
11.6 C6, C6I: Highway Commercial

C6

11.6.1 Purpose

The purpose of this zone is to provide for uses appropriate for some highway locations.

11.6.2

Principal Uses

- arcade, major
- arcade, minor
- auction, minor
- building & garden supply
- education, commercial
- greenhouse & plant nursery
- health service, minor
- office
- parking, non-accessory
- recreation indoor, minor
- recycling centre, minor
- restaurant
- restaurant, drive-in
- retail, adult-oriented
- retail, convenience
- retail, farmers market
- retail, general
- retail, liquor, only in C6I
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

11.6.3

Secondary Uses

- residential security/operator unit

11.6.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.6.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.

4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building or in single detached housing.
2. The maximum gross leasable floor area of any retail, financial service or minor health services in one tenancy is 280 m², except that the maximum gross floor area of any retail tenancy on a site designated arterial commercial in the *Official Community Plan* is 2,500 m².
3. The maximum total gross leasable floor area of office and financial service for any site is 1400 m².
4. Outdoor use is not permitted except for a retail farmer market, major or minor vehicle service stations, vehicle sale, minor recycling centre, restaurant, greenhouse & plant nursery, parking, and loading, and building & gardening supply, provided that all outdoor storage areas are enclosed by a screen.
5. The maximum lot area for outdoor retail farmers market is 100 m².
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.