

## SECTION 8 - GENERAL COMMERCIAL ZONE (C1) REGULATIONS

### 8.1 GENERAL USE REGULATIONS

#### 8.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the General Commercial Zone (C1) except for the following purposes:

- i) amusement arcades;
- ii) ambulance service establishment;
- iii) animal hospitals;
- iv) automobile repair garage;
- v) automobile sales and service establishment;
- vi) automobile service station;
- vii) automobile washing establishment or carwash;
- viii) banks, credit unions, trust companies and other financial institutions;
- ix) boat and recreation vehicle sales, service and storage;
- x) bus terminals;
- xi) church;
- xii) clinic;
- xiii) commercial recreation and entertainment establishment;
- xiv) communication facilities;
- xv) community centre or public hall;
- xvi) craft industries and specialty workshops;
- xvii) day nursery and adult day care centres;
- xviii) garden supply centre;
- xix) gas bar;

- xx) gift shops;
- xxi) hotels;
- xxii) laundry or dry cleaning establishments;
- xxiii) library;
- xxiv) motels;
- xxv) offices, general or professional;
- xxvi) parking lot;
- xxvii) personal service shop;
- xxviii) post office;
- xxix) printing establishments;
- xxx) private club;
- xxxi) public garage;
- xxxii) restaurant;
- xxxiii) retail store;
- xxxiv) school;
- xxxv) service shop;
- xxxvi) a shopping centre;
- xxxvii) tavern;
- xxxviii) taxi service;
- xxxix) undertaking establishment;
- xl) wholesale businesses;
- xli) accessory buildings or uses, including a dwelling unit.

### 8.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the General Commercial Zone (C1) except for the following purposes:

- a) buildings and structures for the permitted uses serviced by a public water supply, and where such buildings or structures are located within a defined sewer service area they shall be serviced by a public sanitary sewage system;
- b) accessory buildings and structures for the permitted uses, including only one dwelling unit located in the second storey above a commercial use or in the first storey to the rear of a commercial use.

8.1.3 Minimum Lot Area Nil

### 8.1.4 Minimum Lot Frontage

- a) on a County Road 61 metres (200.13')
- b) on all other roads 23.0 metres (75.46')

8.1.5 Maximum Lot Coverage 30 percent

8.1.6 Minimum Landscaped Open Space 20 percent

8.1.7 Maximum Building Height 10.5 metres (34.45')

8.1.8 Minimum Retail Floor Area 55.5 sq. metres (597.42'sq.)

8.1.9 Minimum Front Yard Depth 10.5 metres (34.45')

### 8.1.10 Minimum Side Yard Width

- a) Where the yard abuts a commercial zone and access is available to the rear yard by a public or private lane Nil
- b) Where the yard abuts a commercial zone and no access is available to the rear yard except through the side yard 4.5 metres (14.76') on one side of the main building
- c) Where the yard abuts a street 3.0 metres (9.84')

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| d) | Where the yard abuts a residential, institutional, parks and open space or industrial zone | 4.5 metres ( <u>14.76'</u> ) |
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8.1.11 Minimum Rear Yard Depth

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| a) | Where the yard abuts a commercial zone or industrial zone and access is available to the rear of the building of the said lot by means of a public or private lane | Nil                           |
| b) | Where the yard abuts a commercial or industrial zone and no access is available to the rear of the said building except by means of a yard                         | 6.0 metres ( <u>19.69'</u> )  |
| c) | Where the building contains residential accommodation of one or more stories in height   | 10.5 metres ( <u>34.45'</u> ) |
| d) | Where the yard abuts a residential, institutional or parks and open space zone   | 10.5 metres ( <u>34.45'</u> ) |

8.1.12 BUFFER STRIP

A buffer strip with a minimum width of three (3.0) metres (9.84') shall be provided abutting the side and rear lot lines, where the General Commercial Zone abuts a residential, institutional or parks and open space zone in compliance with subsection 5.25.

8.1.13 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.31 and 5.32 of this By-law, the following provisions shall apply:

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| a) | No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential, institutional or parks and open space zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard. |
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8.1.14 OUTSIDE STORAGE

- a) No outside storage shall be permitted in a front yard, however, display of goods may be permitted behind the required minimum front yard setback.
- b) Outside storage shall be permitted in any side or rear yard provided it is to the rear of the front wall of any building, or where there is no building behind the minimum front yard setback.
- c) No outside storage shall be permitted in any required minimum yard setback directly abutting a residential, institutional or parks and open space zone.
- d) Any areas used for permitted outside storage shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces.
- e) The maximum height for permitted outside storage (except for machinery, equipment and trucks that are store as single units at grade) shall not exceed 5 metres (16.40').

8.1.15 OUTSIDE LIGHTING FACILITIES

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

8.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 8.1, the following additional regulations shall apply to certain specific uses permitted in subsection 8.1.1.

