

SECTION 9 – Commercial (COM) Zones

The Commercial *zones* apply to lands designated Commercial and Commercial Campus in the Official Plan as well as certain lands designated Residential.

9.1 APPLICABLE ZONES

COM-1: Local Commercial – the purpose of this *zone* is to accommodate complementary commercial *uses* within residential neighbourhoods in Community Areas and Major Transit Station Areas.

COM-2: General Commercial – the purpose of this *zone* is to accommodate *retail* and commercial *uses* within the City’s Urban Corridors; and Community and City Nodes.

COM-3: Arterial Commercial – the purpose of this *zone* is to accommodate the retailing of bulky, space intensive goods; and service commercial *uses* predominately serving the travelling public within Arterial Corridors.

COM-4: Commercial Campus – the purpose of this *zone* is to accommodate a range of retail and commercial *uses* functioning as a unit within comprehensively planned campuses within City Nodes.

COM-5: Major Transit Station Area Commercial – the purpose of this *zone* is to accommodate transit supportive and transit-oriented commercial *uses* within the City’s Major Transit Station Areas.

9.2 PERMITTED USES

No *person* shall, within any COM *zone*, use or permit the *use* of any *lot*, or erect, alter or *use* any *building* or *structure* for any purpose other than those permitted *uses* within Table 9-1 below.

Table 9-1: Permitted Uses within the Commercial Zones

Use	COM-1	COM-2	COM-3	COM-4	COM-5
<i>Amusement Park</i>		✓ (1)	✓ (1)	✓ (1)	
<i>Artisan’s Establishment</i>	✓ (2)	✓	✓	✓	✓
<i>Automotive Detailing and Repair Operation</i>		✓	✓	✓	
<i>Brewpub</i>	✓ (2)	✓	✓	✓	✓
<i>Car Wash</i>		✓	✓	✓	
<i>Catering Service Establishment</i>	✓ (2)	✓	✓	✓	✓
<i>Commercial Entertainment</i>		✓	✓	✓	✓
<i>Commercial Parking Facility</i>			✓	✓	

Use	COM-1	COM-2	COM-3	COM-4	COM-5
Commercial School		✓	✓	✓	✓
Computer, Electronic, Data Processing, or Server Establishment	✓ (2)	✓	✓	✓	✓
Conference, Convention, or Exhibition Facility		✓	✓	✓	✓
Convenience Retail	✓ (2)	✓	✓	✓	✓
Craftsperson Shop	✓ (2)	✓	✓	✓	✓
Day Care Facility	✓ (2)	✓	✓	✓	✓
Drive-Through Facility		✓	✓	✓	
Dwelling Unit	✓ (3)	✓ (3)(4)			✓ (3)(4)
Financial Establishment	✓ (2)	✓	✓	✓	✓
Fitness Centre	✓ (2)	✓	✓	✓	✓
Funeral Home		✓	✓	✓	
Gas Station	✓ (2)	✓	✓	✓	
Health Clinic	✓ (2)	✓	✓	✓	✓
Heavy Repair Operation			✓ (5)		
Hotel		✓	✓	✓	✓
Large Merchandise Retail		✓	✓	✓	✓
Light Repair Operation		✓	✓ (5)	✓	✓
Manufacturing			✓ (6)		
Office	✓ (2)	✓ (7)	✓ (7)	✓ (7)	✓
Pawn Establishment		✓		✓	✓
Payday Loan Establishment		✓		✓	✓
Personal Services	✓ (2)	✓	✓	✓	✓
Pet Services Establishment		✓	✓	✓	✓
Place of Worship		✓ (8)	✓ (8)	✓	✓ (8)
Print Shop		✓	✓	✓	✓
Propane Retail Outlet	✓ (2)	✓	✓	✓	
Research and Development Establishment	✓ (2)	✓	✓	✓	✓
Restaurant	✓ (2)(9)	✓	✓	✓	✓
Retail		✓		✓ (10)	✓
Retail of Motor Vehicles and Major Recreational Equipment		✓	✓	✓	
Towing Compound			✓		

