**SECTION 15 GENERAL COMMERCIAL (C1) ZONE**

No person shall within any General Commercial (C1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**
     1. **Residential Uses** (revised 2018-49)

a) a single detached dwelling house shall only be permitted where such a dwelling is accessory to a permitted non-residential use, located in a separate structure sited principally on the lot on which such dwelling house is located;

b) a dwelling unit in a portion of a non-residential building, provided it is located on the upper storeys of such building, or at the rear of such building if on the main floor, except where the building is used for a motor vehicle service station, a motor vehicle repair garage, a motor vehicle dealership, or a motor vehicle body shop.

c) a home business.”

* + 1. **Non-Residential Uses**

a) assembly hall

b) bank or financial establishment

c) business, professional or administrative office

d) commercial club or a private club

e) convenience store

f) craft shop

g) day nursery

h) eating, establishment, including a take out eating establishment and tea room & refreshment vehicle

i) farmers’ open air market

j) food supermarket

k) funeral home

l) hotel

m) laundry or dry cleaners establishment, including a laundry, coin operated

n) Liquor Control Board outlet or Brewers’ Retail outlet

o) medical or dental clinic

p) motor vehicle gasoline bar, a motor vehicle repair garage or a motor vehicle service station

q) the outside display and storage of goods and materials where such use is accessory and incidental to a permitted use specified hereof

r) a place of entertainment or recreation

s) printing or publishing establishment

t) public use or municipal utility in accordance with the provisions of 4.25 as set forth in

this By-law

u) retail commercial establishment

v) service shop, including a service shop, personal

w) taxi and/or bus depot

x) parking lot

y) any use permitted in the Community Facility (CF) Zone

* + 1. **Accessory Uses**

Uses, buildings and structures accessory to any of the foregoing uses permitted under 15.1.1 and 15.1.2 hereof and in accordance with the provisions of 4.1 as set forth in this By-law.

* 1. **REGULATIONS FOR RESIDENTIAL USES**

All regulations for permitted residential uses as set out in Section 9.2 of this By-law shall apply within the General Commercial (C1) Zone, subject to the spatial separation requirements stated hereunder in 15.3 of this By-law.

* 1. **SPATIAL SEPARATION REQUIREMENTS**

Where a dwelling house is erected or any building or structure is altered or used for the purposes of a dwelling house, as permitted in accordance with the provisions of 15.1.1 hereof, such dwelling house shall not be erected nor shall any building be altered or used for such purposes within 3 m (10 ft.) of a permitted non-residential use, however, in no case shall a dwelling house be erected, altered or used within 7.5 m (25 ft.) of a motor vehicle service station, a motor vehicle repair garage or a motor vehicle dealership.

* 1. **REGULATIONS FOR DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS**
     1. A maximum of 74 units per net hectare is permitted within a portion of a non-residential building permitted within the General Commercial (C1) Zone, subject to 15.1.1 (b) of this By-law.
     2. **Minimum Dwelling Unit Area**

a) Bachelor unit 37 m² (400 sq. ft.)

b) One Bedroom Unit 55 m² (600 sq. ft.)

c) Each Additional Bedroom 10 m² (107 sq. ft.)

* 1. **REGULATIONS FOR NON-RESIDENTIAL USES EXCLUSIVE OF RETAIL GASOLINE ESTABLISHMENTS AND HOTELS**
     1. **Minimum Yard Requirement**

Where the interior side lot line abuts a Residential Zone, the minimum interior side yard width shall be 9 m (30 ft.).

**15.5.2** Maximum Lot Coverage of All Buildings 80 percent

* + 1. Minimum Setback from Street Centreline

Provincial Highway 32 m (105 ft.)

Municipal Road/Connecting Link 13 m (43 ft.)

**15.5.4** Maximum Height of Buildings 11 m (36 ft.)

* 1. **REGULATIONS FOR RETAIL GASOLINE ESTABLISHMENTS**

Notwithstanding the provisions of 15.5 hereof to the contrary, a motor vehicle gasoline bar, a motor vehicle service station or a motor vehicle repair garage shall not be erected, altered or used on a lot within the General Commercial (C1) Zone except as specified hereunder:

* + 1. Minimum Lot Area Requirements

a) public water supply and sewage disposal 1,160 m² (12,500 sq. ft.)

b) public water supply and private sewage disposal 2,040 m² (22,000 sq. ft.)

c) private water supply and sewage disposal 2,780 m² (30,000 sq. ft.)

