

SECTION 14 COMMERCIAL CORE (C1) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Commercial Core (C1) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any C1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C1 uses, namely:

- (a) an art gallery;
- (b) a bakery;
- (c) a bed and breakfast establishment;
- (d) a brewing on premises establishment;
- (e) a bulk sales establishment;
- (f) a cinema;
- (g) a clinic;
- (h) a commercial parking lot;
- (i) a commercial school;
- (j) a commercial recreation establishment;
- (k) a convenience store;
- (l) a continuum-of-care facility;
- (m) a data processing establishment;
- (n) a day care facility;
- (o) a department store;
- (p) a dry cleaning and laundry depot;
- (q) a dwelling unit restricted to above the first floor;
- (r) an existing assembly hall;
- (s) an existing place of worship;
- (t) a financial institution;
- (u) a florist shop;
- (v) a food store;
- (w) a funeral home;
- (x) a hardware store;
- (y) a hotel;
- (z) an institutional use;
- (aa) a laundromat;
- (bb) a medical/dental office;
- (cc) a merchandise service shop;
- (dd) an office;
- (ee) a parking area;

- (ff) a personal service establishment;
- (gg) a pet grooming establishment;
- (hh) a pharmacy;
- (ii) a place of entertainment;
- (jj) a printing establishment;
- (kk) a public use;
- (ll) a recreational establishment;
- (mm) a restaurant;
- (nn) a retail store;
- (oo) a shopping centre;
- (pp) a small repair and rental establishment;
- (qq) a studio;
- (rr) a supermarket;
- (ss) a tavern;
- (tt) a taxi establishment;
- (uu) a theatre;
- (vv) a veterinarian's clinic;
- (ww) a video rental establishment;
- (xx) a wholesale establishment accessory to a permitted C1 use

(3) ZONE REQUIREMENTS

No person shall within any C1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

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|-----|--|-------------------|
| (a) | LOT AREA (MINIMUM) | No Minimum |
| (b) | LOT FRONTAGE (MINIMUM) | No Minimum |
| (c) | FRONT YARD DEPTH (MINIMUM) | No Minimum |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | No Minimum |
| | Provided that where the interior side lot line abuts land in a zone other than a Commercial or Institutional Zone, the minimum interior side yard width shall be 7 metres. | |
| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | No Minimum |
| (f) | REAR YARD DEPTH (MINIMUM) | 7.5 m |
| (g) | LOT COVERAGE (MAXIMUM) | No Maximum |
| (h) | LANDSCAPED OPEN SPACE (MINIMUM) | No Minimum |
| (i) | DWELLING UNITS | |
| | (i) Area (Minimum) | 55 m ² |
| | (ii) Unless within an existing structure constructed as a dwelling, no dwelling units | |

shall be located on the first floor

(iii) Conversion of vacant floor space above a commercial use in a C1 Zone to residential dwelling units shall be permitted

(j) HEIGHT (MAXIMUM) 10m

or as outlined below, whichever is the greater:

(i) Parapet line for buildings located on a corner: The top of the highest projection along the façade may be no more than 50 cm higher than the highest parapet line along the block in which the building is situated. Any new building replacing a damaged building may not be built to less than the height of the original building

(ii) Parapet line for buildings located between two other buildings: The top of the highest projection along the façade may be no more than 50 cm higher than the higher parapet line of the two adjacent buildings

(iii) Roof line: If a roof is flat, it shall be located lower than the parapet. If a roof is sloped, its ridge shall be no higher than the highest ridge or parapet on the block on which the building is situated

Chimneys are not included in the height restrictions.

(k) PARKING/LOADING

No parking or loading spaces are required within the C1 Zone, however, if provided, no parking or loading spaces shall be located within the front yard or between the main building, and on either Talbot Street or John Street

(l) Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.

(4) SPECIAL PROVISIONS

(a) C1-1 (REDUCED REAR YARD AND INCREASED HEIGHT)

Notwithstanding any provisions of Section 14(3) of this By-law to the contrary, within any area zoned as C1-1 on Schedule "A" hereto, the following zone regulations shall apply:

(i) Rear Yard Depth (Minimum)	1.0 m
(ii) Height (maximum)	15.0 m