

11.6 C6, C6c, C6I: Highway Commercial

11.6.1 Purpose

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

11.6.2 Principal Uses

Bylaw 8656

- auction, minor
- brewery & distillery, minor only in C6I
- building & garden supply
- education, commercial
- greenhouse & plant nursery
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391
- recycling centre, minor
- restaurant
- retail, adult-oriented
- retail, convenience

Bylaw 8343

- 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, 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

Bylaw 8415
Bylaw 8256

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 a service, financial; retail or health service use in one tenancy is 280 m², except on a site designated Service Commercial in the *Official Community Plan* the maximum gross floor area of a retail use in one tenancy is 2,500 m².
3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
4. Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, 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.

Bylaw 8256

Bylaw 8256