

Section 5 - COMMERCIAL ZONES

5.1 Summary of Commercial Zone Names and Symbols

Zone Name	Symbol
General Commercial	C1
Central Business	C2
Mixed Commercial Residential	C3
Rural Commercial	C4
Highway Commercial	C5
Comprehensive Business Development	C6

5.2 Summary of Permitted Uses within Commercial Zones

The following summarizes the main permitted uses in the Commercial Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and any special conditions.

Land Use	C1	C2	C3	C4	C5	C6
RESIDENTIAL						
Grouped Dwellings			C3			
Mobile Homes				C4		
Multi-unit Dwellings			C3			
One Unit Dwellings			C3	C4		
Residential Facilities			C3	C4		
Residential Units in Commercial Buildings	C1	C2	C3	C4		
Semi-detached Dwellings			C3	C4		
Townhouses			C3			
Two Unit Dwellings			C3	C4		
NON-RESIDENTIAL						
Agricultural Equipment and Parts Sales and Service	C1			C4	C5	
Agricultural Related Industries	C1	C2		C4		
Agricultural Uses				C4		C6
Agricultural Uses – Existing	C1	C2	C3		C5	
Agritainment Uses				C4		
Animal Boarding Facilities				C4		
Arts and Cultural Centres	C1	C2	C3	C4	C5	

Land Use	C1	C2	C3	C4	C5	C6
Automotive Repair	C1			C4	C5	
Automotive Sales and Rental	C1			C4	C5	
Building and Construction Contractors	C1			C4		
Bus/Taxi Stations	C1	C2			C5	
Business Offices	C1	C2	C3	C4		
Carwash Facilities	C1				C5	
Community Facilities	C1	C2	C3	C4		
Crematoria	C1		C3	C4		
Day Care Facilities	C1	C2	C3			
Domestic Animal Grooming	C1	C2	C3	C4		
Drive-Through Restaurants	C1				C5	
Dry-cleaning Depots	C1	C2	C3	C4		
Dry-cleaning Facilities	C1					
Educational Facilities	C1	C2	C3	C4		
Emergency Services	C1	C2		C4	C5	
Equipment Rental	C1	C2	C3	C4		
Existing uses permitted in the General Commercial (C1) Zone		C2				
Farm or Vineyard Product Sampling				C4		
Farm Market Outlets				C4		
Fixed Roof Overnight Accommodations	C1	C2	C3	C4	C5	
Food and Drink Production	C1	C2		C4		
Forestry Related Industry				C4		
Forestry Uses				C4		C6
Funeral Homes	C1	C2	C3	C4		
Gas Bars	C1	C2		C4	C5	
Goods and Services Shops	C1	C2	C3	C4		
Greenhouses				C4		
Heavy Equipment Facilities	C1			C4	C5	
Household Item Repair Services	C1	C2	C3	C4		
Indoor Recreation Uses	C1	C2	C3	C4		

Land Use	C1	C2	C3	C4	C5	C6
Laundromats	C1	C2	C3	C4	C5	
Licensed Liquor Establishments	C1	C2				
Manufacturing	C1	C2				
Medical and Dental Clinics	C1	C2	C3	C4		
Outdoor Commercial Display	C1					C5
Parking Lots	C1	C2				C5
Personal Service Shops	C1	C2	C3	C4		
Places of Worship	C1	C2	C3	C4		
Professional Trades	C1			C4		
Restaurants	C1	C2	C3	C4	C5	
Retail Stores	C1	C2	C3	C4	C5	
Self Storage Facilities				C4	C5	
Storefront Recycling Uses	C1	C2		C4		
Tourist Commercial Uses				C4		
Veterinary Clinics	C1	C2	C3	C4		
Visitor Information Centres	C1	C2	C3	C4	C5	
Wildlife Rescue and Rehabilitation Centres				C4		

5.3 GENERAL COMMERCIAL (C1) ZONE

5.3.1 Zone Purpose

The purpose of the General Commercial (C1) Zone is to accommodate a very wide range of commercial uses, as well as limited residential opportunities and low-impact industrial developments, along main transportation corridors, as per policy 3.2.2 (a) of the Municipal Planning Strategy. In the event of conflict between residential and commercial uses, the interests of commercial uses shall prevail in this zone.

