

Section 10 GENERAL COMMERCIAL (C1) ZONE

10.1 General Commercial Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the General Commercial (C1) Zone except in accordance with the following provisions.

10.2 Permitted Main Uses

1. Animal Hospital
2. Antique Store
3. Apartment Dwelling
4. Art Gallery
5. Auditorium
6. Automotive Service Station
7. Bake Shop
8. Bank
9. Car Rental Agency
10. Catering Establishment
11. Clinic
12. Commercial Parking Lot
13. Custom Workshop
14. Day Nursery
15. Drive-through Facility
16. Dry Cleaning Establishment
17. Dry Cleaning Distribution Station
18. Existing Residential Uses
19. Farmer's Market
20. Financial Office
21. Funeral Home
22. Gas Bar
23. Grocery Store
24. Hotel
25. Public Library
26. Laundromat
27. Motel
28. Municipal Office
29. Office
30. Park or Playground
31. Personal Service Establishment
32. Police Station
33. Post Office
34. Printing and Publishing Establishment
35. Private Club
36. Public Authority Use or Public Utility subject to **Section 4.31**

- 37. Recreational Commercial Establishment
- 38. Restaurant
- 39. Retail Store
- 40. Secondhand Shop
- 41. Service Outlet or Shop
- 42. Tavern
- 43. Taxi Stand
- 44. Tourist Establishment

10.3 Permitted Accessory Uses, Buildings and Structures

- 1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
- 2. Accessory Dwelling Unit
- 3. Home Based Business subject to **Section 4.13**

10.4 Zone Requirements

The zone requirements for permitted uses in the C1 Zone shall be as set out in **Table 10.4**.

Table 10.4 – C1 Zone Requirements		
	Commercial Uses	Apartment Dwelling
Minimum Lot Area	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services	The standards of the R3 Zone shall apply
Minimum Lot Frontage	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	
Minimum Yard Requirements – Main Building		
Front Yard or Exterior Side Yard	3 m [9.84 ft.]	The standards of the R3 Zone shall apply
Interior Side Yard	3 m [9.84 ft.] or 7 m [22.9 ft.] where lot abuts a residential use	
Rear Yard	7 m [22.9 ft.] or 10 m [32.8 ft.] if abutting a residential use or zone	
Habitable Room Setback	The window of a habitable room shall be setback a minimum of 1.2 m [3.9 ft.] from an interior side or rear lot line	

Table 10.4 – C1 Zone Requirements		
	Commercial Uses	Apartment Dwelling
Minimum Yard Requirements – Accessory Building (see also Section 4.1)		
Interior Side Yard or Rear Yard	1.2 m [3.9 ft.]	The standards of the R3 Zone shall apply
Maximum Height Requirements		
Main Building	10 m [32.8 ft.]	The standards of the R3 Zone shall apply
Accessory Building	5 m [16.4 ft.]	
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)		
Main Building	--	The standards of the R3 Zone shall apply
Accessory Building	--	
Minimum Separation Distance Between Buildings Requirements		
Main Building and any Accessory Building	1.2 m [3.9 ft.]	The standards of the R3 Zone shall apply
Maximum Number of Dwelling Unit Requirements		
Maximum Number Dwellings per Lot	--	The standards of the R3 Zone shall apply
Floor Area per Dwelling Unit		
Minimum Net Floor Area per Accessory Dwelling Unit	<ul style="list-style-type: none"> • Bachelor dwelling unit: 40 m² [430.5 ft.²] • One-bedroom dwelling unit: 55 m² [592 ft.²] • Two-bedroom dwelling unit: 70 m² [753.4 ft.²] • Three bedrooms or more in a dwelling unit: 80 m² [861.1 ft.²] 	The standards of the R3 Zone shall apply

10.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. No part of any parking space shall be located closer than 3 m [9.84 ft.] to any lot line which abuts a residential zone.
3. No *accessory dwelling unit* shall be located in a building occupied by an automotive use.

10.6 Zone Exceptions