

SECTION 15

COMMERCIAL (C1)

15.1 Permitted Uses

a bakery;
a bank or financial establishment;
a beer/liquor store, including an on-premises brewing/ wine-making establishment;
a bus depot;
a business or professional office;
a commercial or private school;
a commercial recreational use;
a convenience store;
a day nursery;
a department store;
a dressmaking or tailor shop;
a drug store;
a dry cleaning depot or establishment;
a farm produce sales outlet;
a farmers' market;
a film processing establishment;
a florist shop;
a funeral home;
a government office;
a grocery store;
a home occupation in accordance with Section 3;
a hotel;
a laundromat;
a medical clinic;
a movie video rental/sales establishment;
a parking lot or area;
a personal service shop;
a pet shop;
a post office;
a printing establishment;
a private club;
a public building;
a public park;
a rental shop;
a repair shop;
a retail store;
a tavern;
a taxi stand;
a theatre;

an art, dance, music or photography studio;
an assembly hall;
an automobile repair establishment, sales and service establishment; and/or service station;
an eating establishment, restaurant or take-out;
an emergency vehicle depot/office;
an existing dwelling subject to Section 13;
an institutional use;
dwelling units in the rear and/or on the upper floor(s) of a commercial building;
uses, buildings and structures accessory to the permitted uses.

15.2 Zone Regulations (amended by By-law 208-2010)

15.2.1 Lot Area (minimum) 200 sq. metres

15.2.2 Lot Frontage (minimum) 6.0 metres

15.2.3 Front Yard (minimum) 3.0 metres

15.2.4 Interior Side Yard (minimum) 1.2 metres
except where a side lot line abuts a residential zone the minimum side yard shall be 3 metres.

15.2.5 Exterior Side Yard (minimum) 3.0 metres

15.2.6 Rear Yard (minimum) 6.0 metres
except where a rear lot line abuts a residential zone the minimum rear yard shall be 7.5 metres.

15.2.7 Lot Coverage (maximum) No Maximum

15.2.8 Building Height (maximum) 10 metres

15.2.9 Landscaped Open Space No Minimum

15.2.10 Planting Strip
A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts a residential zone.

15.2.11 Outdoor Storage
In accordance with Section 10.2.13.

15.2.12 Outdoor Display Area
In accordance with Section 10.2.14.

15.2.13 Automobile Service Station
In accordance with Section 10.3.

15.2.14 Exemption from Sight Triangle
The sight triangle requirements of Section 5.16 shall not apply in the "C1" zone.

15.3 Special Zones

15.3.1 C1-1 (added by By-law 203-2010)

- (a) Location: Part Lot 113 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as a single detached dwelling shall be permitted, as shown on Key Map 11 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2010).
- (c) Notwithstanding any provisions of By-law 30-1999 to the contrary, the regulations outlined in section 12.2 shall apply to residential uses on these lands.
- (d) All other provisions of this By-law, as amended, shall apply.

15.3.2 C1-2 (added by by-law 208-2010)

- (a) Location: Lot 7, Registered Plan 435 and Part Lot 22, Concession 1, North Easthope Ward (Shakespeare) (formerly HC-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a shopping centre containing no more than four businesses located in a single building having a maximum ground floor area of 480 square metres shall be permitted in the "C1-2" zone.
- (c) Permitted uses shall be in accordance with Section 15.1, except the following uses shall not be permitted:
 - restaurant uses, with the exception that one of the four businesses may be a coffee shop type restaurant, defined as a business which prepares, serves and sells for immediate consumption on-site or for take-out light lunches (i.e. sandwiches, salads, soups only and no fried or grilled food); foods such as donuts, muffins, croissants, cookies; non-alcoholic beverages; ice-cream and similar products, and including a drive-through or take-out window.
 - automobile repair establishment, automobile sales and service establishment, and automobile service station, except that one of the four businesses may be an auto glass and sunroof installation business;
 - a hotel; and
 - a funeral home.
- (d) All other provisions of this By-law, as amended, shall apply.

15.3.3 C1-3 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly

M1-7)

- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 15.1, the land in the "C1-3" zone may be used for a contractor's yard and shop.
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.4 C1-4 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly M1-8)
- (b) Notwithstanding any provision of this By-law to the contrary, in addition to the uses permitted by Section 15.1, the land in the "C1-4" zone may be used for a transportation terminal.
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.5 C1-5 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward (Shakespeare) (formerly HC-1)
- (b) Notwithstanding any provision of this By-law to the contrary, the following additional requirements shall apply in the "C1-5" zone:

Front Yard, Minimum	19 metres
East Interior Side Yard, Minimum	4.5 metres
West Interior Side Yard, Minimum	7.5 metres
Rear Yard, Minimum (from North Hill Drive)	12 metres
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.6 C1-6 (added by By-law 208-2010)

- (a) Location: Part of Lot 20, Concession 1, North Easthope Ward, (Part 3, Plan 44R-1741) (Shakespeare) (formerly HC-8)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "C1-6" zone may be used for permitted uses and for a retirement home provided the residential accommodation component of such retirement home is located within the existing building, subject to the following additional requirements:

Front Yard, Minimum	19 metres
East Interior Side Yard, Minimum	4.5 metres
West Interior Side Yard, Minimum	7.5 metres
Rear Yard, Minimum (From North Hill Drive)	12 metres
- (c) All other provisions of this By-law, as amended, shall apply.

15.3.7 C1-7 (added by By-law 208-2010)

- (a) Location: Part of Lots 10 and 11, Registered Plan 333, South Easthope Ward (formerly C-14)
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the "C1-7" zone shall be used only for a use described as dry storage. Such dry storage shall be confined to indoor storage only and it does not include storage of chemicals, solvents,

or cleaning substances of any kind.

(c) All other provisions of this By-law, as amended, shall apply.

15.3.8 C1-8 (added by by-law 219-2008 and 208-2010)

(a) Location: Lot 4 and Part of Lot 5, Registered Plan 333, South Easthope Ward

(b) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, in addition to the uses permitted by Section 15.1 a single detached dwelling shall be a permitted use.

(c) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirement for lands in the C1-8 zone as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 219-2008) shall be 640 square metres and 20 metres respectively.

(d) All other provisions of this By-law, as amended, shall apply.

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