5.3.2 Uses

5.3.2.1 Permitted Uses

The following uses shall be permitted in the General Commercial (C1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industry	Section 5.3.4.1
Agricultural Uses – Existing	Subject to the requirements of the Agricultural (A1) Zone
Arts and Cultural Centres	
Automotive Repair	Section 5.3.4.2
Automotive Sales and Rental	
Building and Construction Contractors	
Bus/Taxi Stations	
Business Offices	
Carwash Facilities	
Community Facilities	
Crematoria	
Day Care Facilities	
Domestic Animal Grooming	Section 14.3
Drive-Through Restaurants	Section 14.3
Dry-cleaning Depots	
Dry-cleaning Facilities	
Educational Facilities	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Emergency Services	
Equipment Rental	
Fixed Roof Overnight Accommodations	
Food and Drink Production	Section 5.3.4.1
Funeral Homes	
Gas Bars	Section 14.3
Goods and Services Shops	
Heavy Equipment Facilities	
Household Item Repair Services	
Indoor Recreation Uses	
Laundromats	
Licensed Liquor Establishments	
Manufacturing	Section 5.3.4.1
Medical and Dental Clinics	
Outdoor Commercial Display	Section 5.3.4.4
Parking Lots	
Personal Service Shops	
Places of Worship	
Professional Trades	
Restaurants	
Retail Stores	
Storefront Recycling Uses	Section 5.3.4.2
Veterinary Clinics	Section 14.3
Visitor Information Centres	

5.3.3 Zone Requirements

The following requirements shall apply to all development located in the General Commercial (C1) Zone.

	Requirement	All Permitted Uses, within the Growth Centre of New Minas	All Permitted Uses, Elsewhere
(a)	Minimum Lot Area:	5,000 sq ft.	5,000 sq ft.
(b)	Minimum Lot Frontage:	50 ft.	50 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.	20 ft.
(ca)	Maximum Front/Flankage Setback*:	50 ft.	n/a
(d)	Minimum Side Setback: (i) Main Buildings (ii) Main Building ² Abutting a Residential Zone (iii) Accessory Buildings	10 ft. 20 ft. 4 ft.	10 ft. 20 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Main Building ² Abutting a Residential Zone (iii) Accessory Buildings	20 ft. 40 ft. 4 ft.	20 ft. 40 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	65 ft. 20 ft.	55 ft. 20 ft.
(g)	Minimum Main Building Height:	20 ft.	n/a
(h)	Minimum Ground Floor Height:	12 ft.	n/a
(i)	Maximum Streetwall Height:	35 ft.	n/a
(j)	Minimum Stepback above Streetwall	10 ft.	n/a

*Where multiple main buildings are located on a lot the maximum front/flankage setback shall only apply to the main building closest to the front/flankage lot line.

- 1. Amended to add ca, g, h, i, j and "All Permitted Uses, within the Growth Centre of New Minas", May 2, 2023, New Minas Secondary Plan
- 2. Amended to add "Main Building", October 1, 2024, File P21-01

5.3.4 Additional Requirements

5.3.4.1 Agricultural Related Industry Uses, Food and Drink Production and Manufacturing

Agricultural related industry uses, food and drink production and manufacturing shall be subject to the conditions noted below.

- (a) The use shall include an accessory retail store on site where product(s) produced may be purchased.
- (b) The area used for agriculture related industry, food and drink production or manufacturing shall be limited to a maximum of 5,000 square feet of gross floor area exclusive of the accessory retail store.
- (c) Any outlets for air, noise, or fumes shall be directed away from any existing adjacent Residential Zones.

5.3.4.2 Accessory Holding Yards

Accessory holding yards shall be subject to the conditions noted below.

- (a) Accessory holding yards shall be limited to a maximum area of 5,000 square feet and must be located in the rear or side yard, excluding a flankage yard.
- (b) Accessory holding yards shall meet the required main building setbacks.
- (c) Accessory holding yards shall be enclosed by an opaque fence having a minimum height of six (6) feet and a maximum height of 15 feet.

