

SECTION 9 - LOCAL COMMERCIAL ZONE (C1) REGULATIONS

9.1 GENERAL USE REGULATIONS

9.1.1 PERMITTED USES

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

- a) convenience retail stores;
- b) accessory buildings or uses, including a dwelling unit, but excluding outside storage and display and sale of goods and materials.

9.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES

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

- a) buildings and structures for the permitted uses serviced by a public water supply, sanitary sewage system, and storm sewer system;
- b) accessory buildings and structures for the permitted uses, including only one dwelling unit located to the rear of a commercial use in the first storey or in the second storey.

9.1.3	<u>MINIMUM LOT AREA</u>	Nil
9.1.4	<u>MINIMUM LOT FRONTAGE</u>	Nil
9.1.5	<u>MAXIMUM LOT COVERAGE</u>	35 percent
9.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	30 percent
9.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres
9.1.8	<u>MINIMUM RETAIL FLOOR AREA</u>	56.0 square metres
9.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	7.6 metres

9.1.10 MINIMUM SIDE YARD WIDTH

- a) Where the yard abuts a street 7.6 metres
- b) Where the yard abuts a residential or holding residential zone 9.0 metres
- c) All other cases 6.0 metres

9.1.11 MINIMUM REAR YARD DEPTH

- a) Where the building contains residential accommodation 10.6 metres
- b) Where the yard abuts a residential or holding residential zone 9.0 metres
- c) All other cases 7.6 metres

9.1.12 BUFFER STRIP

A buffer strip with a minimum width of three (3.0) metres shall be provided abutting the side and rear lot lines, where the Local Commercial Zone abuts a residential or holding residential zone in compliance with subsection 5.23.

9.1.13 PARKING REGULATIONS

In addition to the requirements specified in subsection 5.30 and 5.31 of this By-law, the following provisions shall apply:

- a) No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 0.6 metres of any street line.

9.1.14 LOADING SPACE REGULATIONS

In addition to the requirements specified in subsections 5.28 and 5.29 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential or holding residential zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard.

9.1.15 OUTSIDE LIGHTING FACILITIES

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

9.1.16 LOCATION

Any Local Commercial uses shall be restricted to a location on an arterial or collector road.

9.1.17 MAXIMUM RETAIL FLOOR AREA

The maximum retail floor area, measured on the first floor only, for Local Commercial uses in any one grouping shall be 223 square metres. No commercial storage space use shall be permitted above the first floor. In areas of new residential development, a "grouping" shall mean connected buildings on the same side of the street sharing a common, off-street, parking lot. In areas of existing residential and commercial development, a "grouping" may mean either connected buildings on the same side of the street or buildings on either side of the street.

9.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 9.1, the following additional regulations shall apply to certain specific uses permitted in subsection 9.1.1.

9.2.1 ACCESSORY RESIDENTIAL DWELLING UNITS

a) Minimum Floor Area

i) Bachelor Unit	37.0 square metres
ii) One Bedroom Unit	56.0 square metres
iii) Two Bedroom Unit	65.0 square metres
iv) Three Bedroom Unit	84.0 square metres
v) Each Additional Bedroom	9.0 square metres

b) Access

There shall be pedestrian access to each dwelling unit from an adjacent street or lane and shall be for the sole use of the occupants of the said dwelling units and shall be separate from the access to the commercial portion of the building.

c) Minimum Landscaped Open Space

50% of the floor area used for residential purposes.

d) Parking for Dwelling Units

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.

9.3 EXCEPTIONS

(None until amended.)