

## 6.15 Service Commercial (C3)

### 6.15.1 Intent

The purpose of the Service Commercial Zone is to accommodate vehicular oriented commercial uses of low intensity, and commercial uses requiring large areas for storage and handling of materials goods, and equipment.

### 6.15.2 Permitted Uses

The following principal uses and no others shall be permitted in the zoning district designated C3:

- a. Animal Clinic;
- b. Auction room;
- c. Autobody shop;
- d. Automobile, boat, trailer, and recreational vehicle showroom and sale and rental lot, including minor repair shop;
- e. Automobile repair shop;
- f. Bakery;
- g. Building supply establishment;
- h. Business support services;
- i. Car washing establishment;
- j. Delivery and express facility;
- k. Food and beverage packaging and distribution;
- l. Furniture and cabinet assembly;
- m. Gasoline service station;
- n. Machine welding shop;
- o. Mini warehousing;
- p. Mobile home sales, service and storage;
- q. Motorcycle sales and service;
- r. Office, storage building, workshop and yard for general contractor and trade contractor;
- s. Personal service establishments;
- t. Public transportation depot including bus terminal;
- u. Public use;
- v. Recreation vehicle sales;
- w. Recycling depot;
- x. Retail sale of new automobile parts and accessories, including related minor repair shop;

- y. Retail sales, Convenience;
- z. Retail sales, General;
- aa. Sales and repair of machinery, farm implements and heavy equipment;
- bb. Second hand store, Pawn shop;
- cc. Truck travel centre;
- dd. Upholstering shop.

#### **6.15.3 Accessory Uses**

The following accessory uses and no others shall be permitted in the zoning district designated C3:

- a. Accessory buildings and structures (limited to food and convenience items);
- b. Automobile storage;
- c. Bulk petroleum product sales;
- d. Commercial card lock facility;
- e. Residential security / operator suite.

#### **6.15.4 Subdivision Regulations**

- a. Minimum lot width: 15 metres
- b. Minimum lot area: 550 m<sup>2</sup>

#### **6.15.5 Site Development Regulations**

- a. Maximum Parcel Coverage: 50%
- b. Maximum height: the lesser of 11.5 metres or three storeys

#### **6.15.6 Conditions of Use**

- a. Outdoor merchandise display shall have a minimum setback of 2 metres from all parcel lines.

#### **6.15.7 Special Regulations**

- a. Notwithstanding Section 6.15.2, the only use permitted on the parts of Lot A, Plan 31180, TP 91, W6M; Lot 11, Plan 11461, TP 91, W6M; and Lot 33, Plan 707, TP 91, W6M that lies within the C3 zone are a machine welding shop and associated storage and rental storage.

#### **6.15.8 Other Regulations**

- a. All buildings and structures shall comply with Part 4;
- b. All Specific Use Regulations shall comply with Part 5;
- c. Screening and Landscaping shall comply with Part 7;
- d. Off-street parking and loading shall comply with Part 8.

## 6.20 Light Industrial (M1)

### 6.20.1 Intent

The Light Industrial zone is oriented towards a range of light and medium manufacturing, processing and other industrial uses that are likely to require outdoor storage and or produce noise, smoke, dust, glare, fumes or odours.

### 6.20.2 Permitted Uses

The following principal uses and no others shall be permitted in the zoning district designated M1:

- a. Animal clinic;
- b. Automobile, boat, trailer and recreation vehicle sales and rentals, repairs and body shop;
- c. Building supply establishment;
- d. Bulk petroleum products sales;
- e. Cartage, delivery or express facility;
- f. Commercial card lock facility;
- g. Brewing and Distilling Amending Bylaw No. 2147(2018);
- h. Light manufacturing, processing, finishing and packaging;
- i. Metal recycling;
- j. Mobile home sales lot;
- k. Moving and storage;
- l. Nursery or greenhouse;
- m. Office, storage building, workshop and yard for general contractor and trade contractor;
- n. Public transit depot including bus depot;
- o. Public use;
- p. Sale, rental and repair of tools and small equipment;
- q. Storage buildings, warehousing and wholesale establishment, packing and crating, cold storage;
- r. Technology Centre;
- s. Truck and truck-tractor sales or rental lot.