#### 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)                                                                | 4050m <sup>2</sup> |
|---|-----------------------------------------------------------------------------------|--------------------|
| , | <ul><li>Lot Frontage (minimum)</li><li>Lots designated Settlement Areas</li></ul> |                    |
|   | in Official Plan                                                                  | 40m                |
|   | <ul> <li>All other lots</li> </ul>                                                | 60m                |
| , | Yards (minimum)                                                                   |                    |
|   | • Front                                                                           |                    |
|   | <ul> <li>Lots designated Settlement Areas</li> </ul>                              |                    |
|   | in Official Plan                                                                  | 6m                 |
|   | <ul> <li>All other lots</li> </ul>                                                | 10m                |
|   | <ul> <li>Exterior Side</li> </ul>                                                 | 6m                 |
|   | Interior Side                                                                     | 6m                 |
|   | • Rear                                                                            |                    |
|   | <ul> <li>Lots designated Settlement Areas</li> </ul>                              |                    |
|   | in Official Plan                                                                  | 7.5m               |
|   | <ul> <li>All other lots</li> </ul>                                                | 10m                |
| , | Commercial Floor Area (maximum)                                                   | 250m <sup>2</sup>  |
| , | Building Height (maximum)                                                         | 10m                |
| , | Lot Coverage (maximum)                                                            |                    |
|   | <ul> <li>Dwelling use for lot abutting</li> </ul>                                 |                    |

|   | a water body                                          | 10%              |
|---|-------------------------------------------------------|------------------|
|   | <ul> <li>Dwelling use not abutting</li> </ul>         |                  |
|   | a water body                                          | 20%              |
|   | <ul> <li>All other uses on lots designated</li> </ul> |                  |
|   | 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)                          | 60m <sup>2</sup> |
| • | 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)