

Attachment-4 Existing Zoning



Attachment-4 continued Existing Zoning Regulations

CONVENIENCE COMMERCIAL (C.1) ZONE

PERMITTED USES

The following are permitted Uses within the C.1 Zone:

- Artisan Studio
- Convenience Store
- Day Care Centre in accordance with Section 4.26
- Food Vehicle in accordance with Section 4.30
- Group Home in accordance with Section 4.25
- Personal Service Establishment
- Restaurant (take-out)
- Dwelling Units with permitted commercial uses in the same Building in accordance with Section 4.15.2
- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21

REGULATIONS

Within the Commercial C.1 Zone, no land shall be used and no Building or Structure shall be erected or Used except in conformity with the applicable regulations contained in Section 4 - General Provisions and the regulations listed in Table 6.1.2.

Attachment-4 continued

Existing Zoning Regulations

TABLE 6.1.2 - REGULATIONS GOVERNING THE C.1 ZONE

| | | |
|-------|---|--|
| Row 1 | Commercial Type | Convenience Commercial |
| 2 | Minimum Lot Area | 550 m ² |
| 3 | Minimum Lot Frontage | 18 metres |
| 4 | Minimum Front or Exterior Side Yard | 6 metres, or at least as great as the Front Yard of a Building located on an abutting Lot , but not less than 3 metres. |
| 5 | Minimum Side Yard | One half the Building Height , but not less than 3 metres. |
| 6 | Minimum Rear Yard | 20% of the Lot Depth to a maximum of 7.5 metres. |
| 7 | Maximum Building Height | 3 Storeys and in accordance with Section 4.18. |
| 8 | Maximum Gross Floor Area (G.F.A.) | 400 m ² |
| 9 | Accessory Buildings or Structures | In accordance with Section 4.5. |
| 10 | Fences | In accordance with Section 4.20. |
| 11 | Planting Area | A landscaped strip of land 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps. |
| 12 | Off-Street Parking | In accordance with Section 4.13. |
| 13 | Enclosed Operations | In accordance with Section 4.22. |
| 14 | Off-Street Loading | In accordance with Section 4.14. |
| 15 | Outdoor Storage | No outdoor storage or display of goods and materials shall be permitted in the C.1 Zone . |
| 16 | Garbage, Refuse Storage and Composters | In accordance with Section 4.9. |
| 17 | Buffer Strips | Where a C.1 Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a buffer strip shall be developed. |