Use	COM-1	COM-2	COM-3	COM-4	COM-5
<i>Tradesperson or Contractor's Establishment</i>			✓		
<i>Transportation Depot</i>			✓ (11)		
<i>Veterinary Services</i>		✓	✓	✓	✓
<i>Warehouse</i>			✓ (5)(11)	✓ (11)(12)	

Additional Regulations for Permitted Uses Table 9-1

- (1) Shall not be permitted on a *lot* abutting a *residential zone*.
- (2) A maximum *gross floor area* of 300 square metres per unit is permitted.
- (3) Shall be located within a *mixed use building* containing at least one other permitted use listed in Table 9-1, and except for access, shall not be located on the *ground floor*.
- (4) The maximum *floor space ratio* for *dwelling units* shall be 2.
- (5) Despite Section 4.2, *retail uses* are permitted as *accessory uses* and shall be located on the same *premises* as the principal use to a maximum of 25 percent of the *gross floor area* of the *building*.
- (6) Only *existing manufacturing* shall be permitted.
- (7) A total maximum *gross floor area* of 10,000 square metres of *office* is permitted on a *lot*.
- (8) Shall be located in a *lot* containing at least one other non-residential use that is not subject to this provision.
- (9) Shall be located in a *multi-unit building* or *mixed use building* containing at least one other non-residential use that is not subject to this provision.
- (10) Individual *retail* outlets shall have a minimum *gross floor area* of 1,500 square metres.
- (11) Shall not include a *noxious use* and shall not include manufacturing as *principal use*.
- (12) Shall be located within an *existing building*.

9.3 REGULATIONS

The regulations for *lots* in a COM zone are set out in Table 9-2 below.

Table 9-2: Commercial Zones Regulations

Regulation	COM-1 (1)	COM-2 (1)	COM-3 (1)	COM-4 (1)	COM-5 (1)
Minimum <i>lot width</i>	15 m	15 m	15 m	30 m	15 m
Minimum <i>front yard setback</i>	3 m	3 m	6 m	6 m	1.5 m
Minimum <i>exterior side yard setback</i>	3 m	3 m	6 m	6 m	1.5 m
Minimum <i>interior side yard setback</i> abutting a residential zone	1.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>interior side yard setback</i> abutting a <i>lot</i> with a zone other than a <i>residential</i> zone	1.5 m	3 m	3 m	3 m	1.5 m
Minimum <i>rear yard setback</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard or side yard setback</i> for a non-residential use abutting a rail right-of-way or a <i>hydro corridor</i>	1.5 m	1.5 m	1.5 m	1.5 m	1.5 m
Maximum <i>building height</i>	11 m	15 m (2)			
<i>Minimum floor space ratio</i>					1 (3)
Maximum <i>floor space ratio</i>	0.6				6
Minimum <i>landscaped area</i>	15%	20%	20%	20%	20%
Maximum total <i>retail</i> (including <i>large merchandise retail</i>) gross floor area within a <i>multi-unit building, multi-unit development</i> or <i>mixed-use building</i>	10,000 m ²	10,000 m ²	10,000 m ²	42,000 m ²	42,000 m ²

Additional Regulations for Zone Regulation Table 9-2

(1) The regulations within Table 9-2 shall not apply to *existing buildings* or *structures*.

(2) The maximum *building height* shall be 25 metres for a *mixed-use building*.

~~(2)~~(3) Individual *buildings* will not be required to achieve the minimum *floor space ratio* where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrates the overall development can achieve the minimum *floor space ratio*.

9.4 VISUAL BARRIER

Where a *lot zoned* COM abuts a *residential zone* and *new gross floor area* is added to the *lot*, a visual barrier shall be provided along the abutting *lot line* in accordance with Section 4.18 of this By-law.

9.5 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in any *yard* abutting a *street*, or within 7.5 metres of a *residential zone*. This shall not however prevent the display of goods or materials for *retail* purposes.