SECTION 9 COMMERCIAL (C) *ZONE*

9.1   COMMERCIAL USES PERMITTED

The following uses shall apply to Commercial (C) Zones.

Commercial Zones Permitted Uses	C1 Convenience Commercial	C2 Central Commercial	C3 Service Commercial	C4 Community Commercial	C5 Major Retail	C6 Mixed Residential Commercial
Art Gallery		X		X	X	X$_{(1)}$
Animal Hospital			X			
Clinic		X	X	X	X	X$_{(1)}$
*Commercial School*s		X	X			
Day Care Centre	X				X	X$_{(1)}$
Dry Cleaning Distribution Station and Depot			X	X	X	X$_{(1)}$
Dry Cleaning Establishment		X	X	X	X	
*Dwelling unit*s above the *first storey*		X		X$_{(2)}$		X
*Financial Institution*s	X	X	X	X	X	X$_{(1)}$
Fitness Centre		X	X	X	X	X$_{(1)}$
*Funeral Parlour*s		X				
Garden Centre			X	X	X	
Hospital		X	X	X		
Hotel/ Motel		X	X	X	X	X$_{(1)}$
Institutional Uses as permitted in Section 11.1 of this By-law		X$_{(3)}$	X$_{(3)}$			
Laundromat	X	X	X	X	X	X$_{(1)}$
Motor Vehicle Rental Establishment			X			
Motor Vehicle Repair Garage			X			

Motor Vehicle Sales Establishment			X			
Motor Vehicle Service Station			X	X		
Motor Vehicle Washing Establishment			X	X		
Museum		X	X	X	X	X(1)
Offices		X	X	X	X	X(1)
Pet Services		X	X	X	X	X
Private Park	X	X	X	X	X	X(1)
Personal Service Shop	X	X	X	X	X	
Place of Worship				X		
Place of Entertainment		X		X	X	
Club		X	X		X	
Recreation Centre			X	X	X	X(1)
Restaurants	X	X	X	X	X(4)	X(1)
Retail Store	X	X	X	X	X	X(1)
Service Shop		X	X	X	X	X(1)
Studios		X		X	X	
Veterinarian Clinic		X	X	X	X	X(1)

(1) May be located on the first or second *Storey* of the main building.

(2) Dwelling units shall only be permitted within a *Shopping Centre*. No more than one (1) residential unit per *Shopping Centre*, unless otherwise specified in this By-law

(3) Cemeteries are not permitted and subscript (1) of Section 11.1 shall not apply.

(4) Outside Storage is a permitted accessory use, subject to Section 9.4 of this By-law.

9.2 *ZONE* REQUIREMENTS

Commercial *Zone* Minimum Requirements	C1 Convenience Commercial	C2 Central Commercial	C3 Service Commercial	C4 Community Commercial	C5 Major Retail	C6 Mixed Residential Commercial
Lot Area	650 m^2	230 m^2	1,400 m^2	5,000 m^2	2,000 m^2	4,000 m^2
Lot Frontage	18 m	10 m	30 m	30 m	100 m	50m
Front Yard	7.5 m	0.0 m	10 m	12 m	4 m	3 m
Rear Yard	7.5 m	7.5 m (2)	7.5 m / 10 m (3)	7.5 m	7.5 m	10m
Interior *Side Yard*	4.5 m	0.0 m	3.0 m / 10 m (3)	7.5 m	3 m	3 m
Exterior Side Yard	7.5 m	0.0 m	10m	12 m	3 m	3 m
Height (maximum)	10 m	10 m (1)	10 m	10 m	15 m	22 m
Lot Coverage (maximum)	30%	N/A	35%	35%	35%	35%
Gross Floor Area per commercial unit (maximum)	185 m^2	N/A	N/A	N/A	N/A	N/A

(1) A maximum height of 18.5 m is permitted provided the 4th and 5th *Storey*s are *Setback* a minimum of 3 m from the main and exterior side walls of the 3rd *Storey*

(2) All *Parking Area*s shall be located in the *Rear Yard* of the *Lot*

(3) Abutting Residential Zones only

9.3 *LOADING SPACE*

Where a loading space is provided, the following regulations shall apply:

9.3.1 <u>Dimensions</u>:

Any *Loading Space* within a Commercial (C) *Zone*, shall provide and maintain in a location suitable to the *Municipality* loading or unloading spaces nine (9) metres long, three decimal five (3.5) metres wide, and having a vertical clearance of at least 4 metres

9.3.2 <u>Minimum Requirement:</u>

Any *Loading Space* within a Commercial (C) *Zone*, excluding portions of buildings used for *office* commercial use, shall be in accordance with the following standards:

Total Floor Area devoted to Commercial Uses of Building or Unit Contained Therein	Number of Loading Spaces Required
- 300 square metres or less	0
- 300 square metres or more but less than 1000 square metres	1
- 1000 square metres or more but less than 2500 square metres	2
- 2500 square metres or more but less than 7500 square metres	3
- 7500 square metres or more	1 additional space for every 7500 square metres or fractional part thereof

Any *Loading Space* within a Commercial (C) *Zone* where the *Principal Use* is an *office*, shall be in accordance with the following standards:

Total Office Floor Area of *Building or structure*	Number of Loading Spaces Required
- 1000 square metres or less	0
- 1000 square metres or more but less than 2500 square metres	1

- 2500 square metres or more but less than 7500 square metres	2
- 7500 square metres or more	1 additional space for every 7500 square metres or fractional part thereof

9.3.3 **Access:**

The *Loading Space* shall have adequate access to permit ingress and egress of a *Commercial Motor Vehicle* from a street by means of *Driveway*s, aisles, manoeuvring areas or similar areas.

9.3.4 **Location:**

The *Loading Space* shall not be located upon or partly upon any street, *lane* or alley, *Driveway* or aisle. All *Loading Space*s and loading doors shall be located such that they do not face a *public street* except in the case of a *corner lot*.

9.4 **OUTSIDE STORAGE AND DISPLAY OF GOODS AND MATERIAL**

On lands where outside storage and display of goods and materials is permitted the following provisions shall apply:

9.4.1 The area used for outside storage and display shall not be more than twice the gross floor area above grade used for commercial purposes to a maximum of 35% of the *Lot Area*.

9.4.2 The area used for outside storage and display shall not reduce the areas required for parking by the zone.

9.4.3 The area used for outside storage and display shall not be within the required *Side* or *Rear Yard*s and in no case shall be three (3) metres to any side or rear *Lot Line*.