

PART 7.0
COMMERCIAL AND EMPLOYMENT ZONES

7.1 ZONES

Uses that are permitted in the following *Zone* categories are identified on the following Permitted Use Table:

Permitted *uses* in a *Zone* are noted by the symbol 'X' in the column for that *Zone* corresponding with the row for a specific permitted *use*. A number or numbers following the symbol 'X', or following the *Zone* heading, or following the name of a permitted *use*, indicates that one or more special provisions apply to the noted *use* or *Zone*. Special provisions are listed at the end of each table. If a *use* is not listed on the table, it is not permitted.

Commercial and Employment Zones:

- C1 Downtown Commercial
- C2 Highway Commercial
- C3 Neighbourhood Commercial
- C4 Rural Highway Commercial
- C5 Hamlet Commercial
- M1 Restricted Industrial
- M2 General Industrial
- M3 Rural Industrial

Table 7.1 – Commercial and Employment Zone Use Permissions

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
1	<i>Agricultural Support Use</i>						X	X	
2	<i>Art Gallery</i>	X	X			X(5)			
3	<i>Auction Sales Establishment</i>		X						
4	<i>Banquet Hall</i>	X	X						
5	<i>Building Supply Outlet</i>		X		X				
6	<i>Bulk Fuel Depot</i>							X	X
7	<i>Business Office</i>	X	X	X		X(5)			
8	<i>Cannabis Production and Processing</i>						X(6)	X(6)	X(6)
9	<i>Car Wash</i>		X						
10	<i>Commercial Fitness Centre</i>	X	X						
11	<i>Commercial School</i>	X	X						
12	<i>Commercial Self-Storage Facility</i>						X	X	

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
13	Community Centre	X	X			X(5)			
14	Contractors Yard						X	X	
15	Custom Workshop (10)	X	X	X	X	X(5)	X	X	
16	Day Nursery	X	X	X		X(5)			
17	Dry Cleaning Depot	X(1)	X						
18	Dry Cleaning Establishment	X(1)	X						
19	Dwelling Unit, Accessory Apartment	X(2)		X(2)					
20	Dwelling Unit, Apartment	X(2)							
21	Emergency Service Depot	X	X	X		X(5)	X	X	X
22	Equipment Sales and Rental		X			X(5)			
23	Farm Implement Dealer		X		X				
24	Financial Institution	X(1)	X			X(5)			
25	Funeral Home	X	X						
26	Hotel	X	X			X(5)			
27	Industrial Use						X	X	X
28	Landscaping Operation						X	X	
29	Library	X	X			X(5)			
30	Medical Office	X	X			X(5)			
31	Motel		X						
32	Motor Vehicle Body Shop		X						
33	Motor Vehicle Dealership		X		X				
34	Motor Vehicle Repair Garage		X		X				
35	Motor Vehicle Service Station		X		X				
36	Museum	X	X			X(5)			
37	Nursery		X		X				
38	Outdoor Display and Sales, Accessory (9)	X	X		X				
39	Outdoor Storage, Accessory (7)		X	X	X		X	X	X
40	Park, Private								
41	Park, Public	X							
42	Parking Garage	X							
43	Parking Lot	X							
44	Personal Service Shop	X	X	X		X(5)			
45	Place of Amusement	X	X						
46	Place of Entertainment	X	X						
47	Place of Worship	X	X			X(5)			
48	Private Club	X	X						
49	Recreational Equipment, Sales & Rental Establishments	X	X		X	X(5)			

	PERMITTED USE	COMMERCIAL					EMPLOYMENT		
		C1	C2	C3	C4	C5	M1	M2	M3
50	<i>Recreational Establishment</i>	X	X			X(5)			
51	<i>Recycling Establishment</i>						X	X	
52	<i>Repair Shop</i>	X	X	X		X(5)			X
53	<i>Restaurant</i>	X(1)	X			X(5)			
54	<i>Retail Store</i>	X(1)	X(4)	X		X(5)			
55	<i>Retail Store, Accessory</i>						X(3)	X(3)	
56	<i>Salvage or Wrecking Yard</i>							X	
57	<i>Saw and/or Planing Mill</i>							X	X
58	<i>School, Private</i>	X							
59	<i>Theatre</i>	X	X			X(5)			
60	<i>Trade & Convention Centre</i>	X							
61	<i>Transportation Terminal</i>						X	X	X
62	<i>Veterinary Clinic</i>	X	X			X(5)			
63	<i>Warehouse</i>				X (8)		X	X	X
64	<i>Waste Transfer Station</i>						X	X	
65	<i>Woodchipping Establishment</i>							X	X
66	<i>Workshop</i>		X		X	X (5)	X	X	X
67	<i>Legally Existing Uses as of September 22nd, 2014</i>				X				

Special Provisions

- (1) *Drive-through service facilities* are not permitted.
- (2) Subject to Section 4.2.2 and 4.21 of this By-law.
- (3) Maximum *gross floor area* – 15% of the gross floor area of the *building*.
- (4) Maximum gross floor area – 355 m²
- (5) Only permitted if *use* existed on September 21, 2009.
- (6) Cannabis Production and Processing is subject to Section 4.33 of this By-law.
- (7) Subject to Section 4.16.2 of this By-law.
- (8) Limited for the purposes of refrigeration of produce only.
- (9) Subject to Section 4.16.1 of this By-law.
- (10) A custom workshop established accessory to a residential dwelling unit shall be subject to the provisions of Section 4.11 of this By-law.

7.2 ZONE STANDARDS

Standards for the following *Zone* categories are identified on the following *Zone Standards Table*.

A number of numbers following the *Zone Standard*, *Zone Heading* or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of this subsection as special provisions.

Table 7.2 – Commercial and Employment Zone Standards

	ZONE STANDARDS	C1	C2	C3	C4	C5	M1	M2	M3
1	<i>Minimum lot area</i>	n/a	500m ²	2000m ²	0.8ha	n/a(5)	4000m ²	8000m ²	2.0ha
2	<i>Minimum lot frontage</i>	n/a	45.0m	30.0m	60.0m	23.0m	30.0m	60.0m	60.0m
3	<i>Minimum required front yard</i>	n/a(1)(4)	15.0m	7.5m	14.0m	4.5m	14.0m	14.0m	14.0m
4	<i>Minimum required exterior side yard</i>	n/a	7.5m	7.5m	6.0m	6.0m	11.0m	14.0m	12.0m
5	<i>Minimum required interior side yard</i>	n/a(2)	5.0m	4.8m	6.0m	4.0m	7.5m(3)	7.5m(3)	6.0m
6	<i>Minimum rear yard</i>	n/a(2)	7.5m	4.8m	9.0m	7.5m(3)	7.5m(3)	7.5m(3)	7.5m(3)
7	<i>Maximum height</i>	11.0m	11.0m	11.0m	14.0m	11.0m	14.0m	14.0m	11.0

Special Provisions

- (1) Maximum permitted *front yard* abutting Sykes Street – 3.0 metres.
- (2) *Minimum required yard* abutting a Residential *Zone* boundary – 4.8 metres.
- (3) *Minimum required yard* abutting a Residential *Zone* boundary – 12.0 metres.
- (4) Notwithstanding any other provision of this By-law, the *minimum required front yard* on Nelson Street between Cook Street and Sykes Street is 6.0 metres, except that a *commercial or residential patio*, attached *pergola* or attached, unenclosed *deck* where the distance from *established grade* to the underside of the floor joists is 0.6 metres or less shall be permitted to encroach to the *front lot line*.
- (5) Minimum lot area in the Rural Settlement Area of Woodford is 4,000 square metres.