



COMMERCIAL DESIGNATION

The goal of the Commercial Designation is to identify lands where commercial activities are promoted and generally given priority over other types of land uses.

This designation generally replaces current Commercial Districts and provides more flexibility for a variety of commercial and mixed-use developments. The Commercial Designation enables several zones described below. Within all zones, notable changes include:

- Reducing front and side yard setback requirements to 20 feet, except where abutting a residential zone
- Clarification of parking requirements (parking requirements for most uses will be calculated based on gross floor area)
- In general, a reduction in parking requirements for commercial uses
- Establishing minimum requirements for bicycle spaces
- Refining driveway access requirements to encourage shared driveways and access from side roads to help reduce traffic and congestion issues
- Broader application of Mixed Commercial and Residential (C3) Zone to encourage the development of more mixed-use areas

General Commercial (C1) Zone

The C1 Zone is intended to accommodate a very wide range of commercial uses, such as small stores, auto sales, malls or large-format retail stores as well as limited residential opportunities and low-impact industrial developments. The C1 Zone is applied to regional shopping and service destinations located along important transportation corridors and existing C1 uses.

The C1 Zone is proposed to generally refine the General Commercial (C1) Zone, and the Shopping Centre (C3) Zone within the Municipality, as well as replace the Major Commercial I (C1) Zone and Major Commercial II (C2) Zone and Commercial Shopping Centre (C3) Zone found in New Minas. While there are many similarities some changes are being considered to provide greater flexibility to businesses.

Notable changes include:

- Allowing residential units above, behind or below commercial buildings, without limiting the floor area of the residential uses to the same area as the commercial floor area
- Removing the requirement for a Development Agreement for lounges and other establishments that sell liquor in New Minas
- Allowing small scale manufacturing & agricultural related uses up to 5,000 square feet in size
- Allowing digital signs (up to 40 square feet in size)
- Removing specific buffering requirements with adjacent residential zones due to the difficulty in enforcing effective landscaping and a reluctance to require fencing in all cases. Landscaping is still required but this can consist of a grassed area. Example photos below:



Central Business (C2) Zone

The C2 Zone is intended to promote clustered, high-quality development on the Municipality's main streets by allowing for compact development standards, a mixing of uses, and limiting uses only to those that contribute liveliness and continuity to the street. The C2 Zone is applied to areas that are considered traditional "Main Street" commercial areas in Canning, Kingston, Aylesford and Port Williams. These areas are intended to be pedestrian friendly, and preserve the existing historic lot fabric and development pattern.

The C2 Zone is proposed to generally refine the existing Central Business (C2) Zone. While there are many similarities some changes are being considered to provide greater flexibility and preserve the historic streetscapes.

Notable changes include:

- Allowing a limited scale of manufacturing and agricultural related industry, such as furniture production or the bottling of beverages, provided the goods produced are sold on-site

Mixed Commercial Residential (C3) Zone

Existing mixed-use development in the Municipality has demonstrated that it is possible for commercial and residential uses to peacefully coexist. The C3 Zone is intended to provide the flexibility to permit both residential and lower impact commercial uses, such as local retail or small business offices, in the same area.

The C3 Zone is proposed to generally replace the existing mixed use zones and be applied to areas that already contain a mix of commercial and residential uses, and provide a transition between commercial and residential areas. While there are many similarities to existing zoning, some changes are being considered to provide greater flexibility in some areas. Notable changes include:

- Applying the C3 Zone to more areas. These additional areas are primarily areas that already contain a mix of commercial and residential land uses or areas where commercial development is currently permitted and appropriate, but where a lack of market demand often means commercial buildings have higher vacancy rates

Example - C3 Zone applied in Waterville



Highway Commercial (C5) Zone

The C5 Zone is intended to complement established commercial areas by providing opportunities for commercial uses geared to the traveling public, such as gas stations and visitor information centres, in an aesthetically-pleasing way. The C5 Zone is also intended to provide close highway access for those uses that require it, such as emergency services.

The C5 Zone is proposed to generally replace the existing Highway Commercial (C11) Zone (C6 in New Minas). While there are many similarities some changes are being considered, often to provide greater flexibility. Notable changes include:

- Reducing road frontage requirements to 60 feet
- Introducing building design requirements related to glazing and construction materials for walls facing Highway 101
- Allowing digital signs (up to 40 square feet in size)

Comprehensive Business Development (C6) Zone

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

The C6 Zone is proposed to replace the Commercial Comprehensive Development (C6) Zone (C8 in New Minas).

Notable changes include:

- Expanded criteria for entering into a Development Agreement to include ensuring that any new public infrastructure developed is easy to service and maintain, active transportation is encouraged and environmental impacts are minimized.



Rural Commercial (C4) Zone
Can be found in Rural Areas.

DID WE GET IT RIGHT?

Leave your comments on a post it note below OR talk to one of our Staff.