

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
- Bake Shops
- Spa Services
- 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	186 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	i) 2.5 storeys ii) 9m
Dwelling Units	the provisions of Subsection 18.2 shall apply
Accessory Buildings	the provisions of Subsection 18.4 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

Deleted by By-law No. 35-2016.

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

Deleted by Amending By-law No. 141-2008.

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.

C1-397 (141-08) 74 Queen's Circle (RELOCATED TO CMU2-397)

C1-550 (35-2016) – 0 Baker Road – Southeast Corner, Baker Road and Netherby Road

These lands are zoned "Local Commercial (C1-550) Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-550) Zone" subject to the following provisions:

- a) Notwithstanding Section 19.2, the following additional uses shall be permitted:
 - Banks and Financial Institutions
 - Candy kitchens
 - Clinics
 - Commercial schools
 - Custom brokers
 - Dry Cleaning Outlets
 - Eating Establishments
 - Laundromats
 - Post offices
 - Veterinarian Clinic in wholly enclosed buildings
- b) Notwithstanding Section 19.3, the following regulation shall apply:
 - Maximum Gross Floor Area 375 sq.m. (for single Commercial unit)