

10.7 ARTERIAL COMMERCIAL (C7) ZONE

***Explanatory Note:** The C7 Zone permits large-format commercial uses catering to the travelling public and in turn, the built form is reflective through the presence of large buildings. The uses found within the C7 Zone are typically land intensive which may require outdoor storage and sales areas.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Arterial Commercial (C7) 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:

10.7.1 PERMITTED USES	<ul style="list-style-type: none"> Building or Contracting Supply Establishment Building and Lumber Supply Establishment Commercial Entertainment Commercial Motor Vehicle Sales, Rental and Service Establishment Commercial Parking Facility Commercial Recreation Community Garden Conference or Convention Centre Equipment and Machinery Sales, Rental and Service Establishment Farm Product Supply Dealer Funeral Home Garden Centre Home Furnishing Retail Establishment Home Improvement Supply Establishment Hotel Major Recreational Equipment Sales, Rental and Service Establishment Motor Vehicle Dealership Motor Vehicle Gas Bar Motor Vehicle Parts and Accessory Sales Establishment Motor Vehicle Rental Establishment Motor Vehicle Service Station Motor Vehicle Washing Establishment Place of Assembly Repair Service Restaurant Self Storage Facility (By-law No. 26-016, January 21, 2026)
------------------------------	---

Surveying, Engineering, Planning or Design
Business
Transportation Depot
Warehouse

10.7.1.1 RESTRICTED USES

In addition to Section 10.7.1, the following use shall be permitted in accordance with the following restriction:

- i) Notwithstanding the definition of Warehouse found in Section 3: Definitions, Warehouse shall be defined as:

The use of a building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.

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

10.7.2 PROHIBITED USES

Notwithstanding Section 10.7.1, the following uses are prohibited even as an accessory use:

Dwelling Unit (By-law No. 25-075, April 16, 2025)
Performing Arts Theatre
Cinema

10.7.3 REGULATIONS

- | | |
|--|--|
| a) Minimum Building Setback to a Street Line | 18.0 metres. |
| b) Minimum Rear Yard | <p>i) 6.0 metres; and,</p> <p>ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.</p> |

- c) Minimum Interior Side Yard
- i) 1.5 metres; and,
 - ii) 4.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 14.0 metres.
- e) Visual Barrier Requirement A visual barrier shall be required along any lot line abutting a Residential Zone or Institutional Zone property line in accordance with the requirements of Section 4.19 of this By-law.
- f) 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.
- g) Outdoor Storage
- i) The display of goods or materials for retail purposes accessory to a Retail use shall only be permitted on the front, side, and rear yard;
 - ii) Notwithstanding 10.7.3g)i), an outdoor storage area shall not be located on a planting strip, or required parking or loading area;
 - iii) An Outdoor storage area shall be located 6.0 metres from a Residential or Institutional Zone or lot containing a residential use, or from a lot line fronting onto a street, and shall be screened or fenced from view; and,
 - iv) An outdoor storage area attached to a building shall not exceed 500 square metres, or an area equivalent to 5% of the Gross Floor Area, whichever is lesser.

**10.7.4 MOTOR VEHICLE
GAS BAR AND
MOTOR VEHICLE
SERVICE STATION
REGULATIONS**

- | | | |
|----|--|--|
| a) | Minimum Yard
Abutting a Street | Notwithstanding Section 10.7.3a), Minimum
4.5 metres.
(By-law No. 19-062, March 27 2019) |
| b) | Minimum Yard for
Fuel Pump Islands,
Fuel Pumps and
Canopies | 4.5 metres from any lot line. |
| c) | Minimum Planting
Strip Requirements | Notwithstanding Section 10.7.3f), 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. |
| d) | Maximum Gross Floor
Area for Accessory
Retail Uses to a Motor
Vehicle Gas Bar | 175.0 square metres. |

**10.7.5 ACCESSORY
BUILDINGS** In accordance with the requirements of Section
4.8 of this By-law.

10.7.6 PARKING In accordance with the requirements of Section
5 of this By-law.

**10.7.7 DRIVE-THROUGH
FACILITY
REGULATIONS** In accordance with the requirements of Section
4.25 of this By-law.

10.7.8 URBAN FARM In accordance with the requirements of
Subsection 4.26 of this By-law.

**10.7.9 COMMUNITY
GARDEN** In accordance with the requirements of
Subsection 4.27 of this By-law.

(By-law No. 17-240, November 8, 2017)