

The following provisions shall apply to the use of land and the construction of buildings in all C1 Zones subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes which provide for the day to day needs of the immediate surrounding residential area. The following uses shall be permitted in either a shopping centre or on an individual basis.

(1) **Main Commercial Uses**

- a) barber shop;
  - b) beauty salon;
  - c) business and/or professional office;
  - d) convenience store;
  - e) dry cleaning and/or laundry collecting agency;
  - d) public use.
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10980 (2) **Other Uses**

- a) A day nursery

10980 (3) **Accessory Uses, Buildings or Structures**

Any use, building or structure, which is subordinate and customarily incidental to a main commercial use of the building.

**2. ZONE REQUIREMENTS, EXCEPT FOR A DAY NURSERY**

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|-----|----------------------------|----------------|
| (1) | Lot Area (maximum)         | 8,093.5 sq. m. |
| (2) | Front Yard Depth (minimum) | 7.5 m.         |
| (3) | Rear Yard Depth (minimum)  | 7.5 m.         |

Where the rear yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the rear lot line shall be maintained as a landscaped area.

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| (4) | Interior Side Yard Width (minimum) | 7.5 m. |
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Where the side yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the side lot line shall be maintained as a landscaped area.

Where the interior side yard abuts another lot in a C1 Zone, no side yard shall be required along such abutting lot line.

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|-----|-------------------------------------|----------------|
| (5) | Gross Leasable Floor Area (maximum) | 3,251.5 sq. m. |
| (6) | Lot Coverage (maximum)              | 40%            |
| (7) | Building Height (maximum)           | 10.6 m.        |

**3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**4. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**5. FOR OFF-STREET LOADING PROVISIONS**

See Part C, Sections 16 and 17.

**6. SPECIAL PROVISIONS**

12545 (1) Notwithstanding the provisions of Subsection 1.(1) of this Part M, in the area zoned C1-1 the permitted uses shall be limited to a business and/or professional office uses, not to exceed a maximum of three.

Notwithstanding the zone requirements of Sections 2.(2) and 2.(4) of this Part M, and the provisions of Part B, Section 1.(16) and Part C, Section 14., within the area zoned C1-1, the following zone requirements and provisions shall apply:

- (i) Front Yard Depth (minimum) 2.8 m.
- (ii) Interior Side Yard Width (minimum) 4.0 m.

Where the side yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the side lot line shall be maintained as a landscaped area.

- (iii) Outside Side Yard Width (minimum) 6.0 m.
- (iv) Off-Street Parking Requirement

There shall be provided and maintained 1 parking space for every 32.5 sq. m. of gross floor area.

12489 (2) Notwithstanding the provisions of Section 1.(1) of this Part M, within the area zoned C1-3, the permitted uses shall include, in addition to those uses listed in Section 1. of this Part M, a drug store; a medical clinic and a medical supplies retail store.

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Furthermore, and notwithstanding the requirements of Sections 2.(2) and 2.(4) of this Part M, and the provisions of Part B, Section 1.(16) of this By-Law, within the area zoned C1-3, the following requirements shall apply:

- (i) Front Yard Depth (minimum) 3.0 m.
- (ii) Interior Side Yard Width (minimum) 15.0 m.  
(south side)

Where the side yard abuts a lot which is located in a Residential Zone or RH Zone, a minimum 1.5 m. strip of land abutting the side lot line shall be maintained as a landscaped area.

Where the interior side yard abuts another lot in a C1 Zone, no side yard shall be required along such abutting lot line.

- (iii) outside side yard width (minimum) 4.5 m.

12922 (3) Notwithstanding the provisions of Section 1(1) of this Part M, within the area zoned C1-4, the permitted uses shall be limited to a beauty salon.

2015-23 2<sup>nd</sup> Paragraph deleted in its entirety & replaced as follows:

2015-116 Furthermore, and notwithstanding the provisions Subsection 12 (1) of Part C and Subsections 1 (1), 2 (4) and 2 (7) of this Part M, within the area zoned C1-4, the minimum north interior side yard width shall be 4 m. with allowance for a basement stairway access to project 1.3 metres, the maximum building height shall be 6.1 m. and the rear 33 m. of 14 Maple Drive shall be restricted to parking only.

98-57 (4) Notwithstanding and in addition to the provisions of Section 1(1) of this Part M, within the area zoned C1-5, a taxi business shall be a permitted use.

2000-03 (5) Notwithstanding and in addition to the provisions of Section 1(1) of this Part M, within the area zoned C1-6, a coin-operated laundry and eating establishment shall be permitted uses.

2000-86 (6) Notwithstanding and in addition to the provisions of Section 1. (1) of this Part M, within the area zoned C1 - 7, a take-out restaurant having a maximum of twenty (25) seats, shall be a permitted use, provided that no other use or uses occupies more than 130.0 square metre of gross floor area.

2004-162 (7) Notwithstanding the provisions of Section 1(1) of this Part M, within the area zoned C1-8, the only permitted uses shall be a beauty salon, a business and/or professional office and a dwelling unit."

**7. FOR DAY NURSERY PROVISIONS**

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See Part C, Section 21.