

Zone Variation – A2(a)

- (12) The following size and siting regulations apply:
- (a) Despite the *lot coverage* regulations in the A2 zone in Subsection 9.1.2, the *lot coverage* for *buildings* and *structures for residential uses* must not exceed 10 percent of the *lot area*.
 - (b) Despite the setback regulations in the A2 zone in Articles 4.3.1(2) and 9.1.2(1), the setback from any *lot line* must not be less than 7.5 m.
- (13) The following regulations regarding *subdivision* and minimum servicing levels apply:
- (a) Despite the *subdivision* and servicing regulations for the A2 Zone in Subsection 9.1.4, for *subdivision* of *lots* of 48 ha or larger, *lots* may be created in addition to those permitted based on the minimum *lot area* requirement in the zone in which the land is situated. All *lots* created are to meet a minimum area requirement of 1 ha. There is to be a commonly owned *lot* created by the *subdivision* upon which no *building* is permitted. For each 8 ha of area within the common *lot*, one additional *lot* is permitted up to a maximum of six additional *lots* and the common *lot*. For the purposes of calculating the number of additional *lots*, the area of *highway* dedication is included in the common *lot*. When calculating the number of additional *lots*, if there is a remainder, one additional *lot* is permitted as long as the remainder is greater than 2 ha.

9.2 COMMERCIAL ZONES

The regulations in this Section apply to land in the Commercial 1 (C1), Commercial 2 (C2), Commercial 3 (C3), Commercial 4 (C4), Commercial 5 (C5), and Commercial 6 (C6) Zones as indicated by the column headings.

9.2.1 Permitted Uses of Land, Buildings and Structures

Information Note: Where land is in the Provincial Agricultural Land Reserve, the following uses are permitted only if they are also permitted by the Land Reserve Commission. Land uses permitted by the Land Reserve Commission are only permitted if they are also consistent with this Bylaw.

- (1) In addition to the uses permitted in Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses, buildings* and *structures* and no others are permitted in the *Commercial 1, Commercial 2, Commercial 3, Commercial 4, Commercial 5* and *Commercial 6* zones:

	C1	C2	C3	C4	C5	C6
Principal Uses, Buildings and Structures						
<i>Indoor retail sales and rentals</i>	♦	♦	♦			
<i>Indoor retail services, excluding Laundromats</i>	♦	♦	♦	♦		
Laundromats	♦					
<i>Outdoor retail sales of nursery plants and home gardening supplies</i>	♦	♦				
<i>Indoor production of food and drink items, clothing, crafts, artwork, jewellery and similar items for retail or wholesale sales, provided there is a retail outlet on the premises and provided water consumption does not exceed 1600 litres/day</i>	♦	♦	♦			
Offices	♦	♦		♦		
Banks and credit unions	♦	♦				
<i>Indoor commercial recreation and amusement facilities</i>	♦	♦			♦	
Restaurants	♦	♦	♦			
<i>Churches</i>	♦	♦				
Libraries	♦	♦				
Offices for use by <i>building</i> construction professionals and trades	♦	♦				♦
<i>Automobile service stations</i>			♦			
Automobile rentals with a maximum of five vehicles stored on-site	♦	♦	♦			♦
Veterinarian clinics and animal hospitals	♦	♦				
<i>Indoor commercial and vocational schools</i>	♦	♦				
Daycare centres for children, <i>seniors</i> , or people with special needs	♦	♦				
<i>Funeral homes</i>						♦
<i>Multifamily dwelling units</i>		♦				
<i>Commercial guest accommodation in hotels or guest houses.</i>		♦				
<i>Retail sales of building supplies, appliances and furniture</i>						♦
<i>Light industry, excluding uses that consume or use more than 1600 litres/day of water</i>						♦
<i>Wholesale sales</i>						♦
Storage of goods and vehicles, with the exception of <i>outdoor</i> storage of derelict vehicles or equipment, or waste materials						♦
Boat <i>building</i> , servicing and repairs						♦
<i>Service, repairs and sales of vehicles and equipment.</i>						♦
Collection of recyclable materials, excluding <i>outdoor</i> sorting and storage	♦		♦		♦	♦
<i>Public service uses</i>	♦	♦	♦	♦	♦	♦
Accessory Uses						
<i>Indoor retail sales accessory to another permitted use</i>						♦
<i>Dwelling units accessory to a commercial use</i>	♦	♦	♦	♦	♦	♦
Restaurant <i>accessory</i> to another permitted use					♦	
<i>Home-based businesses accessory to residential use</i>		♦				

9.2.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 4, *uses, buildings and structures* in *Commercial Zones* must comply with the following regulations regarding size, siting and density:

