

6.0 COMMERCIAL AND MIXED USE ZONES

6.1 PERMITTED USES

Unless otherwise permitted in this By-law, no person shall, within any Commercial or Mixed Use Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in **Table 6.1**.

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2 ⁽²⁾	C3 ⁽²⁾	C4	C5	C6 ⁽³⁾
Residential Uses									
Apartment Dwelling as part of a Mixed Commercial/Residential Building (1)	X	X	X						
Apartment Unit (1)	X	X	X	X	X	X	X	X	X
Bed and Breakfast	X	X							
Dwelling Unit (1, 5)		X							
Group Home (1)	X	X							
Retirement Home	X	X							
Boarding/Rooming/Lodging House	X	X							
Non-Residential Uses									
A									
Adult Day Care	X	X	X	X	X	X	X	X	X
Arcade	X	X	X		X	X	X	X	X
Artist’s Workshop	X	X	X	X	X	X		X	X
Assembly Hall	X	X	X		X	X	X		X

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Auctioneer's Establishment						X	X		
Automobile Body Shop (1)							X		
Automobile Rental Agency	X	X				X	X		X
Automobile Repair Garage (1)	E					X	X		
Automobile Gas Bar (1)	E				E	X	X		
Automobile Sales Establishment (1)	E					X	X		X
Automobile Service Station (1)	E				E	X	X		
Automotive Trade Use						X	X		

B

Bakery	X				X				X
Bake Shop	X	X	X	X	X	X		X	X
Business and Professional Offices	X	X	X		X	X		X	X
Business Incubator/Accelerator	X	X	X		X	X		X	X
Business Service Establishment	X	X	X		X	X		X	X

C

Car Wash (as a principal use)						X	X		X
Catering Service	X	X	X		X	X	X		X
Clinic or Medical Office	X	X	X	X	X	X		X	X

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Commercial Greenhouse						X	X		
Commercial Recreation Establishment	X	X	X		X	X	X	X	X
Commercial School	X	X	X		X	X			X
Commercial Use	X	X	X		X	X			X
Community Centre	X	X	X	X	X	X	X	X	X
Computer Service	X	X	X		X	X		X	X
Contractor’s Establishment	X				X	X	X		X
Convenience Store	X	X	X	X	X	X	X	X	X
Courier Service	X		X		X	X	X		X
Custom Workshop	X	X	X		X	X			X

D, E

Day Nursery	X	X	X	X	X	X	X	X	X
Delicatessen	X	X	X	X	X	X		X	X
Department Store			X						X
Dry Cleaning Outlet	X	X	X	X	X	X		X	X
Dry Cleaning Plant			X		X	X		X	X

F

Factory Outlet									X
Farmer’s Market	X	X	X			X	X		
Film, Television and Recording Studio	X	X	X		X	X			X
Financial Service	X	X	X		X	X		X	X
Flea Market					X	X	X		

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G									
Grocery Store	X	X	X		X	X		X	
H									
Health Club	X	X	X		X	X	X		X
High Technology Retail Store	X	X	X		X	X	X	X	X
Home Appliance Store	X		X		X	X	X	X	X(3)
Home Decorating Store	X		X		X	X	X	X	X(3)
Home Furnishing Store	X		X		X	X	X	X	X(3)
Home Improvement Store	X		X		X	X	X		X
Hotel	X	X	X		X	X	X		X
I, J, K									
Industrial Equipment Sales, Service and Rental									X
Industrial and/or Automotive Supply						X	X		X
Industrial Mall									X
Industrial Service									X
Industrial Use, Light									X
L									
Large Format Retail Uses									X(3)
Laundromat	X	X	X	X	X	X		X	X

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M, N									
Marina		X							
Marine Sales and Service		X				X	X		X
Medical/Dental Laboratory	X		X	X	X	X		X	X
Micro-Brewery	X	X	X						
Micro-Winery	X	X	X						
Mixed Commercial/Residential Building (1)	X	X	X		X	X			
Motel					X	X	X		X
O									
Outside Storage (1) (as an accessory use)						X	X		X
P, Q									
Parking Lot/Parking Garage (as a principal use)	X	X	X						X
Personal Service Establishment	X	X	X	X	X	X		X	X
Pet Shop	X	X	X		X	X		X	X
Photographic Service	X	X	X		X	X		X	X
Post-Secondary Institution	X	X							
Printing Establishment	X	X	X		X	X		X	X
Private Club	X	X	X		X	X			X

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R									
Recreational Vehicle Sales, Service and Rental						X	X		
Research and Development Establishment	X	X	X		X	X		X	X
Restaurant	X	X	X		X	X	X	X	X
Restaurant - Take-Out	X	X	X	X	X	X		X	X
Retail Store	X	X	X		X	X		X	X(3)
Retail Warehouse			X		X	X	X		X(3)
S									
Seasonal Use	X	X	X		X	X	X	X	X
Self-Service Storage Facility						X	X		
Semi-Permanent Covered Structure (as an accessory structure)				X	X	X	X	X	X
Service and Repair Shop	X	X	X	X	X	X			X
Shopping Centre			X						
Sub Post Office	X	X	X	X	X	X	X	X	X
Supermarket	X		X		X	X	X		
Swimming Pool Sales and Service							X		X
T									
Taxi Dispatch Office	X	X	X		X	X		X	X
Taxi or Vehicle Sharing Service Facility						X	X		

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Testing or Research Laboratory									X
Theatre	X	X	X		X	X	X		X
Towing Service							X		
Transportation Depot			X			X	X		X
U									
Undertaker’s Establishment (4)	X	X				X	X		X
Used Automobile Sales Establishment (1)					X	X	X		
V									
Veterinarian’s Office	X			X	X	X		X	X
Vocational Training Centre	X	X	X		X	X	X	X	X
W, X, Y, Z									
Warehouse							X		X
Wholesale Establishment	X		X		X	X			X

Notes to Table 6.1:

- (1) This use is subject to additional provisions under the General Provisions (Section 3.0).
- (2) Total commercial space on any lot in the C2 and C3 Zones is limited to a gross leasable area of not more than 7,500.0 m².
- (3) Notwithstanding any other provision of this By-law, the C6 Zone shall be subject to the following special provisions:
 - a) The maximum gross leasable area of individual retail uses denoted shall be limited to 7,700.0 m².