

10.1 LOCAL COMMERCIAL (C1) ZONE

Explanatory Note: The C1 Zone is generally located abutting or within the interior of a residential neighbourhood, where permitted commercial and residential uses are intended for residents in the immediate area. Types of built form would include one- and two-storey buildings such as converted dwellings and “Main Street” commercial buildings where the scale, height, and bulk, are generally in keeping with and compatible to the surrounding residential neighbourhood.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Character Commercial (C1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.1.1 PERMITTED USES

Day Nursery
 Duplex Dwelling
 Dwelling Unit(s)
 Multiple Dwelling
 Office
 Personal Services
 Repair Service
 Restaurant
 Retail
 Single Detached Dwelling
 Studio

10.1.2 PROHIBITED USES

Notwithstanding Section 10.1.1, the following uses are prohibited, even as an accessory use:

Drive-Through Facility
 Outdoor Commercial Patio

10.1.3 REGULATIONS

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| a) | Minimum Front Yard | 6.0 metres; |
| b) | Minimum Rear Yard | 7.5 metres; |
| c) | Minimum Interior Side Yard | 1.5 metres, except 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use. |
| d) | Minimum Flankage Yard | 3.0 metres; |

- e) Maximum Height 11.0 metres;
- f) Maximum Lot Area 500.0 square metres;
- g) Visual Barrier Requirement A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.
- h) Outdoor Storage
 - i) No outdoor storage of goods, materials, or equipment shall be permitted.
 - ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in the front or flankage yard.

10.1.4 SINGLE DETACHED DWELLING AND DUPLEX REGULATIONS

- a) Minimum Lot Area
 - i) 330.0 square metres for an interior lot; and,
 - ii) 360.0 square metres per unit on a corner lot.
- b) Minimum Lot Width
 - i) 12.0 metres for an interior lot; and,
 - ii) 15.0 metres for a corner lot.
- c) Minimum Front Yard 6.0 metres;
- d) Minimum Side Yard 1.5 metres;
- e) Minimum Flankage Yard 3.0 metres;
- f) Minimum Rear Yard 7.5 metres;

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| g) | Maximum Building Height | 11.0 metres; |
| 10.1.5 | ACCESSORY BUILDINGS | In accordance with the requirements of Sections 4.8 of this By-law. |
| 10.1.6 | PARKING | In accordance with the requirements of Section 5 of this By-law. |

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