

SECTION 19 - LOCAL COMMERCIAL (C1) ZONE

19.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Local Commercial (C1) Zones.

19.2 PERMITTED USES

- Convenience retail stores
- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Dwelling Units
- Uses, buildings and structures accessory to a permitted use, excluding open storage

19.3 REGULATIONS

Minimum Lot Area	550 sq. m.
Minimum Lot Frontage	15m
Maximum Lot Coverage	40 percent
Maximum Gross Floor Area	204 sq. m.
Minimum Front Yard	9m
Minimum Interior Side Yard	4.5m
Minimum Exterior Side Yard	6m
Minimum Rear Yard	7.5m
Maximum Building Height	2.5 storeys
Dwelling Units	the provisions of Subsection 18.2 shall apply
Accessory Buildings	the provisions of Subsection 18.3 shall apply

EXCEPTIONS TO THE LOCAL COMMERCIAL (C1) ZONE

C1-59 (212-1990) 246 Bertie Street

These lands are zoned "Local Commercial C1-59 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-59 Zone" except:

- (a) that notwithstanding the permitted uses as set out in Section 19.2, these lands shall only be used for a medical clinic, and;

- (b) that notwithstanding the regulations of Subsection 19.3, the maximum gross floor area shall not be greater than 386.8 square metres, and;
- (c) that notwithstanding the regulations of Subsection 19.3, the maximum exterior side yard setback from the easterly property line shall not be less than 1.06 metres.

C1-181(H) (98-1997) Netherby Road @ Baker Road

These lands are zoned "Local Commercial Holding C1-181(H) Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial Holding C1-181(H) Zone". Once the Holding has been removed after the owners have addressed the servicing concern to the satisfaction of the Town, the development of these lands shall comply with all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by that by-law except:

- (a) that in addition to the commercial uses permitted in Subsection 19.2, these lands may also be used for professional offices.
- (b) that notwithstanding the requirements of Subsection 19.3, the maximum gross floor area shall not exceed 744 square metres.

C1-192 (44-1998) 74 Queen's Circle

These lands are zoned "Local Commercial C1-192 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-192 Zone" except that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for an eating establishment and take-out restaurant.

C1-310 (218-2002) 255 Derby Road

These lands are zoned "Local Commercial C1-310 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this By-law shall apply to those lands zoned "Local Commercial C1-310 Zone", except that notwithstanding the provisions of Subsection 19.2, the lands may also be used for a candy kitchen and a coffee shop.