**15.6.2** Minimum Lot Frontage Requirements 38 m (125 ft.)

* + 1. Minimum Yard Requirements

a) Front Yard 12 m (40 ft.)

b) Exterior Side Yard 12 m (40 ft.)

c) Interior Side Yard

i. Abutting a Residential Zone 9 m (30 ft.)

ii. Abutting any other Zone 6 m (20 ft.)

d) Rear Yard 7.5 m (25 ft.)

**15.6.4** Minimum Lot Depth Requirement 30 m (100 ft.)

**15.6.5** Maximum Lot Coverage of All Buildings 40 percent

* + 1. Minimum Setback from Street Centreline

a) Provincial Highway 32 m (105 ft.)

b) Municipal Road 25 m (82 ft.)

**15.6.7** Maximum Landscaped Open Space Requirement 5 percent

**15.6.8** Maximum Height of All Buildings 11 m (36 ft.)

* + 1. Gasoline Pump Location

Notwithstanding any other provisions of this By-law to the contrary, a gasoline pump island or gasoline pumps, as part of or as accessory to a motor vehicle gasoline bar, motor vehicle service station or motor vehicle repair garage, may be located within any yard provided:

a) that the minimum distance between any portion of the pump island or gasoline pumps and any street line or any rear or interior side lot line is not less than 4.5 m (15 ft.); and

b) that where a lot is a corner lot, no portion of any pump island or gasoline pumps shall be located closer than 3 m (10 ft.) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 m (50 ft.) from the intersection of such lines.

* + 1. Driveways

Notwithstanding any other provisions of this By-law, the following provisions shall apply to driveways in the General Commercial (C1) Zone:

a) the maximum width of a driveway measured along the sidewalk, where such exists, and along the street line shall be 9 m (30 ft.);

b) the minimum distance between driveways, measured along the street line intersected by such driveways, shall be 7.5 m (25 ft.);

c) the minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9 m (30 ft.);

d) the minimum distance between an interior side lot line and any driveway shall be 3 m (10 ft.); and

e) the interior angle formed between the street line and the centerline of any driveway shall be not less than 45 degrees.

* + 1. Bulk Fuel and Propane Storage Tank Location

Bulk fuel and propane storage tanks shall be installed in accordance with the provisions of the *Provincial Gasoline Handling Act* or the Ontario Propane Storage Handling and Utilization Code as may be applicable.

* 1. **REGULATIONS FOR HOTELS**
     1. **Minimum Lot Area Requirements**

a) public water supply and sewage disposal 930 m² (10,000 sq. ft.)

b) public water supply and private sewage disposal 2780 m² (30,000 sq. ft.)

c) private water supply and sewage disposal 3700 m² (40,000 sq. ft.)

* + 1. **Minimum Lot Frontage Requirements**

a) public water supply and sewage disposal 38 m (125 ft.)

b) public water supply and private sewage disposal 45 m (150 ft.)

c) private water supply and sewage disposal 53 m (175 ft.)

* + 1. **Minimum Yard Requirement**

a) front yard depth 7.5 m (25 ft.)

b) exterior side yard width 7.5 m (25 ft.)

c) interior side yard width

i. Abutting a Residential Zone 9 m (30 ft.)

ii. Abutting any other Zone 6 m (20 ft.)

d) rear yard depth 7.5 m (25 ft.)

**15.7.4** Maximum Lot Coverage of All Buildings 80 percent

* + 1. **Minimum Setback from Street Centreline**

a) Provincial Highway 32 m (105 ft.)

b) Municipal Road 17.5 m (57.5 ft.)

**15.7.6** Minimum Gross Guest Room Area Requirement 23 m² (250 sq. ft.)

**15.7.7** Maximum Height of Buildings 11 m (37 ft.)

* 1. **BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line of a lot within the General Commercial (C1) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a buffer strip in accordance with the requirements of 4.5 as set forth in this By-law.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the General Commercial (C1) Zone shall apply.

* 1. **LOADING AND PARKING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted within the General Commercial (C1) Zone shall apply.