

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
Lot Area Minimum	no provision	450 m ²	
Lot Coverage 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>	
Lot Frontage Minimum <i>corner lot</i> minimum	35.0 m	15.0 m 18.0 m	
Lot Depth Minimum	40.0 m	30.0 m	

LOCAL COMMERCIAL ZONE (C1)

TABLE 11.2 – ZONE PROVISIONS			
Zone Provision	Automobile Service Station	Other Non-Residential Use	Dwelling Unit in a Portion of a Non-Residential Building
Front Yard Depth and Exterior Side Yard Width			
Minimum	12.0 m	10.0 m	
Rear Yard Depth			
Minimum	10.0 m	7.5 m	
Interior Side Yard Width			
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
Landscaped Open Space			
Minimum	no provision	10% of the <i>lot area</i>	
Setback			
Minimum Distance	22.5 metres from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law		
Height			
Maximum	11.0 m		
Number of Non-Residential Uses Permitted per Lot			
Maximum	no provision	2 uses	
Gross Floor Area per Non-Residential Use			
Maximum	no provision	140 m ² per use	
Number of Dwelling Units Permitted in a Non-Residential Building			
Maximum	not permitted	2 units	
Parking, Accessory Buildings, etc.	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 m², 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 m².

11.3.1.2.2 Number of Non-Residential Units:

Maximum

6

LOCAL COMMERCIAL ZONE (C1)

- 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.

(Deleted and Replaced by By-Law 9385-20)

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.

LOCAL COMMERCIAL ZONE (C1)

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.

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.

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

(Deleted by By-Law 8990-15)

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
Lot Area		
Minimum where <i>sanitary sewers</i> are not available	2,800 m ²	3,700 m ²
Minimum where served by both <i>sanitary sewers</i> and <i>public water supply</i>	465 m ² or 540 m ² for a <i>corner lot</i>	550 m ²
Lot Frontage		
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

LOCAL COMMERCIAL ZONE (C1)

TABLE 11.3.8.2 – ZONE PROVISIONS		
Zone Provision	Single-Detached Dwelling	Non-Residential Uses
Lot Depth		
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
Number of Single-Detached Dwellings per Lot		
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

LOCAL COMMERCIAL ZONE (C1)11.3.9.2.2 *Gross Floor Area* Provisions:Maximum Gross Floor Area

Western Building	300 m ² per <i>use</i>
------------------	-----------------------------------

Eastern Building	370 m ² per <i>use</i>
------------------	-----------------------------------

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 m².

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)

11.3.10 **C1-10 29 Clarke Street** **(Key Map 64)**

11.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C1-10 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 business or professional office.

11.3.10.2 That all the provisions of the C1 Zone in Section 11.2 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 9653-23)