

6.2 Local Commercial (CL) Zone

1. Permitted Uses

accessory dwelling
accessory dwelling unit
additional residential unit
antique shop
bank
bed and breakfast
child care centre
clinic
community service
custom workshop
duplex dwelling
open market
personal service
professional or business office
recreational establishment
retail store
restaurant
school, commercial
semi-detached dwelling
single dwelling

2. Zone Provisions

- Lot Area (minimum) 4050m²
- Lot Frontage (minimum)
 - Lots designated **Settlement Areas** in Official Plan 40m
 - All other lots 60m
- Yards (minimum)
 - Front
 - Lots designated **Settlement Areas** in Official Plan 6m
 - All other lots 10m
 - Exterior Side 6m
 - Interior Side 6m
 - Rear
 - Lots designated **Settlement Areas** in Official Plan 7.5m
 - All other lots 10m
- Commercial Floor Area (maximum) 250m²
- Building Height (maximum) 10m
- Lot Coverage (maximum)
 - Dwelling use for lot abutting

- a water body 10%
- Dwelling use not abutting a water body 20%
- All other uses on lots designated **Settlement Areas** in Official Plan 50%
- All other uses on all other lots 40%
- Floor Space Index for dwelling use on a lot abutting a water body (maximum) 15%
- Dwelling Unit Area (minimum) 60m²
- Dwellings per Lot (maximum) 1
- Additional Residential Unit (maximum) 2

3. **Additional Provisions**

1. **General Provisions**

In accordance with Section 3 hereof.

4. **Special Exception Zones**

1. **CL-1** (*Part Lot 20, Concession 2, Bastard & South Burgess*)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-1, an automobile service station would be a permitted use. (#2006-66 – June, 2006)

2. **CL-2** (*Part Lot 20, Concession 3, Bastard & South Burgess*)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-2, an automobile body shop and vehicle sales or rental establishment would be a permitted use. (#2006-67 – June, 2006)

3. **CL-3** (*Part Lot K, Plan 72, Village of Newboro*)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-3, a tourist lodging establishment would be a permitted use. (#2006-68 – June, 2006) (#2006-69 – June, 2006)

4. **CL-4** (*Part Lot 21, Concession 3, Bastard & South Burgess*)

Notwithstanding the provisions of Section 6.2 to the contrary, on the lands zoned CL-4, a tradesperson's establishment would be a permitted use. (#2008-5 – January, 2008)