

Section 9 Commercial (C-1) Zone

C-1 Zone Permitted Uses

1) The following uses shall be permitted in the Commercial (C-1) Zone:

a) residential uses:

- Dwelling Units within a Building devoted to commercial use

b) commercial uses:

- Automobile Service Stations
- bakery shops
- banks and financial institutions
- building supply stores
- Business and professional Offices
- Clinics
- Commercial Schools
- Convenience Stores
- drug stores
- Farm Market
- Food and Grocery Stores
- funeral homes
- Hotels and Motels
- Licensed Liquor Establishments
- Parking Lots and parking Structures
- places of entertainment, recreation and assembly wholly enclosed within a Building
- Private Clubs
- printing establishments
- Restaurants (all types)
- Retail Stores
- Service and Personal Service Shops
- taxi and bus stations
- video rental shops

c) institutional uses:

- all institutional uses (Subject to the Institutional (I) Zone standards)
- parks and Community Centres (Subject to the Public Park (P) Zone standards).

C-1 Zone General Requirements

2) The following requirements shall apply to all uses permitted in the Commercial (C-1) Zone:

Minimum Lot Area	4000 sq. ft.
Minimum Lot Frontage	50 feet
Minimum Front Yard	10 feet
Minimum Rear Yard	10 feet

Minimum Side Yard	10 feet
Maximum Height of Main Building	35 feet
Parking Requirements	As specified in Subsection 4 (36) of this Bylaw
Accessory Buildings	
Maximum Height	15 feet
Maximum Floor Space	480 sq. ft.

C-1 Zone Abutting Zone Requirements

- 3) Where a Yard in the Commercial (C-1) Zone abuts any Residential Zone an opaque fence of a minimum of 6 feet in height shall be Erected along the abutting Yard.
- 4) Where a Lot located within the Commercial (C-1) Zone abuts a Lot in a Residential, Conservation, Public Park or an Institutional Zone, the following standards shall apply:
 - a) the minimum set back of the commercial use from the abutting Lot Line shall be 20 feet;
 - b) no Outdoor Storage or Outdoor Display shall be permitted in an abutting Yard in the Commercial (C-1) Zone;
 - c) no portion of any Parking Space within the Commercial (C-1) Zone shall be permitted in any abutting Yard except where a 6 foot high opaque fence is provided, in which case there shall be no parking within 10 feet of the Side or Rear Lot Line.
- 5) In addition to the provisions of the Sign Bylaw, a Sign located in an abutting Yard shall be subject to the following requirements:
 - a) it shall be a non-Illuminated Sign;
 - b) it shall only be a directional or business identification Sign;
 - c) the maximum Sign area shall be 6 square feet in area;
 - d) the maximum height of a Ground Sign from the Established Grade to the highest part of the Sign (including the Sign Structure) shall be 8 feet; and
 - e) it shall be set back at least 10 feet from the abutting property line.

Special Requirements – Automobile Service Stations

- 6) Notwithstanding anything else in this Bylaw, in the Commercial (C-1) Zone where a proposed Development is for an Automobile Service Station, the following special provisions shall apply:
 - a) minimum Lot frontage shall be 100 feet;
 - b) no portion of any pump island shall be located less than 30 feet from any Street Line;
 - c) minimum distance between an entrance and exit driveway shall be 60 feet;
 - d) minimum distance between an entrance or exit driveway and a Street intersection shall be 150 feet; and
 - e) minimum width of an entrance or exit driveway shall be 12 feet.

Storage and Screening of Refuse Containers

- 7) No portion of any Lot in the Commercial (C-1) Zone shall be used for the collection or storage of refuse unless the refuse is placed in a suitable container, and the refuse container is closed at all times.

Maximum Floor Area Requirement for Commercial Uses

- 8) The Net Commercial Floor Area for a Building in the Commercial (C-1) Zone shall not exceed 15000 square feet.

Outdoor Storage Requirements

- 9) No Outdoor Storage shall be permitted in the Commercial (C-1) Zone unless the stored material is screened by an opaque fence or similar Structure.