5.3.4.3 Parking

No parking is permitted within four (4) feet of a lot line abutting a Residential One Unit (R1) Zone or Residential One and Two Unit (R2) Zone.

5.3.4.4 Outdoor Commercial Display, Accessory Outdoor Commercial Display and Accessory Outdoor Storage

Outdoor commercial display, accessory outdoor commercial display and accessory outdoor storage shall be subject to the conditions noted below.

- (a) Outdoor commercial display, whether a main use or accessory use, shall not be located within ten (10) feet of any front or flankage lot line or within any required side or rear setback.
- (b) Accessory outdoor storage shall not be located within the front or flankage yard or within any required side or rear setback.
- (c) The total area used for accessory outdoor storage shall not exceed 5,000 square feet or 50 per cent of the total lot area, whichever is smaller.

5.3.4.5 Landscaping

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all road frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to a parking area on an abutting lot is provided. Such accesses shall have a maximum width of 25 feet.

5.3.5. Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the General Commercial (C1) Zone.

- (a) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Uses compatible with the purpose of the General Commercial (C1) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.2.9 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

5.3.6. Site Plan Approval in the Growth Centre of New Minas

5.3.6.1 Site Plan Approval in the Growth Centre of New Minas

No development permit shall be issued within the Growth Centre of New Minas for development abutting Commercial Street in the General Commercial (C1) Zone unless site plan approval is obtained. A clear and accurate site plan showing the location and size of development on the property shall be provided to the Development Officer for approval. The site plan shall accurately show the following features:

- (a) Property boundaries;
- (b) Any watercourse, steep slopes or wetland;
- (c) Driveway(s);
- (d) Parking areas, internal vehicular circulation and any connections to abutting properties;
- (e) Pedestrian infrastructure;
- (f) Main building envelope(s);
- (g) Any accessory buildings;
- (h) Landscaped areas;
- (i) Areas to be maintained as natural vegetation; and
- (j) Key measurements showing the location of the above features on the property

5.3.6.2 Additional Site Plan Requirements

Proposed development shown on any site plan required in section 5.3.6.1 shall conform with the requirements below:

- (a) Zone requirements contained in Section 5.3.3;
- (b) Landscaping requirements contained in Section 5.3.4.5;
- (c) Vehicular access points shall be limited to two per street frontage. Where possible, adjacent lots should share access points.
- (d) A pedestrian walkway a minimum of 5 feet in width and protected from automobile traffic by means of grade separation, planters, bollards, or curbing shall connect all main entrances to Commercial Street; and
- (e) Parking lots with more than 20 parking spaces shall be divided into separate parking areas, each of not more than 20 parking spaces, through the use of curbed and vegetated "landscaped islands" and/or by curbed pedestrian pathways a minimum of 5 feet in width.

5.3.6.3 Site Plan Exemptions

The following matters do not require site plan approval but all other requirements of this By-law shall be met prior to the issuance of a development permit:

- (a) Repairs to buildings and structures on the lot and renovations that do not increase the building or structure footprint.

(Amended May 2, 2023, New Minas Secondary Plan)

5.4 CENTRAL BUSINESS (C2) ZONE

5.4.1 Zone Purpose

The purpose of the Central Business (C2) Zone is to promote the development of a range of retail and service commercial uses at a scale in keeping with the traditional village development pattern in Canning, Kingston, Aylesford and Port Williams, in accordance with policy 3.2.2 (b) of the Municipal Planning Strategy. In the event of conflict between residential and commercial uses, the interests of commercial uses shall prevail.

5.4.2 Uses

5.4.2.1 Permitted Uses

The following uses shall be permitted in the Central Business (C2) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Related Industry	Section 5.4.4.1
Agricultural Uses – Existing	Subject to the requirements of the Agricultural (A1) Zone
Arts and Cultural Centres	
Bus/Taxi Stations	
Business Offices	
Community Facilities	
Day Care Facilities	
Domestic Animal Grooming	Section 14.3
Dry-cleaning Depots	
Educational Facilities	
Emergency Services	
Equipment Rental	
Existing uses permitted in the General Commercial (C1) Zone	
Fixed Roof Overnight Accommodations	
Food and Drink Production	Section 5.4.4.1
Funeral Homes	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Gas Bars	Section 14.3
Goods and Services Shops	
Household Item Repair Services	
Indoor Recreation Uses	
Laundromats	
Licensed Liquor Establishments	
Manufacturing	Section 5.4.4.1
Medical and Dental Clinics	
Parking Lots	
Personal Service Shops	
Places of Worship	
Restaurants	
Retail Stores	
Storefront Recycling Uses	
Veterinary Clinics	Section 14.3
Visitor Information Centres	

