

## Section 16

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### 16. General Commercial (C1) Zone

#### 16.1 Permitted Uses

No person shall within the General Commercial (C1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

a. Residential Uses

- i) Dwelling units existing at the date of passing of this by-law; and
- ii) Dwelling units as part of a building containing a permitted non-residential use(s).

b. Non-Residential Uses

- i) Assembly hall;  
*Amended by By-Law 2015-062*
- ii) Bakery;  
*Amended by By-law 87-19*
- iii) Bank or financial establishment, business, professional or administration office;
- iv) Day nursery;
- v) Dry cleaners distribution centre;
- vi) Eating establishment;
- vii) Eating establishment, take-out;
- viii) Taxi stand;  
*Amended by By-Law 2015-062*
- ix) Laundry;
- x) Library;
- xi) Medical or dental clinic;  
*Replaced by By-Law 2015-062*
- xii) Long Term Care Facility;
- xiii) Parking lot;
- xiv) Place of entertainment;
- xv) Place of worship;
- xvi) Printing or publishing establishment;
- xvii) Private club;
- xviii) Retail commercial establishment;
- xix) School, commercial;
- xx) Service shop, light;
- xxi) Service shop, personal;
- xxii) Shopping centre containing any of the uses listed in this section;

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- xxiii) Supermarket;
- xxiv) Tavern;
- xxv) Theatre;
- xxvi) Veterinary clinic; and

*Amended by By-law 86-41*

- xxvii) Existing motor vehicle service stations and motor vehicle fuel bars.

*Added by By-Law 2015-062*

- xxviii) Stationary Refreshment Vehicle provided the property was identified in a Stationary Refreshment Vehicle license issued by the Municipality prior to September 21, 2015 and the property has continuously been identified in an annual stationary Refreshment Vehicle license issued by the Municipality since that date.

- c. Holding Zone – where the zone symbol shown on a Schedule to this By-law is preceded by the letter (H) the use of the lands shall be limited to dwelling units existing at the date of passing of the By-law.

*Deleted by By-Law 2015-062*

*Amended by By-law 85-51*

### 16.2 Regulations for Residential Uses

- a. Residential uses existing on the date of passing of this By-law which are not part of a building containing a permitted commercial use as set out in Section 16.1 above, shall be subject to the requirements of the Urban Residential Type One (R1) Zone.

*Amended by By-law 85-51*

- b. Residential uses which are part of a building containing a permitted commercial use as set out in Section 16, above, shall be subject to the regulations for non-residential uses set out below and the minimum dwelling unit areas contained in Section 15.2(d) hereof.

*Added by By-Law 2015-062*

- c. Dwelling units may be permitted in the rear portion of the ground floor, or on the second floor or above. Where a dwelling unit occupies a portion of the ground floor, a permitted non-residential use must occupy all of the street facing portion of the building.

### 16.3 Regulations for Non-Residential Uses

- a. Yard Requirements (minimum)

- i) Front Yard

Nil

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- a. Permitted Uses
  - i) Any non-residential use save and except a supermarket.
  - ii) Convenience store
  - iii) Motor Vehicle Fuel Bar
  
- b. Regulations
  - i) Exterior Side Yard (minimum) 3.0 metres to a building or canopy
  - ii) Parking Space Size 5.2 metres in length by 2.75 metres in width provided that such space is perpendicular to a landscaping strip.
  - iii) Number of Loading Spaces 1

*Added by By-law 2002-145*

### 16.5.28 General Commercial Exception (C1-28) Zone

Notwithstanding Sections 3.13, 3.17, 16, 16.1, 16.2, 16.3 and 16.4, those lands zoned C1-28 on the Schedules to this By-law shall only be used for a motor vehicle repair garage and shall be subject to the following zone regulations:

- a. Landscaped Open Space (minimum) 7.5 percent
- b. Existing Aisle Width at Entrance Gate (minimum) 5.4 metres
- c. Number of Loading Spaces 0
- d. Planting Strip Not required

*Added by By-law 2003-142*

### 16.5.29 General Commercial Exception (C1-29) Zone

Notwithstanding Section 16.1, those lands zoned (C1-29) on the Schedules to this By-law may also be used for a convenience store.

*Amended by By-law 2003-153*

### 16.5.30 General Commercial Exception (C1-30) Zone

Notwithstanding the provisions of Sections 16.1(a), 16.1(b), 16.2(b), 16.3 (a), 16.3 (b) and 16.3(d), no person shall use any land or erect or use any building or structure located in a C1-30 zone for any residential or non-residential purpose unless the provisions of this Section and the applicable provisions of the aforesaid By-law 84-63 are satisfied: