

9.0 GENERAL COMMERCIAL (C1) ZONE

No person shall within any General Commercial (C1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

9.1 Permitted Uses

Accessory dwelling unit;

Antique sale establishment;

Artist studio;

Bakery or bake shop;

Building supply outlet;

Business, professional or administrative office;

Convenience store;

Craft shop;

Day nursery;

Dry cleaner's distribution station;

Eating establishment;

Eating Establishment, mobile or take-out;

Financial institutions;

Fraternal lodge;

Funeral home;

Hotel or motel;

Laundry establishment;

Light equipment sales and rental;

Liquor licensed premises;

Liquor store;

Medical or dental clinic;

Motor vehicle dealership;

Motor vehicle gas bar;

Motor vehicle repair garage;

Motor vehicle sales, used;

Motor vehicle service station;

Parking lot;

Place of entertainment;

Printing establishment;

Retail establishment;

Service shop, merchandise;

Service shop, personal;

Shopping centre;

Supermarket.

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

9.2 Zone Provisions

9.2.1 FOR RESIDENTIAL USES

i) Dwelling Unit in Portion of Non-Residential Building

A maximum of two dwelling units may be permitted over a non-residential building. In no case shall a dwelling unit be permitted in or over a motor vehicle repair garage, a motor vehicle service station, or a motor vehicle service centre.

ii) Gross Floor Area per Dwelling Unit (min.)

- (a) One Bedroom Dwelling Unit 45 m²
- (b) Two Bedroom Dwelling Unit 60 m²
- (c) Three Bedroom Dwelling Unit 70 m²
- (d) Dwelling unit containing more than three bedrooms: 70 m² plus 9 m² for each bedroom in excess of three.

9.2.2 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- i) Lot Area (min.) 0.8 hectares
- ii) Lot Frontage (min.) 61 metres
- iii) Yards (min.)
 - (a) Front Yard 7.5 metres
 - (b) Exterior Side Yard 7.5 metres
 - (c) Interior Side Yard 3.0 metres
 - (d) Rear Yard 7.5 metres
- iv) Lot Coverage (max.) 60 %
- v) Height of Buildings (max.) 10 metres
- vi) Landscaped Open Space Requirements (min.) - 10 %
- vii) Setback from Street Centreline- In accordance with the General Provisions of this By-law.
- viii) Planting Strip- In accordance with the General Provisions of this By-law.

9.2.3 PROVISIONS FOR RETAIL GASOLINE ESTABLISHMENTS

In accordance with the General Provisions of this By-law.

9.2.4 PROVISIONS FOR OUTSIDE DISPLAY AND STORAGE

Lands zoned General Commercial (C1) Zone, used for the outside display and sale of goods and materials shall comply with the following provisions:

- i) not be located closer than 7.5 metres to the front lot line;

ii) not be located closer than 2.0 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6.0 metres of an interior side or rear lot line where the lot line abuts a lot zone for other than commercial or industrial purposes; and

iii) not exceed 30% lot coverage

9.3 Exception Zone Provisions – General Commercial (C1) Zone

9.3.1 (DOUGLAS – NORTHBROOK)

9.3.1.1 Defined Area

C1-1 as shown on Schedule “D” to this By-law

9.3.1.2 Permitted Uses

Apartment dwelling with a maximum of five (5) dwelling units;