5.4.3 Zone Requirements

The following requirements shall apply to all development located in the Central Business (C2) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	3,500 sq ft.
(b)	Minimum Lot Frontage:	35 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	0 ft.*
(d)	Minimum Side Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	0 ft. 20 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	10 ft. 40 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	55 ft. 20 ft.

** With permission of the road authority. Check for utility and other easements.*

5.4.4 Additional Requirements

5.4.4.1 Agricultural Related Industry, Food and Drink Production and Manufacturing

Agricultural related industry uses, food and drink production and manufacturing shall be subject to the conditions noted below.

- (a) The use shall include an accessory retail store on site where product(s) produced may be purchased.
- (b) The area used for agriculture related industry, food and drink production or manufacturing shall be limited to a maximum of 5,000 square feet of gross floor area exclusive of the accessory retail store.
- (c) Any outlets for air, noise, or fumes shall be directed away from any existing adjacent Residential Zones.

5.4.4.2 Outdoor Commercial Display

Outdoor commercial display shall be permitted as an accessory use provided the area used for outdoor commercial display does not exceed ten (10) per cent of the total lot area.

5.4.4.3 Parking

Minimum parking space requirements for non-residential uses as set out in section 14.5 shall not apply. However, compliance with on-site parking requirements for residential uses is required.

5.4.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Central Business (C2) Zone.

- (a) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Uses compatible with the purpose of the Central Business (C2) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.2.9 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

5.5 MIXED COMMERCIAL RESIDENTIAL (C3) ZONE

5.5.1 Zone Purpose

The purpose of the Mixed Commercial Residential (C3) Zone is to complement established commercial areas and provide the flexibility to permit both residential and lower impact commercial uses, such as local retail or business offices, in the same area of a Growth Centre, in accordance with policy 3.2.2 (c) of the Municipal Planning Strategy.

5.5.2 Uses

5.5.2.1 Permitted Uses

The following uses shall be permitted in the Mixed Commercial Residential (C3) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Grouped Dwellings	
Multi-unit Dwellings containing up to 12 residential units	Subject to the requirements applicable to Multi-unit Dwellings in section 4.5 ¹
Multi-unit Dwellings containing more than 12 residential units	Subject to the requirements applicable to Multi-unit Dwellings in section 4.6 ¹
One Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3
Residential Facilities	Up to 50,000 sq ft. gross floor area
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses
Semi-detached Dwellings	Subject to the requirements applicable to Semi-detached Dwellings in section 4.4.3
Townhouses	Subject to the requirements applicable to Townhouses in section 4.5
Two Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses - Existing	Subject to the requirements of the Agricultural (A1) Zone
Arts and Cultural Centres	
Business Offices	
Community Facilities	
Crematoria	
Day Care Facilities	
Domestic Animal Grooming	Section 14.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Dry-cleaning Depots	
Educational Facilities	
Equipment Rental	
Fixed Roof Overnight Accommodations	
Funeral Homes	
Goods and Services Shops	
Household Item Repair Services	
Indoor Recreation Uses	
Laundromats	
Medical and Dental Clinics	
Personal Service Shops	
Places of Worship	
Restaurants	
Retail Stores	
Veterinary Clinics	Section 14.3
Visitor Information Centres	

1. Amended February 6, 2024, File P22-02

5.5.3 Zone Requirements

The following requirements shall apply to all development located in the Mixed Commercial Residential (C3) Zone.

	Requirement	Grouped Dwellings	All Other permitted uses
(a)	Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	2,000 sq ft./unit 30,000 sq ft./unit	4,000 sq ft. 30,000 sq ft.
(b)	Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 ft. 60 ft.	40 ft. 60 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings	4 ft. 4 ft.	10 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	20 ft. 4 ft.	20 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	35 ft. 20 ft.	45 ft. 20 ft.

