Minimum Lot Area: | 5 acres |
| Minimum Lot Frontage: | 100 feet |
| Minimum Front/Flankage Setback: | 20 feet |
| Minimum Side Setback: | |
| (i) General | 20 feet |
| (ii) Abutting a Residential Zone | 40 feet |
| (iii) Accessory structure | 20 feet |
| Minimum Rear Setback: | |
| (i) General | 40 feet |
| (i) Accessory structure | 20 feet |
| Maximum Building Height: | |
| (i) Main Building | 45 feet |
| (ii) Accessory structure | 20 feet |

***Additional uses may be considered by Development Agreement**