

10.6 DISTRICT COMMERCIAL (C6) ZONE

Explanatory Note: *The C6 Zone permits retail and service commercial uses which cater to the weekly and daily shopping needs of residents in the immediate and surrounding neighbourhoods. Retail shops and services may be clustered in a plaza form along collector and arterial roads where an enhanced street presence is provided by bringing buildings closer to the street. Residential uses are permitted but the intent of the zone is predominantly commercial use.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a District Commercial (C6) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.6.1 PERMITTED USES

Artist Studio
 Beverage Making Establishment
 Catering Service
 Child Care Centre (By-law No. 25-155, August 06, 2025)
 Commercial Entertainment
 Commercial Parking Facility
 Commercial Recreation
 Commercial School
 Communications Establishment
 Community Garden
 Conference or Convention Centre
 Craftsperson Shop
 Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)
 Financial Establishment
 Funeral Home
 Hotel
 Laboratory
 Medical Clinic
 Microbrewery
 Motor Vehicle Gas Bar
 Motor Vehicle Rental Establishment
 Motor Vehicle Service Station
 Motor Vehicle Washing Establishment
 Office
 Personal Service
 Place of Assembly
 Repair Service
 Restaurant
 Retail
 Self Storage Facility (By-law No. 26-016, January

21, 2026)

Social Services Establishment
 Transportation Depot
 Urban Farm
 Urban Farmers Market
 Veterinary Service

10.6.1.1 RESTRICTED USES

In addition to Section 10.6.1, the following uses shall be permitted in the accordance with the following restrictions:

i) Restriction of Uses within a Building:

1. Notwithstanding Section 10.6.1, for building(s) with a gross floor area of less than 4,650 square metres, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. For buildings with a gross floor area of 4,650 square metres or more, a Dwelling Unit, Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas

(By-law No. 21-189, October 13, 2021)

(By-law No. 23-079, May 10, 2023)

2. *Deleted.*

(By-law No. 21-189, October 13, 2021)

(By-law No. 24-137, July 12, 2024)

3. Notwithstanding Section 10.6.1.1 i) 1., a Dwelling Unit(s), Mixed Use shall be permitted in a basement or cellar.

(By-law No. 24-137, July 12, 2024)

ii) Self Storage Facility:

1. A Self Storage Facility shall not be permitted on the ground floor except for access, loading, utility

areas, and accessory retail and office.

2. In addition to Section 10.6.1.1 ii) 1., for any building or portion thereof, subject to the requirements of Section 10.6.3 g) ii) and iii), a maximum of 50% of the width of the ground floor façade facing a Street Line shall be occupied by a Self Storage Facility.
3. With the exception of an access driveway, direct access to internal parking and loading is not permitted along the ground floor façade facing the Front Lot Line.
4. Direct vehicular access to storage units within a Self Storage Facility is prohibited.
5. The maximum Gross Floor Area for a Self Storage Facility use shall be 10,000 square metres.

(By-law No. 26-016, January 21, 2026)
(Not Final)

10.6.2 PROHIBITED USES

Notwithstanding Section 10.6.1, the following uses are permitted only as an accessory use:

Garden Centre
Motor Vehicle Dealership
(By-law No. 21-189, October 13, 2021)

10.6.3 REGULATIONS

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| a) Building Setback from a Street Line | <ol style="list-style-type: none"> i) Minimum 1.5 metres; ii) Maximum 4.5 metres, except where a visibility triangle is required for a driveway access; iii) Notwithstanding Section 10.6.3i), 6.0 metres for that portion of a building |
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- providing an access driveway to a garage; and,
- iv) Section 10.6.3i) shall not apply for any portion of a building that exceeds the requirement of Section 10.6.3 g) ii) and iii).
- b) Minimum Rear Yard
- i) 6.0 metres; and,
- ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- iii) Notwithstanding Section 10.6.3 b) i) and ii), in the case of a corner lot where a rear lot line is abutting a street line, the requirements of Section 10.6.3 a) shall apply.
(By-law No. 24-137, July 12, 2024)
- c) Minimum Interior Side Yard
- i) 1.5 metres; and,
- ii) 4.5 metres abutting a Residential or Institutional Zone or lot containing residential use.
- d) Maximum Height 14.0 metres.
- e) Maximum Gross Floor Area for Office Use 2,000.0 square metres.
- f) Maximum Gross Floor Area for Individual Commercial Use 10,000.0 square metres per individual commercial use.
- g) Built form for New Development
- In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;

- ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line and shall exclude access driveways and lands within a required yard.
- iii) For a corner lot the width of the ground floor façade facing a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street and shall exclude access driveways and lands within a required yard.
(By-law No. 24-137, July 12, 2024)
- iv) In addition to Section 10.6.3i) ii) and iii), the minimum width of the ground floor façade facing a street line shall exclude access driveways and any required yards within a lot line abutting a street.
(By-law No. 24-137, July 12, 2024)
- v) Notwithstanding Section 10.6.3g) ii) and iii), for commercial development existing at the time of the passing of the By-law, new commercial buildings with a Gross Floor Area of less than 650 square metres shall be permitted.
- vi) No parking, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line;
 - 1. Section 10.6.3g)vi) shall not apply for any portion of a building that exceeds the requirement of Section 10.6.3g) ii) and iii).
(By-law No. 17-240-OLT-05, March 14, 2022)
- vii) A minimum of one principal entrance shall be provided:

1. within the ground floor façade that is set back is closest to a street; and,
2. shall be accessible from the building façade with direct access from the public sidewalk; and,

viii) A walkway shall be permitted in a Planting Strip where required by the By-law.

h) Planting Strip Requirements

Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.

i) Visual Barrier Requirement

A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.

(By-law No. 19-062, March 27, 2019)

j) Outdoor Storage

i) No outdoor storage of goods, materials, or equipment shall be permitted; and,

ii) Notwithstanding Section 10.6.3j)i), the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

10.6.4 MOTOR VEHICLE GAS BAR AND MOTOR VEHICLE SERVICE STATION REGULATIONS

a) Minimum Building Setback from a Street Line

Notwithstanding Sections 10.6.3a)i) and ii), a minimum of 4.5 metres;
(By-law No. 19-062, March 27, 2019)

b) Minimum Yard for Fuel Pump Islands, Fuel Pumps and

4.5 metres from any lot line.

Canopies

- c) Minimum Planting Strip Requirements Notwithstanding Section 10.6.3h), a minimum 3.0 metre planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.
(By-law No. 19-062, March 27, 2019)
- d) Maximum Gross Floor Area for Accessory Retail Uses to a Motor Vehicle Gas Bar 175.0 square metres.
- 10.6.5 ACCESSORY BUILDINGS** In accordance with the requirements of Section 4.8 of this By-law.
- 10.6.6 PARKING** In accordance with the requirements of Section 5 of this By-law.
- 10.6.7 URBAN FARM** In accordance with the requirements of Section 4.26 of this By-law.
- 10.6.8 COMMUNITY GARDEN** In accordance with the requirements of Section 4.27 of this By-law.
- 10.6.9 URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.
(By-law No. 17-240, November 8, 2017)