	C1	C2	C3	C4	C5	C6
Lot Coverage and Floor Area						
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (per cent)	75	75	33	33	33	75
Minimum size of a <i>dwelling unit</i> (square metres).	N/A	30	N/A	N/A	N/A	N/A
Number of Units						
Maximum number of <i>multi-family dwelling units</i> per ha	N/A	37	N/A	N/A	N/A	N/A
Maximum number of <i>commercial guest accommodation units</i> per <i>lot</i> , operation or site	N/A	50	N/A	N/A	N/A	N/A
Setbacks and Siting						
Despite Subsection 4.3.1, the following <i>lot line setbacks</i> apply in the specific <i>zone</i> indicated:						
Minimum <i>Front lot line setback</i> (metres)	0.0	4.5	*	*	*	*
Minimum <i>Rear lot line setback</i> abutting non- <i>commercial</i> or non- <i>industrial zone</i> (metres)	6.1	*	*	*	*	6.1
Minimum <i>Rear lot line setback</i> abutting a <i>commercial</i> or <i>industrial zone</i> (metres)	0.0	*	*	*	*	6.1
Minimum <i>Interior side lot line setback</i> abutting non- <i>commercial</i> or non- <i>industrial zone</i> (metres)	6.1	*	*	*	*	6.1
Minimum <i>Interior side lot line setback</i> abutting <i>commercial</i> or <i>industrial zone</i> (metres)	0.0	*	*	*	*	6.1
Minimum <i>Exterior side lot line setback</i> (metres)	0.0	*	*	*	*	6.1
<i>Dwelling units</i> are not permitted in a <i>basement</i> or below any <i>commercial use</i>	N/A	◆	N/A	N/A	N/A	N/A
* Indicates provisions in Section 4.3 apply. <i>Information Note:</i> Under the <u>Highways Act</u> , special permission from the Ministry of Transportation and Highways is required to place structures within 4.5 m of a highway right-of-way. <i>Information Note:</i> Required setbacks from water bodies are outlined in Sections 4.4 and 4.5. <i>Information Note:</i> Vegetation screens are required where commercial or industrial uses take place outside of a building adjacent to non-commercial or non-industrial uses. See Subsection 3.4.2.						

9.2.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act and the Strata Property Act for the Commercial 1, Commercial 2, Commercial 3, Commercial 4, Commercial 5 and Commercial 6 Zones.

Information Note: For land in the Agricultural Land Reserve, see Subsection 5.1.2.

	C1	C2	C3	C4	C5	C6
Minimum Lot Areas, Water Supply, and Sewage Treatment Servicing Requirements.						
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> , provided each <i>lot</i> has an individual on-site sewage treatment system and an adequate supply of <i>potable water</i> (ha)	1	1	1	1	1	.6
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has an individual on-site sewage treatment system and connection to a <i>community water system</i> (ha)	1	.4	1	1	.2	.15
Minimum area of an individual <i>lot</i> that may be created through <i>subdivision</i> provided each <i>lot</i> has connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	.046	.046	.046	.046	.2	.15

9.2.4 Exceptions in Particular Locations

- (1) On those lands in *Commercial zones* that are identified on Schedule “A” by a letter in brackets, the following additional regulations apply:

Zone Variation -- C1(a):

- (2) The following additional *use* is permitted:
 - (a) Retail gasoline sales occupying a maximum area of 160 square metres.
 - (b) A *liquor store*.

BL397 (09/04)

Zone Variation -- C1(b):

- (3) The following additional *uses* are permitted:
 - (a) Neighbourhood or *marine pub*.

Zone Variation -- C1(c):

- (4) The following *uses* only are permitted:
 - (a) *Marina* and *marina services*.
 - (b) Marine fuelling stations.
 - (c) Marine related retail stores and offices.
 - (d) Boat rentals.
 - (e) Marine equipment rentals, excluding *personal watercraft*.

Zone Variation – C1(d)

- (5) The following additional *uses* are permitted:
 - (a) *Public schools*.

BL444 (07/10).

(Deleted Zone Variation – C1(e))

BL378 (03/03)

Zone Variation – C1(f)

- (6) Notwithstanding the permitted *uses* of land, *buildings* and *structures* set out in Subsection 9.2.1, the following *use* only is permitted:
- (a) a *parking lot accessory* to a permitted *commercial use*.

BL397 (09/04)

Zone Variation – C1(g)

- (7) The following additional *use* is permitted:
- (a) A *liquor store*.

Zone Variation – C2(a)

BL430 (04/08)

- (8) The following addition *use* is permitted:
- (a) A *parking lot*.

BL444 (07/10)

(Deleted Zone Variation – C6(a))

BL452 (01/12)

Zone Variation – C4(a)

- (9) The following additional *principal use* is permitted:
- (a) *Indoor retail sales*.
- (10) The following additional *accessory use* is permitted:
- (a) *dwelling units*.
- (11) Despite Section 4.3, no *building* or *structure* except a fence, *pumphouse*, *public utility structure* or underground utility may be constructed within the following setbacks from *lot lines* or road access easements:
- (a) Setback from *front lot line*: 4.5 m.
- (b) Setback from *interior side lot line* abutting a *commercial* or *industrial zone*: 1.0 m.
- (c) Setback from *interior side lot line* abutting *non-commercial* or *non-industrial zone*: 3.0m.
- (12) Despite Section 4.3, a rain harvesting collection *structure* may be constructed within the setbacks from a *rear lot line* and an *interior side lot line*.
- (13) Despite all other regulations of this bylaw, the number of *dwelling units* per hectare is 37, or 3 *dwelling units* total on the *lot*.
- (14) Despite Part 7, one off-street loading space is not required and one off-street *parking space* is required per *dwelling unit* not exceeding 70 square meters in *floor area*.