8.2.1 Automobile Repair Garages, Automobile Service Stations, Gas Bars, Automobile Washing Establishments or Car Washes, Public Garages, and Automobile Sales and Service Establishments

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile repair garage, automobile service station, gas bar, automobile washing establishments or car washes, public garages, and automobile sales and service establishments, the following additional regulations shall apply:

a)	<u>Interior Lot</u>	<u>Corner Lot</u>
Minimum lot frontage	48.5 metres (159.12')	48.5 metres (159.12')
Minimum lot depth	30.5 metres (100.06')	48.5 metres (159.12')

- b) No portion of any pump island shall be located closer than six (6.0) metres (19.69') from the street line of any street.
- c) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than fifteen (15.0) metres (49.21').
- d) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres (9.84').
- e) The width of any ingress or egress ramp along any street line shall be not more than nine (9.0) metres (29.53') or less than seven and one-half (7.5) metres (24.61').
- f) The minimum distance between ramps shall be not less than twelve (12.0) metres (39.37').
- g) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.
- h) All parts of the ingress and egress ramps shall be maintained with a cement or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- i) Land which is not used for buildings, ramps or paving shall be landscaped.
- j) Any permitted open storage area or vehicular access thereto involving the storage, parking or display of motor vehicles for the purpose of sale, lease, rental, washing, service or repair, or any primary means of vehicular access to any permitted open storage area shall be constructed and maintained with a stable surface which shall have a cement or asphaltic binder and shall include provisions for adequate drainage facilities.

### 8.2.2 HIGHWAY COMMERCIAL USES

- a) Any lot used for the following purposes shall be considered a highway commercial use:
  - i) automobile uses, including a gas bar;
  - ii) boat and recreation vehicle sales, service and storage;
  - iii) commercial recreation and entertainment establishment;
  - iv) furniture store;
  - v) a garden supply centre;
  - vi) hotel or motor hotel;

- vii) motel;
- viii) restaurants;
- ix) tavern;
- x) wholesale retail outlets.

b) The following additional regulations shall apply to the uses defined in subsection 8.2.2 a) ii) through x):

- i) Minimum Lot Area 700.0 sq. metres (7,503'sq.)
- ii) Minimum Lot Frontage 23.0 metres (75.46')
- iii) Maximum Lot Coverage 50 percent
- iv) Minimum Front Yard Depth 10.5 metres (34.45')
- v) Minimum Side Yard Width
  - Where the yard abuts a residential, institutional or parks and open space zone or use 7.5 metres (24.60')
  - Where the yard abuts a street; 6.0 metres (19.69')
  - All other cases 4.5 metres (14.76')
- vi) Minimum Rear Yard Depth 7.5 metres (24.60')

8.2.3 ACCESSORY RESIDENTIAL DWELLING UNIT

- a) Minimum Floor Area 70.0 sq. metres (753.5'sq.)
- b) Access

Pedestrian access to an accessory dwelling unit shall be provided from an adjacent street or lane and shall be for the sole use of the occupants of the said dwelling unit and shall be separate from the access to the commercial portion of the building.

- c) Minimum Landscaped Open Space

Fifty percent of the floor area used for residential purposes.

d) Parking for Dwelling Unit

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one and one-half parking spaces per dwelling unit shall be provided on the same lot.

e) Exception

No commercial building wherein gasoline or any other highly flammable, toxic, or explosive products are handled in quantity shall have a contiguous dwelling unit. Where such dwelling unit exists and the use of the commercial establishment changes to a use involving the aforesaid mentioned products, the said dwelling unit shall immediately cease to be occupied as a dwelling unit and shall not be used as a dwelling unit as long as the aforesaid mentioned products are handled in quantity in the commercial area of the building.

8.3 EXCEPTIONS

The specific regulations contained in this subsection 8.3 shall apply to the area or areas defined below:

8.3.1 Defined Area C1-1 as shown on Schedule "A", Map 2 to this By-law.

a) Permitted Uses

- i) Hotel;
- ii) motel;
- iii) restaurant;
- iv) tavern.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 8.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 8.3.1 a).

8.3.2 Defined Area C1-2 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

All those uses defined in subsection 8.1.1 with the exception of the following uses which shall be excluded:

- i) ambulance service establishments;

- ii) amusement arcade;
  - iii) animal hospitals;
  - iv) automobile washing establishments
  - v) hotels and motels;
  - vi) public halls;
  - vii) undertaking establishments.
- b) Notwithstanding any other provisions of this by-law to the contrary, subsection 8.2.2 shall not apply to any lands zoned "C1-2".

