

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

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)

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
- i) 6.0 metres; and,
- ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.

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| c) Minimum Interior Side Yard | <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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**

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| 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)