5.5.4 Additional Requirements

5.5.4.1 Residential Uses

In the event of conflict between residential and commercial uses, the interests of commercial uses shall prevail.

5.5.4.2 Non-residential Uses

One or more non-residential uses in one or more buildings shall be permitted on a lot up to a maximum of 10,000 square feet of gross floor area.

5.5.4.3 Accessory Outdoor Commercial Display and Accessory Outdoor Storage

Accessory outdoor commercial display and accessory outdoor storage shall be permitted subject to the conditions noted below.

- (a) Accessory outdoor commercial display shall not be located within ten (10) feet of any front or flankage lot line or within any required side or rear setback for a main building.
- (b) Accessory outdoor storage shall not be located within the front or flankage yard or within any required side or rear setback for a main building.
- (c) The total area used for accessory outdoor commercial display or accessory outdoor storage shall not exceed 2,500 square feet or 50 per cent of the total lot area, whichever is smaller.

5.5.4.4 Parking

No parking is permitted within four (4) feet of a lot line abutting a Residential One Unit (R1) Zone or Residential One and Two Unit (R2) Zone.

5.5.4.5 Landscaping

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all road frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to a parking area on an abutting lot is provided. Such accesses shall have a maximum width of 25 feet.

5.5.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Mixed Commercial Residential (C3) Zone.

- (a) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Uses compatible with the purpose of the Mixed Commercial Residential (C3) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.2.9 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

5.6 RURAL COMMERCIAL (C4) ZONE

5.6.1 Zone Purpose

The purpose of the Rural Commercial (C4) Zone is to provide opportunities for commercial uses to locate and expand in rural communities serving rural industries, visitors, and residents, in accordance with policies 2.2.2 (a), 2.2.7 and 2.2.8 of the Municipal Planning Strategy.

5.6.2 Uses

5.6.2.1 Permitted Uses

The following uses shall be permitted in the Rural Commercial (C4) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
Mobile Homes	
One Unit Dwellings	
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Service	
Agricultural Related Industries	
Agricultural Uses	
Agritainment Uses	Section 14.3
Animal Boarding Facilities	Section 14.3
Arts and Cultural Centres	
Automotive Repair	
Automotive Sales and Rental	
Building and Construction Contractors	
Business Office	
Community Facilities	
Crematoria	
Domestic Animal Grooming	Section 14.3
Dry-cleaning Depots	
Educational Facilities	
Emergency Services	
Equipment Rental	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Farm Market Outlets	
Farm or Vineyard Product Sampling	Section 14.3
Farm Stays	
Fixed Roof Overnight Accommodations	
Food and Drink Production	Maximum 5,000 sq ft. of gross floor area
Forest Related Industry	
Forestry Uses	Section 14.3
Funeral Homes	
Gas Bars	Section 14.3
Goods and Services Shop	
Greenhouses	
Heavy Equipment Facilities	
Household Item Repair	
Indoor Recreation Uses	
Laundromats	
Medical and Dental Clinics	
Outdoor Commercial Display	
Personal Service Shops	
Places of Worship	
Professional Trades	
Restaurants	
Retail Stores	Maximum 5,000 sq ft. of commercial floor area
Self-storage Facilities	
Storefront Recycling Uses	
Tourist Commercial Uses	Section 14.3
Veterinary Clinics	
Visitor Information Centres	
Wildlife Rescue and Rehabilitation Centres	

1. Amended to add Outdoor Commercial Display, January 5, 2021, File 20-10
2. Removed "Residential Facilities" for consistency, October 1, 2024, File 21-01

5.6.3 Zone Requirements

The following requirements shall apply to all development located in the Rural Commercial (C4) Zone.

	Requirement	Permitted Uses
(a)	Minimum Lot Area: (i) General (ii) Semi-detached Dwellings	30,000 sq ft. N/A
(b)	Minimum Lot Frontage:	100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Accessory Buildings	20 ft. 10 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	40 ft. 10 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	45 ft. 20 ft.