8.3.3 Defined Area C1-3 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

- i) Automobile uses, including a gas bar but excluding an automobile body repair shop and automobile repair garage;
- ii) boat and recreation vehicle sales, service and storage;
- iii) commercial recreation and entertainment establishment;
- iv) furniture store;
- v) a garden supply centre;
- vi) hotel or motor hotel;
- vii) motel;
- viii) restaurants;
- ix) tavern;
- x) wholesale retail outlets.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 8.3.3 a);
- ii) accessory buildings and structures for the uses permitted in subsection 8.3.3 a).

c) Other Requirements

The regulations of subsection 8.2.3 b) shall also apply to the uses permitted in subsection 8.3.3 a).

8.3.4 Defined Area C1-4 as shown on Schedule "A", Map 3 to this By-law.

a) Other Permitted Uses

In addition to all other uses permitted in the General Commercial Zone (C1), the purposes, both at retail and at wholesale of:

- i) a marine and sporting goods establishment;
- ii) a power and sail boat establishment;
- iii) a recreation vehicles and equipment establishment.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 8.3.4 a);
- ii) accessory buildings and structures for the uses permitted in subsection 8.3.4 a).

c) <u>Minimum Setback from Centreline of Manning Road</u>	45.7 metres ( <u>149.93'</u> )
d) <u>Minimum Setback from West Limit of Subject Lands</u>	6.0 metres ( <u>19.69'</u> )
e) <u>Minimum Setback from North Limit of Proposed 15.2 Metre (50') Roadway</u>	12.2 metres ( <u>40.03'</u> )
f) <u>Maximum Building Height</u>	10.5 metres. ( <u>34.45'</u> )

8.3.5 Defined Area C1-5 as shown on Schedule "A", Map 5 to this By-law.

(a) Permitted Uses

All those uses defined in subsection 8.1.1, with the exception of the following use which shall be excluded:

- (i) Tavern;

(b) Permitted Building and Structures

- (i) Buildings and structures for the uses permitted in subsection 8.3.5 (a);
- (ii) Accessory buildings and structures for the uses permitted in subsection 8.3.5 (a);

8.3.6 Defined Area C1-6 as shown on Schedule "A", Map 3 to this By-law.

a) Other Permitted Uses

A drive-thru restaurant.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 8.3.6(a);
- ii) Accessory buildings and structures for the uses permitted in subsection 8.3.6(a).

c) Minimum Lot Frontage 30 metres (98.43')

d) Subsection 8.1.12 does not apply to lands zoned C1-6.

8.3.7 Defined Area C1-7 as shown on Schedule “A”, Map 3 of this By-law.

a) Permitted Uses

An unenclosed parking lot associated with the commercial development abutting to the north, along with associated landscaping and buffering features only.

b) Minimum Separation of Parking Lot from Lot Lines

- separation of parking lot from north lot line nil
- separation of parking lot from south lot line 3 metres
- separation of parking lot from east lot line 3 metres
- separation of parking lot from west lot line 12 metres

c) Minimum Lot Area 2,000 square metres

d) Minimum Lot Frontage 38 metres

e) Other Regulations

Notwithstanding any other provisions of this By-law to the contrary, those lands zoned C1-7 shall be subject to the following:

- i) the outside storage or display of goods and materials shall be prohibited;
- ii) a driveway connecting the permitted parking lot to Westlake Drive shall be prohibited;
- iii) the parking lot shall be interconnected with the commercial development abutting to the north;
- iv) all development shall be subject to site plan control.

8.3.8 Defined Area C1-8 as shown on Schedule “A”, Map 2 to the By-law.

a) Permitted Uses

Uses permitted in the General Commercial (C1) Zone.

b) Permitted Buildings and Other Structures

- i) Buildings and structures for the uses permitted in subsection 8.3.8 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 8.3.8 a).

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 8.3.8 of this By-law shall be in accordance with subsections 8.1.3 to 8.2, inclusive, except for the following:

i) Minimum Side Yard Width

Where the yard abuts a residential use	6 metres ( <u>19.68'</u> )
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For uses permitted in Section 8.2.2 a) where the yard abuts a residential, institutional or parks and open space zone or use	7.5 metres ( <u>24.60'</u> )
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All other cases	4.5 metres ( <u>14.76'</u> )
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d) Buffer Strip

In addition to the requirements of Subsection 8.1.12 of this By-law, the following additional buffer strip requirements shall apply to lands zoned C1-8:

- i) a buffer strip with a minimum width of 6 metres (19.68') shall be provided abutting the side and rear lot lines where the C1-8 zone abuts a residential use, in compliance with subsection 5.25 of this By-law;
- ii) a buffer strip with a minimum width of 3 metres (9.84') shall be provided abutting the front lot line, except for that portion to be used for a driveway, in compliance with subsection 5.25 of this By-law;
- iii) no outside storage or display of goods or vehicles shall be permitted on or above a required buffer strip.