

SECTION 9 - GENERAL COMMERCIAL ZONE (C1) REGULATIONS

9.1 GENERAL USE REGULATIONS

No person shall within the C1 zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

9.1.1 Permitted Uses

- a) retail stores including grocery, hardware and convenience and specialty retail establishments;
- b) pharmacy;
- c) financial institution;
- d) eating establishments;
- e) personal service shop including funeral homes;
- f) general, professional, business and medical offices;
- g) clinics including animal clinics;
- h) automobile service station, automobile sales and service establishment and existing gas bars but excluding automobile washing establishments;
- i) taxi cab stand and bus depot;
- j) post office or sub post office;
- k) service and repair shop;

- l) commercial recreation establishments excluding bingo halls;
- m) laboratory facilities;
- n) video rental and sales establishments;
- o) printing and publishing shops;
- p) wholesale retail establishment;
- q) tree and plant nurseries;
- r) trade, business, art, music or other specialty school;
- s) parking lot;
- t) uses accessory to the foregoing uses in accordance with subsection 5.19 of this by-law.

9.1.2 Permitted Buildings and Other Structures

- a) buildings and structures for the permitted uses including shopping centres and plazas;
- b) accessory buildings and structures for the permitted uses.

9.1.3 Zone Provisions

- a) Minimum Lot Area 9,000 square feet
- b) Minimum Lot Frontage 75 feet
- c) Maximum Lot Coverage 50 percent (includes accessory buildings)

- d) Minimum Yard Dimensions for Main Buildings
(see Subsection 5.19 for Accessory Building Requirements)
- i) Minimum Front Yard Depth 30 feet
 - ii) Minimum Rear Yard Depth 10 feet except 25 where it abuts residential use or zone
 - iii) Minimum Interior Side Yard Width 10 feet except 25 feet where it abuts residential use or zone
 - iv) Minimum Exterior Side Yard Width 15 feet
- e) Maximum Building Height 35 feet

9.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 9.1 of this by-law, the following additional regulations shall apply to certain specific uses permitted in subsection 9.1.1.

9.2.1 Site Plan Control

Notwithstanding any other provisions of this by-law to the contrary, accessory structures such as garbage bins, outside storage and loading facilities, driveways and parking areas, landscaping and buffering shall be in accordance with the corresponding site plan agreement for the property.

9.3 EXCEPTIONS

The specific regulations contained in this subsection 9.3 shall apply to the area or areas defined below:

9.3.1 DELETED BY BY-LAW 2004-39

9.3.2 DEFINED AREA C1-2 as shown on Schedule "A" to this by-law. (Village Grove Commercial Plaza)

a) Permitted Uses

- i) general, business, professional and medical offices, including banks and other financial institutions;
- ii) eating establishments;
- iii) retail businesses, excluding both gas bars and convenience stores;
- iv) personal service shops;
- v) accessory uses to the above permitted uses.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses, including a shopping centre or plaza.

c) Zone Provisions

All lot and building requirements for the uses permitted in subsection 9.3.2 of this by-law shall be in accordance with the following:

- | | | |
|------|-------------------------|--|
| i) | Minimum Lot Area | 20,000 square feet |
| ii) | Minimum Lot Frontage | 130 feet |
| iii) | Minimum Yard Dimensions | no part of any building or structure shall be built closer than 10 feet to any lot line except that accessory structures may be built in accordance with the corresponding site plan agreement |
| iv) | Maximum Building Height | no part of any building or structure, other than a sign, shall be higher than 2 storeys or 35 feet above average finished grade |

- v) Access Routes all vehicular entrances and access routes shall be in accordance with the corresponding site plan agreement

9.3.3 DEFINED AREA C1-3 as shown on Schedule "A" to this by-law. (Riverside Drive Commercial Lands)

a) Permitted Uses

- i) all of the uses permitted in subsection 9.1.1 of this by-law with the exception of a funeral home and those uses listed in subparagraphs d), eating establishments, g), clinics including animal clinics, h), automobile uses, i), taxi cab stands and bus depots, l), places of amusement, entertainment or recreation, and m), laboratory facilities;

- ii) accessory uses to the above permitted uses.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted uses shall be in accordance with subsections 9.1.3 and 9.2 of this by-law.

9.3.4 DEFINED AREA C1-4 as shown on Schedule "A" to this by-law. (Southport Sailing Club)

a) Permitted Uses

- i) a private sailing club;
- ii) private outdoor boat storage and other accessory uses.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted uses shall be in accordance with the corresponding site plan agreement.

9.3.5 DELETED BY BY-LAW 2018-62

9.3.6 DELETED BY BY-LAW 2003-67

9.3.7 DEFINED AREA C1-7 as shown on Schedule "A" to this by-law.

a) Permitted Uses

Uses permitted in subsection 9.1.1 of this By-law, excluding 9.1.1 (h), (i), (k), (q) and (s). Notwithstanding any other provisions of this By-law to the contrary, drive-thru facilities shall be prohibited.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 9.1.3 to 9.2, inclusive, of this By-law, except that the following site specific provision shall apply:

i)	Minimum Lot Area	30,000 square feet
ii)	Minimum Front Yard Depth	nil
iii)	Minimum Exterior Side Yard Depth	nil
iv)	Maximum Front Yard Depth	15 feet
v)	Maximum Exterior Side Yard Depth	15 feet

9.3.8 DEFINED AREA C1-8 as shown on Schedule "A", of this By-Law.

a) Permitted Uses

i) A gymnasium/auditorium that is attached to and associated with a school and/or private school;

ii) Accessory uses and parking areas.

b) Permitted Building and Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 9.1.3 to 9.2.1, inclusive, of this By-law, except that the following site specific provisions shall apply:

i)	Minimum Westerly Yard Depth	6.6 feet
ii)	Minimum Easterly Yard Depth	11.0 feet
iii)	Minimum Southerly Yard Depth	49.0 feet
iv)	Maximum Building Height	26.3 feet
v)	Minimum Number of Parking Spaces	10

9.3.9 DEFINED AREA C1-9 as shown on Schedule “A”, of this By-Law.

a) Permitted Uses

- i) Uses permitted in subsection 9.3.3 of this By-law;
- ii) Accessory uses to the permitted uses.

b) Permitted Building and Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 9.1.3 to 9.2.1, inclusive, of this By-law, except that the following site specific provisions shall apply:

i)	Minimum Westerly Yard Depth	6.6 feet
ii)	Minimum Yard Depth where it abuts a residential use or zone	11.0 feet
iii)	Maximum Building Height	26.3 feet.