

LOCAL COMMERCIAL ZONE (C1)**11.1 USES PERMITTED**

No *person* shall within any C1 Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following C1 *uses*:

**11.1.1 Residential Uses**

a *dwelling unit* in a portion of a Non-Residential *building*, other than an *automobile service station*;  
a *home occupation*

**11.1.2 Non-Residential Uses**

an *automobile service station*;  
a *convenience store* with a *gross floor area* not exceeding 140 square metres;  
a *drug store*;  
a *dry cleaner's distribution station*;  
a *laundry shop*;  
a *personal service shop*.

**11.2 ZONE PROVISIONS**

No *person* shall within any C1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 11.2 – ZONE PROVISIONS			
Zone Provision	Automobile Service Station	Other Non-Residential Use	Dwelling Unit in a Portion of a Non-Residential Building
<b>Lot Area</b>			
Minimum	no provision	450 m <sup>2</sup>	
<b>Lot Coverage</b>			
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	20% of the <i>lot area</i>	33% of the <i>lot area</i>	
<b>Lot Frontage</b>			
Minimum	35.0 m	15.0 m	
<i>corner lot</i> minimum		18.0 m	
<b>Lot Depth</b>			
Minimum	40.0 m	30.0 m	

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<b>TABLE 11.2 – ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Automobile Service Station</b>	<b>Other Non-Residential Use</b>	<b>Dwelling Unit in a Portion of a Non-Residential Building</b>
<b><i>Front Yard Depth and Exterior Side Yard Width</i></b>			
Minimum	12.0 m	10.0 m	
<b><i>Rear Yard Depth</i></b>			
Minimum	10.0 m	7.5 m	
<b><i>Interior Side Yard Width</i></b>			
Minimum	6.0 m	3.0 m	
		except that where the side <i>lot line</i> abuts a Residential, Development or Open Space Zone, the minimum interior <i>side yard width</i> shall be 10.0	
<b><i>Landscaped Open Space</i></b>			
Minimum	no provision	10% of the <i>lot area</i>	
<b><i>Setback</i></b>			
Minimum Distance	22.5 metres from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law		
<b><i>Height</i></b>			
Maximum	11.0 m		
<b><i>Number of Non-Residential Uses Permitted per Lot</i></b>			
Maximum	no provision	2 uses	
<b><i>Gross Floor Area per Non-Residential Use</i></b>			
Maximum	no provision	140 m <sup>2</sup> per use	
<b><i>Number of Dwelling Units Permitted in a Non-Residential Building</i></b>			
Maximum	not permitted	2 units	
<b><i>Parking, Accessory Buildings, etc.</i></b>	In accordance with the provisions of Section 5 herein		

LOCAL COMMERCIAL ZONE (C1)**11.2.1 Provision for Residential Use in a Portion of a Non-Residential Building**

- i) where a residential *use* is *permitted* in a non-residential *building*, the provisions contained in Table 11.2 shall apply to both the residential and non-residential components of the development together and are not cumulative.

**11.2.2 Provisions for an Automobile Service Station:****11.2.2.1 Pump Island Location**

Notwithstanding any other provisions of this By-law to the contrary, a *pump island* may be located within any *required front* or *exterior side yard* provided:

- i) the minimum distance between any portion of the *pump island* and any *lot line* shall be 5.0 metres;
- ii) where a *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than 3.0 metres to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each point being distant 9.0 metres from the intersection of said lines.

**11.2.2.2 Driveways:**

Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to driveways:

- i) the maximum width of a driveway, measured along an existing sidewalk, along the *street line*, and along the edge of the roadway, shall be 10.0 metres;
- ii) the minimum distance between driveways measured along the *street line* intersected by such driveways shall be 7.5 metres;
- iii) the minimum distance between a driveway and an intersection of *street lines*, measured along the *street line* intersected by such driveway, shall be 6.0 metres;
- iv) the minimum distance between an interior *side lot line* and any driveway shall be 3.0 metres;
- v) the interior angle formed between the *street line* and the centreline of any driveway shall not be less than 60 degrees.

**11.2.2.3 Use:**

No part of a *lot used* for the purpose of an *automobile service station* shall be *used* for:

- i) the painting or repairing of bodies or fenders of motor vehicles;
- ii) any residential *use*;
- iii) *open storage* or parking of motor vehicles for periods exceeding three (3) days.

LOCAL COMMERCIAL ZONE (C1)**11.3 SPECIAL PROVISIONS****11.3.1 C1-1 DEVONSHIRE AVENUE (KEY MAP 25)**

11.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a bake shop;  
 a bank or trust office;  
 a banquet hall;  
 a brewing-on-premises establishment;  
 a *business or professional office*;  
 a *church*;  
 a *convenience store*;  
 a *dry cleaning establishment*;  
 an *eating establishment*;  
 a finance office;  
 a florist;  
 a health club;  
 a *medical clinic*;  
 a music school;  
 a *motor vehicle washing establishment*;  
 a *nursery school*;  
 a photographic studio;  
 a *place of entertainment*;  
 a *public garage*;  
 a *public library*;  
 a retail builder's supply shop;  
 a retail nursery;  
 a *retail store*;  
 a *service shop*;  
 a taxi stand or station;  
 any *use permitted* in subsection 11.1.2 of this By-Law.

11.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.3.1.2.1 *Gross Floor Area:*

The maximum *gross floor area* for all *uses permitted* in Section 11.3.1.1 shall be 800 m<sup>2</sup>, excluding a *motor vehicle washing establishment* and a *public garage*, and the *gross floor area* of any individual *use permitted* in Section 11.3.1.1 shall not exceed 300 m<sup>2</sup>.

