

5.25 NEIGHBOURHOOD COMMERCIAL (C6) ZONE

No person shall within any Neighbourhood Commercial (C6) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.25.1 Uses Permitted**a) Residential Uses**

- Accessory dwelling unit.

b) Non-Residential Uses

- Bank or financial institution;
- Business, professional or administrative office;
- Convenience store;
- Dry cleaners or coin operated laundry;
- Eating establishment;
- Existing retail gasoline facility;
- Neighbourhood commercial shopping centre;
- Park;
- Personal service shop;
- Public use in accordance with the General Provisions of this By-law;
- Shopping centre consisting of any uses listed herein.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

5.25.2 Provisions for Dwelling Unit

a) Number of units permitted..... 1

b) Dwelling Unit Location: In portion of Non-Residential Building.

(By-law No. 2020-0016)

5.25.3 Zone Provisions for Non-Residential Uses

a) Lot Area (minimum)..... 1,000 sq. metres

b) Lot Frontage (minimum) 15 metres

c) Yards (minimum):

- i) Front..... 7.5 metres
- ii) Exterior Side 7.5 metres
- iii) Interior Side 6 metres

- except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres, and
 - except where the interior side lot line abuts a commercial zone, in which case no minimum interior side yard is required.
- iv) Rear:
- 6 metres except where the rear lot line abuts a residential zone, in which case the minimum rear yard shall be 12 metres.
- d) Lot Coverage (maximum)..... 50 percent
- e) Gross Floor Area (maximum):
- The gross floor area of a neighbourhood commercial shopping centre shall not exceed 1,000 square metres and no single use shall exceed a gross floor area of 300 square metres.
- (By-law No. 03-61)
- f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- g) Landscaped Open Space (minimum)..... 10 percent
- h) Height of Building (maximum) 12 metres
- i) Planting Strip:
- In accordance with the General Provisions of this By-law.

5.25.4 Provisions for Outside Display and Storage

No outside display or storage of goods or materials is permitted.

5.25.5 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.25.6 Exception Provisions - Neighbourhood Commercial (C6) Zone

5.26.6.1 Neighbourhood Commercial Exception One (C6-1) Zone.

(Repealed by By-law 09-62)