

11.6 C6 – Urban Peripheral Commercial

PURPOSE

This **zone** provides for mix of residential, commercial, **office** and retail or personal service commercial **uses** within a **building** located in the periphery of the downtown core.

11.6.1 PERMITTED USES

The **permitted uses** in this **zone** are:

- .1 **accessory use, building or structure**
- .2 **animal clinic**
- .3 **artisan crafts**
- .4 **assembly**
- .5 **bakery**
- .6 **business support service**
- .7 **call centre**
- .8 **commercial school**
- .9 **contractor service, limited**
- .10 **craft brewery/distillery**
- .11 **custom indoor manufacturing**
- .12 **daycare centre, minor**
- .13 **daycare centre, major**
- .14 **dwelling unit**
- .15 **financial service**
- .16 **government service**, including **outdoor storage**, works yards
- .17 **grocery store**
- .18 **high technology service**
- .19 **home and on-site beer and/or wine making and supply centre**
- .20 **household repair service**
- .21 **indoor amusement, entertainment and recreation**
- .22 **indoor animal daycare and grooming**
- .23 **live work unit** (subject to specific use regulation 7.8)
- .24 **motor vehicle and equipment repair shop**
- .25 **office**
- .26 **personal service establishment**
- .27 **restaurant**
- .28 **retail store**
- .29 **vacation rental** (subject to specific use regulation 7.6)
- .30 **wholesale business**
- .31 **cannabis retail store** (Bylaw No. 2018-66)
- .32 **funeral service** (Bylaw No. 2019-14)

11.6.2 SUBDIVISION AND DEVELOPMENT REGULATIONS

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|----|-------------------------------|--------------------|
| .1 | Minimum lot width : | 20.0 m |
| .2 | Minimum lot area : | 650 m ² |
| .3 | Maximum lot coverage : | 100% |
| .4 | Maximum height : | 21 m |
| .5 | Minimum front yard : | 0.0 m |
| .6 | Minimum side yard : | |

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|----|-----|--|-------|
| | i. | interior side yard | 0.0 m |
| | a. | except when abutting a residential, public or institutional zone | 3.0m |
| | ii. | exterior side yard | 0.0 m |
| .7 | | Minimum rear yard . | 0.0 m |
| | i. | except when abutting a residential, public or institutional zone | 6.0 m |

11.6.3 OTHER REGULATIONS

- .1 **Dwelling units** are restricted to second or higher **storeys**.
- .2 Notwithstanding Section 4.9 and 4.9 of this Bylaw, decorative **building** features such as cornices, **balconies**, secured planters and wall and window trim may project up to 0.4m from the **building**, provided that the projection has a **clearance** above grade of at least 2.8m from a public street and 4.5m from a public **lane**.
- .3 Notwithstanding Section 4.6 and 4.9 of this Bylaw, canopies and **awnings** may project 1.5m from a **building**, provided that the projection has a **clearance** of 2.8m from the established **building grade** of a sidewalk and 4.5m above a public **lane**.
- .4 Notwithstanding Chapter 6 – Parking Regulations, any commercial use identified in this zone shall not be required to provide any required motor vehicle parking or loading spaces for properties fronting onto Westminster Avenue West, Westminster Avenue East and Estabrook Avenue in the downtown.

11.6.4 SITE SPECIFIC PROVISIONS

- .1 In the case of Lot 7 and Lot 8, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 877, Except Plan B3189 and That Part of Lot 7 and Lot 8 shown on Plan B3189, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale-Lytton) District, Plan 877, located at 380 and 360 Westminster Avenue West, dwelling units on the **first storey** shall be permitted.
- .2 "In the case of Lot 14, District Lot 4, Group 7, Similkameen Division Yale (Formerly Yale Lytton) District Plan 871, located at 230 Brunswick Street, indoor millwork shall be permitted." (Bylaw No. 2017-22)