5.6.4 Additional Requirements

5.6.4.1 Accessory Outdoor Storage

Accessory outdoor storage shall be permitted provided it is not located within the required front or flankage setback for a main building.

5.6.4.2 Accessory Holding Yard

Accessory holding yards shall not be located within the required front or flankage setback, shall be limited to a maximum of 5,000 square feet and must be enclosed by a fence having a minimum height of six (6) feet.

5.6.4.3 Outdoor Commercial Display

Outdoor commercial display shall be permitted provided it is not located within ten (10) feet of a front or flankage lot line. *(Amended January 5, 2021, File 20-10)*

5.6.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Rural Commercial (C4) Zone.

- (a) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.

C4

- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (ba) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy (*Amended for clarity, October 1, 2024, File P21-01*)
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.

5.7 HIGHWAY COMMERCIAL (C5) ZONE

5.7.1 Zone Purpose

The purpose of the Highway Commercial (C5) Zone is to complement established commercial areas by permitting commercial uses to serve the traveling public; commercial uses that are not usually desired within main street commercial or mixed use areas; and commercial uses that benefit from exposure to high traffic volumes or require direct access to a major transportation route, in accordance with policy 3.2.2 (d) of the Municipal Planning Strategy.

5.7.2 Uses

5.7.2.1 Permitted Uses

The following uses shall be permitted in the Highway Commercial (C5) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Equipment and Parts Sales and Service	
Agricultural Uses – Existing	Subject to the requirements of the Agricultural (A1) Zone
Arts and Cultural Centres	
Automotive Repair	
Automotive Sales and Rental	
Bus/Taxi Stations	
Carwash Facilities	
Drive-Through Restaurants	Section 14.3
Emergency Services	
Fixed Roof Overnight Accommodations	
Gas Bars	Section 14.3
Heavy Equipment Facilities	
Laundromats	
Outdoor Commercial Display	
Parking Lots	
Restaurants	
Retail Stores	
Self Storage Facilities	
Visitor Information Centres	

5.7.3 Zone Requirements

The following requirements shall apply to all development located in the Highway (C5) Commercial Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	4,000 sq ft. 30,000 sq ft
(b)	Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 ft 60 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	10 ft. 20 ft. 4 ft.
(e)	Minimum Rear Setback: (i) Main Buildings (ii) Abutting a Residential Zone (iii) Accessory Buildings	20 ft. 40 ft. 4 ft.
(f)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	55 ft. 20 ft.

5.7.4 Additional Requirements

5.7.4.1 Landscaping

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all road frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to a parking area on an abutting lot is provided. Such accesses shall have a width no greater than 25 feet.

5.7.4.2 Appearance from Highway 101

All building walls visible from Highway 101 shall meet the following requirements:

- (a) Glazing must make up a minimum of 25 per cent of the wall area visible from Highway 101.
- (b) Walls visible from Highway 101 must be constructed of cladding that is consistent with the material(s) used on the front of the building and must not present blank walls visible from Highway 101.

5.7.4.3 Outdoor Commercial Display

Outdoor commercial display shall be permitted provided it is not located within ten (10) feet of a front or flankage lot line

5.7.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below be considered by Development Agreement within the Highway Commercial (C5) Zone.

- (a) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (c) Uses compatible with the purpose of the Highway Commercial (C5) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.2.9 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

5.8 COMPREHENSIVE BUSINESS DEVELOPMENT (C6) ZONE

5.8.1 Zone Purpose

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 in accordance with policy 3.2.2 (e) of the Municipal Planning Strategy.

5.8.2 Uses

5.8.2.1 Permitted Uses

The following uses shall be permitted in the Comprehensive Business Development (C6) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

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

5.8.3 Zone Requirements

The following requirements shall apply to all development located in the Comprehensive Business Development (C6) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	5 acres
(b)	Minimum Lot Frontage:	100 ft.

5.8.4 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Comprehensive Business Development (C6) Zone.

- (a) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (b) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (c) The development of comprehensive planned commercial developments in accordance with policies 3.2.12, 3.2.13, 3.2.14, 3.2.15 and 3.2.16 of the Municipal Planning Strategy.
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

