

**9.6. Automobile Service Commercial Zone (C6)**

9.6.1.  
Amended by  
Bylaw No.  
141-94

**Permitted Uses**

The following uses are permitted in a C6 Zone:

- .1 Automobile gas bars.
- .2 Automobile service stations.
- .3 Automobile washing facilities.
- .4 Neighbourhood convenience stores, only in conjunction with an automobile gas bar or automobile service station.
- .5 Public garages.
- .6 Accessory used motor vehicle sales.
- .7 Accessory uses, buildings, and structures.
- .8 Uses permitted in Section 6.1.

9.6.2.  
Amended by  
Bylaw No.  
141-94

**Regulations**

Any use, building, or structure in a C6 Zone shall be established in accordance with the following:

- .1 Automobile Gas Bars, Automobile Service Stations, and Public Garages
  - .1 Lot Area (minimum) 750.0 m<sup>2</sup>
  - .2 Lot Width (minimum) 30.0 m
  - .3 Lot Coverage (maximum) 25%
  - .4 Building Height (maximum) 7.5 m
  - .5 Front Yard (minimum)
    - .1 Buildings 15.0 m
    - .2 Gasoline pump island and gasoline pump island kiosk 6.0 m
    - .3 Gasoline pump island canopy 1.0 m
  - .6 Rear Yard (minimum)
    - .1 Abutting a Residential Zone 6.0 m
    - .2 Abutting any other Zone or lot line 3.0 m

|     |   |                       |
|-----|---|-----------------------|
| .7  | Side Yard (minimum)                                       |                       |
| .1  | Interior  |                       |
| .1  | Abutting a Residential Zone                               | 6.0 m                 |
| .2  | Abutting any other Zone<br>or lot line                    | 3.0 m                 |
| .2  | Exterior  |                       |
| .1  | Buildings   | 15.0 m                |
| .2  | Gasoline pump island<br>and gasoline pump<br>island kiosk | 6.0 m                 |
| .3  | Gasoline pump<br>island canopy                            | 1.0 m                 |
| .8  | Landscaped Open Space<br>(minimum) 10%                    |                       |
| .9  | Parking in accordance with                                | Section 6.18.         |
| .10 | Open Storage  | Prohibited            |
| .11 | Buffering in accordance with                              | Section 6.10.         |
| .12 | Planting Strips in accordance with                        | Section 6.11.         |
| .2  | Automobile Washing Facilities                             |                       |
| .1  | Lot Area (minimum)  | 1200.0 m <sup>2</sup> |
| .2  | Lot Width (minimum)                                       | 30.0 m                |
| .3  | Lot Coverage (maximum)                                    | 25%                   |
| .4  | Building Height (maximum)                                 | 7.5 m                 |
| .5  | Front Yard (minimum)                                      | 9.0 m                 |
| .6  | Rear Yard (minimum)                                       | 12.0 m                |

- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone 6.0 m
    - .2 Abutting any other Zone or lot line 3.0 m
  - .2 Exterior 3.5 m
- .8 Landscaped Open Space 10%
- .9 Parking in accordance with Section 6.18.
- .10 Open Storage Prohibited
- .11 Buffering in accordance with Section 6.10.
- .12 Planting Strips in accordance with Section 6.11.
- .3 Neighbourhood Convenience Stores
  - .1 The total gross leasable floor area shall not exceed 280.0 m<sup>2</sup>, and contain not more than two such stores on a lot.
  - .2 In accordance with Section 9.6.2.1.
- .4 Accessory Uses, Buildings, and Structures
  - .1 In accordance with Section 6.3.
- .5 Uses Permitted in Section 6.1.
  - .1 In accordance with Section 6.1.
- .6 Accessory Used motor vehicle sales
  - .1 In accordance with Sections 6.3.7 and 9.6.2

## 9.6.3

Exceptions

The following zones apply to specific lands within a C6 Zone.

**DELETED**

Amended by  
Bylaws No.  
149-97  
157-2001

**.2 815 Colborne Street East (C6-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-2 Zone shall be used only for the following use:

- .1 Automobile service station.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C6-2 Zone use any lot, or erect, alter, or use any building or structure for an automobile service station, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C6-2.

That all the provisions of the C6-2 Zone in Section 9.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
213-91

**.3 402 Erie Avenue (C6-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-3 Zone may be used for all of the uses permitted in the C6 Zone, plus the following:

- .1 Restaurant: full service, take-out, and fast food (excluding drive-through service).
- .2 One dwelling unit.

Notwithstanding any provision to this Bylaw to the contrary, no person shall within any C6-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 9.6.3.3.1 to 9.6.3.3.2, all inclusive, except in accordance with the following:

- .1 Side Yard (minimum)
  - .1 Interior 2.0 m
  - .2 Exterior (Buildings) 12.0 m
- .2 Any dwelling unit must be located wholly within a second storey.

That all the provisions of the C6 Zone in Section 9.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
200-2003  
29-2007

**.4 196 Dalhousie Street (C6-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C6-4 Zone may be used for all of the uses permitted in the C6 Zone, plus the following:

- .1 A dwelling unit.
- .2 A fast food restaurant
- .3 A retail store
- .4 A general office

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C6-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Uses permitted in the C6 Zone.
  - .1 In accordance with Section 9.6.2
- .2 Dwelling unit
  - .1 The second floor of the existing building shall only be used for a dwelling unit.
- .3 Fast food restaurant
  - .1 The floor area of a fast food restaurant shall be restricted to a maximum of 217.5m<sup>2</sup> gross leasable area of the existing building.
  - .2 The fast food restaurant shall be restricted to a maximum capacity of 36 seats.
  - .3 Drive-through service shall be prohibited.
- .4 Retail Store
  - .1 The gross floor area of a retail store shall be restricted to a maximum of 230.0m<sup>2</sup>.
- .5 General Office
  - .1 The gross floor area of a general office shall be restricted to a maximum of 30.0m<sup>2</sup>.

That all the provisions of the C6 Zone in Section 9.6.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.