

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. m

15.2.2 Lot Frontage (minimum) 6.0 m

15.2.3 Front Yard (minimum) 3.0 m

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

15.2.5 Exterior Side Yard (minimum) 3.0 m

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

15.2.7 Lot Coverage (maximum) No Maximum

15.2.8 Building Height (maximum) 10 m

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 m² 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:

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| i. | Front Yard, Minimum | 19 m |
| ii. | East Interior Side Yard, Minimum | 4.5 m |
| iii. | West Interior Side Yard, Minimum | 7.5 m |
| iv. | Rear Yard, Minimum (from North Hill Drive) | 12 m |

- (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:

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|------|--|-------|
| i. | Front Yard, Minimum | 19 m |
| ii. | East Interior Side Yard, Minimum | 4.5 m |
| iii. | West Interior Side Yard, Minimum | 7.5 m |
| iv. | Rear Yard, Minimum (From North Hill Drive) | 12 m |

- (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 m² and 20 m respectively.
- (a) All other provisions of this By-law, as amended, shall apply.

15.3.9 C1-9 (added by By-law 206-2022)

- (a) Location: Lots 1, 2 and 3, Plan 334, South Easthope Ward (Shakespeare)
- (b) Notwithstanding the uses permitted in the C1 Zone by Section 15.1 of By-law No. 30-1999, the uses permitted in the C1-9 Zone, as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (and also shown on Schedule "A" to By-law No. 206-2022), shall be limited to the following uses:
 - i. A business or professional office;
 - ii. A home occupation in accordance with Section 3 of By-law No. 30-1999;
 - iii. A person service shop;
 - iv. A rental shop;
 - v. A retail store;
 - vi. An art studio or a photography studio, but not a dance studio or a music studio;
 - vii. A retail use that is accessory to an art studio or a photography studio; and
 - viii. Dwelling units on the upper floors of a commercial building
- (c) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the outdoor storage of foods and materials shall not be permitted.
- (d) Notwithstanding any provision of By-law No. 30-1999 to the contrary, outdoor display areas shall not be permitted
- (e) Notwithstanding any provisions of Section 15 of By-law No. 30-1999 to the contrary, the minimum rear yard setback in the C1-9 Zone shall be 3.0 m.

- (f) Notwithstanding, the provisions of Section 5.17 of By-law No. 30-1999 to the contrary, parking spaces in the C1-9 Zone shall be provided as follows:
 - i. The minimum number of parking spaces required for uses in the C1-9 Zone shall be:
 - For permitted residential uses, 1.5 parking spaces per dwelling unit; and
 - For permitted non-residential uses, 1 parking space per 30 m² of gross commercial floor area.
 - ii. An uncovered surface parking area in the C1-9 Zone may be permitted in the interior side yard provided that no part of that parking area, other than the driveway, is located closer than 0.3 m to any lot line.
 - iii. A required parking space for a residential use may be provided as a parking space within an attached garage.
- (g) Notwithstanding any provision of By-law No. 30-1999 to the contrary, no loading space is required to be provided.
- (h) All other provisions of By-law No. 30-1999, as amended, shall apply.

15.3.10 C1-10 (added by By-law 214-2024)

- (a) Location: Lot 301, Plan 363, Milverton Ward
- (b) Notwithstanding the provisions of Sections 15.2, 5.17 and 5.20 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the C1-10 Zone as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999:
 - a. Minimum Lot Frontage: 1.0 m
 - b. Minimum Interior Side Yard: 0 m
 - c. Minimum Exterior Side Yard: 0 m
 - d. Minimum Rear Yard: 0.5 m
 - e. Maximum Building Height: 12 m
 - f. Minimum Parking Spaces per residential dwelling unit: 1
 - g. Minimum Parking Spaces for all commercial uses: 6
 - h. Minimum front yard setback for Unenclosed Porches, Steps, Decks, Verandahs, Balconies, Ramps and Patios: 0 m
 - i. Minimum Uncovered Surface Parking Area setback: 0 m