## 11.3.1.2.2 Number of Non-Residential Units:

Maximum	6
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11.3.1.3 That all of the provisions of the C1 Zone in Section 11.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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LOCAL COMMERCIAL ZONE (C1)**11.3.2 C1-2 SPRINGBANK AVENUE (KEY MAP 52)**

11.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a business or professional office.*

11.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.3.2.2.1 *Gross Floor Area:*

The maximum total *gross floor area* for all commercial *uses permitted* in Section 11.3.2.1 of this By-Law shall be 310 square metres.

11.3.2.2.2 *Exterior Side Yard Width:*

Minimum 8 metres

11.3.2.2.3 That all of the provisions of the C1 Zone in Section 11.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**11.3.3 C1-3 HOUNSFIELD AND CHAPEL STREETS (KEY MAP 63)**

11.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this By-law;  
*a service shop with accessory retail sales, for major household appliances excluding audio-visual equipment and small portable appliances;*

11.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-3 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.3.3.2.1 *Gross Floor Area:*

The maximum *gross floor area* for a *service shop, as permitted* in Section 11.3.3.1, shall be 75 square metres.

11.3.3.2.2 *Parking Area Location:*

The *parking area* and driveway adjacent to a Residential Zone may be setback 0.3 metres from the lot line.

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## 11.3.3.2.3 Buffer Strips:

Notwithstanding the provisions of Section 5.1.10 of this By-Law, a 1.8 metre high wooden privacy fence is required along the north *lot line* of the subject lands.

11.3.3.2.4 That all of the provisions of the C1 Zone in Section 11.2 of this By-law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.4 **C1-4 MILL STREET (KEY MAP 84)**

11.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in 11.1.2 of this By-law;  
*a service shop* for the repair of motor vehicles, excluding body or fender work;  
*a motor vehicle dealership* ancillary to a *permitted use*.

11.3.4.2 That all the provisions of the C1 Zone in Section 11.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.5 **C1-5 MILL STREET NORTH OF ALBERT STREET (KEY MAP 85)**

11.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this By-law;  
 an aluminum sales, service and/or assembly business;  
 a bake shop;  
 a bank or financial institution;  
 a *business or professional office*;  
 a *church*;  
 a *commercial school*;  
 a daycare or *nursery school*;  
 a florist shop;  
 a *medical clinic*;  
 a music school.

11.3.5.2 That all the provisions of the C1 Zone in Section 11.2 of this By-law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.6 **C1-6 S/W CORNER OF LANSDOWNE AND NELLIS (KEY MAP 66)**

(Deleted by By-Law 8990-15)

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LOCAL COMMERCIAL ZONE (C1)**11.3.7 C1-7 S/E CORNER OF HWY 59 AND RIDGEWOOD DRIVE (KEY MAP 3)**

(Deleted by By-Law 9076-16)

**11.3.8 C1-8 HAVELOCK CORNERS (KEY MAPS 4, 5)**

11.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this By-law;  
 an *eating establishment*;  
 a farm produce sales outlet;  
 a *public garage*;  
 a *service shop*;  
 a *single-detached dwelling accessory to a permitted use on the lot*;  
 a *veterinary clinic* with no outdoor kennels, pens or runs.

11.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 11.3.8.2 – ZONE PROVISIONS		
Zone Provision	Single-Detached Dwelling	Non-Residential Uses
<b>Lot Area</b>		
Minimum where <i>sanitary sewers</i> are not available	2,800 m <sup>2</sup>	3,700 m <sup>2</sup>
Minimum where served by both <i>sanitary sewers</i> and <i>public water supply</i>	465 m <sup>2</sup> or 540 m <sup>2</sup> for a <i>corner lot</i>	550 m <sup>2</sup>
<b>Lot Frontage</b>		
Minimum where <i>sanitary sewers</i> are not available	35.0 m	40.0 m
Minimum where served by both <i>sanitary sewers</i> and <i>public water supply</i>	15.0 m or 18.0 m for a <i>corner lot</i>	18.0 m

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TABLE 11.3.8.2 – ZONE PROVISIONS		
Zone Provision	Single-Detached Dwelling	Non-Residential Uses
<b>Lot Depth</b>		
Minimum where <i>sanitary sewers</i> are not available	50.0 m	50.0 m
Minimum where served by both <i>sanitary sewers</i> and <i>public water supply</i>	28.0 m	30.0 m
<b>Number of Single-Detached Dwellings per Lot</b>		
Minimum	1	no provision

11.3.8.2.1 That all the provisions of the C1 Zone in Section 11.2 of this By-law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.3.9 **C1-9 LANSDOWNE AVENUE & DEVONSHIRE AVENUE (KEY MAP 30)**

11.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C1-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- a bake shop
- a *convenience store*
- a day care or nursery school
- a *dry cleaning establishment*
- an *eating establishment*, without a drive-thru window
- a florist shop
- a health club
- a *personal service shop*
- a *pharmacy*

11.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C1-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.3.9.2.1 Maximum Number of Non-Residential *Uses* Permitted:

Western Building 5

Eastern Building 3

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(Added by By-Law 8868-13)



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Western Building	300 m <sup>2</sup> per use
Eastern Building	370 m <sup>2</sup> per use

11.3.9.2.3 Notwithstanding the *Gross Floor Area* restrictions identified in Section 11.3.9.2.1, the Total Gross Floor Area in the C1-9 Zone shall not exceed 929 m<sup>2</sup>.

11.3.9.2.4 The area zoned C1-9 shall continue to be treated as one lot for purposes of zoning regulations, despite future land division, part lot control exemption or plan of subdivision/condominium.

11.3.9.2.5 That all the provisions of the C1 Zone in Section 11.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8868-13)

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