



COMMERCIAL PARK ZONE

Commercial park zones are intended to accommodate a range of commercial uses to serve the needs of residents and provide employment opportunities. Uses include a mix of retail uses and complexes, service commercial, restaurants and eating establishments, and entertainment facilities.

PERMITTED USES:

Non-Residential:

- Animal care establishment
- Animal hospital
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Bank
- Bar
- Building supply outlet
- Business incubator
- Car wash
- Day care centre
- Drive-through
- Garden centre
- Medical facility
- Office
- Outdoor display and sales area, accessory to a permitted use
- Personal service establishment
- Place of entertainment
- Post office
- Recreational and athletic facility
- Refreshment vehicle
- Restaurant
- Retail convenience store/rental outlet
- Retail food store
- Shopping centre
- Theatre
- Tourist lodging establishment



ZONE REQUIREMENTS:

	ZONING MECHANISM	COMMERCIAL PARK PROVISIONS		
		Tourist lodging establishment	Automobile service station, garage, or gas bar	Other uses
a)	Lot Area (minimum)	660 m ² plus 46 m ² for each guest room in excess of 4.	1,000 m ²	900 m ²
b)	Lot Frontage (minimum)	18 m	35 m	30 m
c)	Front Yard Setback (minimum)	6 m	12 m	6 m
d)	Exterior Side Yard Setback (minimum)	6 m	9 m	6 m
e)	Interior Side Yard Setback (minimum)	3 m, provided that where the interior side lot line abuts another lot in a Commercial Park Zone the interior side yard shall be 1.2 m minimum.	6 m	3 m, provided that where the interior side lot line abuts another lot in a Commercial Park Zone the interior side yard shall be 1.2 m minimum. 0 m between units that are permitted to be vertically attached
f)	Rear Yard Setback (minimum)	7.5 m	7.5 m	7.5 m
g)	Landscape Open Space (minimum)	10%	5%	10%
h)	Building Height (maximum)	20 m, to a maximum of 5 -storeys (excluding basement)	10.5 m	20 m, to a maximum of 5 -storeys (excluding basement)

Notes and Additional Provisions:

i. Where the building height is greater than three storeys or 12 m, at and above the third storey or 12 m whichever is the lesser a building must be setback a minimum of 2 m more than the provided setback from the front lot line, an exterior side lot line, and, where the lot is not abutting a lot in the Residential Three (R3), General Commercial (C), or Village Core (VC) zone, the interior side and rear lot lines.