



SECTION 16: CENTRAL COMMERCIAL (C1) ZONE

16.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Central Commercial (C1) Zone, except for the following uses:

16.1.1 Commercial

- a) Accessory use;
- b) Animal clinic;
- c) Art gallery;
- d) Bake shop;
- e) Building supply establishment;
- f) Community centre;
- g) Day nursery or day care centre in association with a permitted commercial use or in a free standing building;
- h) Department store;
- i) Dry cleaning or laundry establishment;
- j) Eating establishment;
- k) Financial institution;
- l) Flea market;
- m) Funeral home;
- n) Government office;
- o) Hobby shop;
- p) Hotel/motel;
- q) Library;
- r) Medical clinic;
- s) Motor vehicle sales and service establishment;
- t) Museum;
- u) Office;
- v) Parking lot;
- w) Personal service establishment;
- x) Pharmacy;
- y) Place of amusement;



- z) Place of assembly;
- aa) Place of entertainment;
- bb) Place of worship;
- cc) Post office;
- dd) Printing or publishing establishment;
- ee) Public park;
- ff) Rental establishment;
- gg) Retail store;
- hh) School;
- ii) Studio;
- jj) Supermarket or grocery store;
- kk) Tavern;
- ll) Tourist information centre.

16.1.2 Residential

- a) Dwelling units above a permitted commercial use, provided that the dwelling units comply with the provisions of Section 6.11;
- b) Dwelling units in the rear of the main floor of a commercial building, provided that the dwelling units occupy no more than 50.0 % of the main floor and comply with the provisions of Section 6.11;
- c) Senior citizen's home above a permitted commercial use or in a free standing building.

16.2 ZONE REQUIREMENTS

No person within any Central Commercial (C1) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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|---------------------------------------|----------------------|
| a) Minimum lot frontage | 6.0 m |
| b) Minimum lot area | 360.0 m ² |
| c) Minimum front yard setback | nil |
| d) Minimum exterior side yard setback | 3.0 m |
| e) Minimum interior side yard setback | 2.0 m* |
| f) Minimum rear yard setback | 4.0 m |



g)	Minimum rear yard setback to an R Zone	6.0 m
h)	Maximum building height	15.0 m**
i)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
j)	Maximum lot coverage	80.0 %
k)	Maximum gross floor area as % of lot area	200.0 %
l)	Maximum density for residential apartment building (per gross hectare)	25.0 units
m)	Maximum gross leasable floor area for a single retail commercial use	3,000.0 m ²

* *Where two C1 zoned Commercial uses are situated on abutting lots, the minimum interior side yard setback shall be 0.0m*

** *Or the average height of the adjacent buildings, whichever is greater.*

16.3 ZONE EXCEPTIONS

16.3.1 Central Area Exception 1 (C1-1) Zone

Notwithstanding Section 16.1.2 and Section 6.11 b) ii) and iii) of this By-law, for lands zoned C1-1 and shown on Schedule "A" (Map 41) to this By-law, residential dwellings shall be permitted in existing commercial buildings fronting onto Parkhill King Street in association with or independent of any permitted commercial uses. Section 6.11 of this By-law shall otherwise apply, as appropriate.

16.3.2 Central Area Exception 2 (C1-2) Zone

Notwithstanding Section 16.1 of this By-law, for lands zoned C1-2 and shown on Schedule "A" (Map 41) to this By-law, a gas station shall be permitted in association with a retail store.

16.3.3 Central Area Exception 3 (C1-3) Zone

Notwithstanding Section 16.1, on lands zoned C1-3 and shown on Schedule "A" (Map 42) to this By-law, a public garage shall be permitted in addition to the uses permitted under Section 16.1.



SECTION 17: GENERAL COMMERCIAL (C2) ZONE

17.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a General Commercial (C2) Zone, except for the following uses:

- a) Accessory use;
- b) Agriculturally-related retail sales establishments;
- c) Automobile service station;
- d) Bake shop;
- e) Building supply establishment;
- f) Bus or taxi depot;
- g) Convenience retail establishment with or without a gas bar;
- h) Dry cleaning or laundry establishment;
- i) Eating establishment;
- j) Garden and nursery sales and supply establishment;
- k) Home and auto supply store;
- l) Hotel/motel;
- m) Motor vehicle sales and service establishment;
- n) Motor vehicle washing establishment;
- o) Office;
- p) Personal service shop;
- q) Pharmacy;
- r) Public garage;
- s) Rental establishment;
- t) Retail establishment that carries only furniture, appliances, home electronics, carpet, flooring and/or window coverings;
- u) Tourist information centre.

17.2 ZONE REQUIREMENTS

No person within any General Commercial (C2) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

- a) Minimum lot area 500.0 m²



b)	Minimum lot frontage	15.0 m
c)	Minimum front yard setback	15.0 m
d)	Minimum exterior side yard setback	6.0 m
e)	Minimum interior side yard setback	4.5 m
f)	Minimum interior side yard setback adjacent to an R Zone	6.0 m
g)	Minimum rear yard setback	7.5 m
h)	Maximum lot coverage	50.0 %
i)	Maximum building height	10.5 m
j)	Maximum height of an accessory building	6.0 m in accordance with Section 6.3.3
k)	Maximum gross leasable floor area as a % of lot area	50.0 %
l)	Maximum gross leasable floor area of a single retail commercial use	3,000.0 m ²



SECTION 18: HAMLET COMMERCIAL (HC) ZONE

18.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect and use any building or structure in a Hamlet Commercial (HC) Zone, except for the following uses:

- a) Accessory use;
- b) Agriculturally-related retail sales establishment;
- c) Convenience retail establishment;
- d) Club;
- e) Dwelling unit;
- f) Eating establishment;
- g) Office;
- h) Personal service shop;
- i) Public garage.

18.2 ZONE REQUIREMENTS

No person within any Hamlet Commercial (HC) Zone shall use any lot, or erect, alter or use any building or structure except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

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| a) Minimum lot area | 1,500.0 m ² |
| b) Minimum lot frontage | 30.0 m |
| c) Minimum front yard setback | 15.0 m |
| d) Minimum exterior side yard setback | 15.0 m |
| e) Minimum interior side yard setback | 4.5 m |
| f) Minimum rear yard setback | 15.0 m |
| g) Maximum lot coverage | 30.0 % |
| h) Maximum building height | 12.0 m |
| i) Maximum height of an accessory building | 6.0 m in accordance with Section 6.3.3 |
| j) Maximum height – accessory building | 4.3 m |



- k) Minimum distance to any lot line – accessory building 4.0 m