

SCHEDULE NUMBER III

300. COMMERCIAL DISTRICTS (C)

Subject to all other provisions of this Bylaw, on any lot, in any district designated as a C District, the following regulations shall apply:

301. NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

This District provides for the convenience shopping of persons residing in the adjacent residential areas and permits only such uses as are necessary to satisfy those limited basic shopping needs which occur daily or frequently and therefore require shopping facilities in close proximity to places of residence.

301.1 Uses Permitted:

- (1) Banks.
- (2) Business and professional offices.
- (3) Cafes or restaurants (excluding drive-in restaurants).
- (4) Self-serve gasoline service stations, which were constructed or converted to this use on or before 1977 January 01, and conventional gasoline service stations, when included as part of a shopping centre and subject to the regulations of the C6 District. (B/L No. 6906-77-01-31)
- (5) Personal service establishments including:
barbershops, beauty parlours, dry cleaning establishments, electrical appliance repair shops, outdoor produce shops, florist shops, laundromats, optical or watch repair shops, outdoor garden shops (for not more than six months in any year), photographic studios, shoe repair shops, tailor shops, dressmaking shops and similar establishments.
(B/L No. 11941-05-08-29)
- (6) Retail stores catering to the day-to-day shopping needs of the residents of the local neighbourhood and the retail sale of used books and clothing.
(B/L No. 11725-04-05-10)
- (7) Shopping Centres.
- (8) One dwelling unit, limited to the proprietor of the premises and his immediate family, within a commercial building, provided that:
 - (a) If located on the same level as the commercial use it shall be located behind the commercial use and not closer than 6.0 m (19.69 ft.) to the front of the building.
 - (b) It is fully separated from the commercial use with the main street access to the dwelling unit being entirely separate from the related commercial use.
- (9) Accessory buildings and uses.
- (10) Liquor licence establishments in premises that were being lawfully used for that purpose on January 13, 2003. (B/L No. 11517-03-05-12)
- (11) Establishments, of not more than 140 m² (1506.90 sq.ft.) in gross floor area, providing photocopy and duplicating services. (B/L No. 7631-81-6-15)
- (12) Animal beauty parlours. (B/L No. 8747-87-05-25)

301.1A Uses Permitted in a C1f Zoning District:

- (1) Uses permitted in the Neighbourhood Commercial District C1.
- (2) Liquor licence establishments having the capacity to serve not more than one hundred (100) persons at one time.
(B/L No. 11517-03-05-12)

301.2 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for
 - (a) parking and loading facilities,
 - (b) gasoline service stations,
 - (c) outdoor produce shops,
 - (d) outdoor garden shops, and
 - (e) outdoor seating at cafes, restaurants or other facilities where food or drink is served. (B/L No. 9850-93-03-08)
- (2) Goods shall consist primarily of new merchandise and all goods produced on the premises shall be sold at retail on the same premises.
- (3) All principal uses shall be oriented to pedestrian needs and be so located and designed as to avoid vehicular interference with pedestrian movement.

301.3 Height of Buildings:

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 storeys.

301.4 Lot Area and Width:

Each lot shall have an area of not less than 560 m² (6029.99 sq.ft.) and a width of not less than 15.0 m (49.21 ft.).

301.5 Lot Coverage:

The maximum coverage shall be 50 percent of the lot area.

301.6 Front Yard:

A front yard shall be provided of not less than 2.0 m (6.5 ft.) in depth.
(B/L No. 12099-06-06-19)

301.7 Side Yards:

- (1) No side yards shall be required, except that:
 - (a) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 3.0 m (9.84 ft.) in width.
 - (b) Where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 ft.) in width. (B/L No. 12976-11-09-12)
- (2) Where a side yard is provided when not required by the provisions of this Bylaw, such side yard shall be not less than 3.5 m (11.48 ft.).

301.8 Rear Yard:

A rear yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

301.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

301.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.