

# General Commercial (C1) Zone



The purpose of the General Commercial (C1) Zone is to accommodate a very wide range of commercial uses, as well as limited residential opportunities and low-impact industrial developments, along main transportation corridors.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses
Residential Units above, behind or below ground floor commercial uses within the same building

NON-RESIDENTIAL USES		
Agricultural Equipment & Parts Sales & Service	Dry-Cleaning Depots	Licensed Liquor Establishments
Arts & Cultural Centres	Dry-Cleaning Facilities	Medical & Dental Clinics
Automotive Repair	Educational Facilities	Outdoor Commercial Display
Automotive Sales & Rental	Emergency Services	Parking Lots
Building & Construction Contractors	Equipment Rental	Personal Service Shops
Bus/Taxi Stations	Farm Market Outlet	Places of Worship
Business Offices	Fixed Roof Overnight Accommodations	Restaurants
Carwash Facilities	Funeral Homes	Retail Stores
Community Facilities	Goods & Service Shops	Self Storage Facilities
Crematoria	Heavy Equipment Facilities	Storefront Recycling Uses
Day Care Facilities	Household Item Repair Services	Veterinary Clinics
Domestic Animal Grooming	Indoor Recreation Uses	Visitor Information Centres
Drive-Through Restaurants	Laundromats	

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Businesses – Level 1	Section 14.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Related Industry	Section 5.3.4.2
Food and Drink Production	Section 5.3.4.2
Gas Bars	Section 14.3
Manufacturing	Section 5.3.4.2

**\*Additional uses may be considered by Development Agreement**

**Zone Requirements:**

<b>REQUIREMENT</b>	<b>ALL PERMITTED USES</b>
Minimum Lot Area:	5,000 square feet
Minimum Lot Frontage:	50 feet
Minimum Front/Flankage Setback: (main and accessory structure)	20 feet
Minimum Side Setback: (i) Main Building (ii) Abutting a Residential Zone (iii) Accessory structure	10 feet 20 feet 4 feet
Minimum Rear Setback: (iv) Main Building (v) Abutting a Residential Zone (i) Accessory structure	20 feet 40 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	55 feet 20 feet

**Additional Requirements:**

**Holding Yard Accessory to Automotive Repair or Storefront Recycling Uses**

Outdoor storage of damaged vehicles or parts of vehicles awaiting repair, salvage or removal or insurance settlement is limited to a maximum of 5,000 square feet and must be located in the rear or side yard, excluding a flankage yard, and enclosed by a size (6) foot high opaque fence.

**Driveway Access**

Driveway access for commercial units shall be approved by the appropriate road authority. Unless otherwise required by the road authority, the following requirements shall be met:

- (a) A maximum of two (2) accesses to any lot from any public road shall be permitted;
- (b) A minimum 50 foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses; and
- (c) Accesses are limited to a maximum of 36 feet.

**Parking**

No parking is permitted within four (4) feet of a lot line abutting a Residential One Unit (R1) Zone or Residential One and Two Unit (R2) Zone.

**Commercial Display, Accessory Outdoor Storage and Accessory Commercial Display**

The items above shall be subject to the following conditions:

- (a) Accessory outdoor storage shall not be located within the front yard or within any required side or rear setback;
- (b) Commercial display shall not be located within 10 feet of any front lot line or within any required side or rear setback; and
- (c) The total area used for accessory outdoor storage shall not exceed 5,000 square feet or 50 percent of the total lot area, whichever is smaller.

**Landscaping**

Landscaping consisting of a mixture of grass, flower beds, shrubs, trees or other permeable surfaces shall be required within the lot boundary along all street frontages at a minimum width of ten (10) feet and along all other lot lines at a minimum width of four (4) feet except where a permitted access to an abutting parking lot is provided. Such access shall have a width no greater than 25 feet.