

SECTION 6: COMMERCIAL ZONES

6 COMMERCIAL ZONES

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

6.1 CENTRAL COMMERCIAL (C1) ZONE

6.1.1 Permitted Uses

1. Non-Residential Uses
 - animal care
 - artists or photographic studio
 - assembly hall
 - bakeshop
 - beverage room
 - butcher shop
 - church
 - commercial school
 - commercial sports and recreation establishment
 - convenience store
 - custom workshop
 - dry cleaning distribution station or plant
 - funeral home
 - financial office
 - guest house
 - hotel
 - institution
 - laundromat
 - marina
 - medical clinic
 - museum
 - office
 - parking lot
 - personal service shop
 - place of entertainment
 - place of recreation
 - printing shop
 - repair service shop
 - restaurant
 - retail store
 - take-out restaurant, excluding drive-through
 - taxi station
 - tourist guest house
 - tourist establishment
 - warehouse use accessory to any of the foregoing
 - wholesale use accessory to any of the foregoing
 - other uses in accordance with Section 3

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2. Residential Uses
 - a dwelling unit or units in the upper storeys of a Non-Residential building
 - existing residential buildings
 - former residential buildings converted back to residential use from non-residential use

6.1.2 Zone Provisions

6.1.2.1 Non-Residential Uses

Non-Residential Uses	Full Municipal Services
1. lot area (minimum)	No minimum
2. lot frontage (minimum)	No minimum
3. front yard depth (minimum)	No minimum
4. exterior side yard width (minimum)	No minimum
5. interior side yard width (minimum)	No minimum, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 9 m (30 ft)
6. rear yard depth (minimum)	No minimum, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 6 m (20 ft)
7. building height (maximum)	12 m (40 ft)
8. accessory uses, parking, waterbody setback, etc.	in accordance with Section 3
9. lot coverage (maximum)	50%

6.1.2.2 Residential Uses

Residential Uses	Full Municipal Services
1. Minimum Landscaped Open Space	15 m ² (160 ft ²) per unit
2. Minimum Roof Deck or Balcony	The minimum landscaped open space provision shall not apply to dwelling units in a portion of a Non-Residential building provided that all dwelling units have access to a private balcony or to an open roof deck with a minimum area of 5 m ² (54 ft ²) per unit
3. Maximum Density	1 per 65 m ² (700 ft ²) lot area
4. Maximum Building Height	12 m (40 ft)
5. accessory uses, parking, waterbody setback, etc.	in accordance with Section 3

6.1.3 Exception Zones

1. C1-1 – Core Area
Notwithstanding any provision of this By-law to the contrary, loading space shall be in accordance with Section 3.18.7 and parking shall be in accordance with Section 3.22.3.
2. C1-2: 45 Main Street

Notwithstanding the provisions of Section 6.1 to the contrary, on lands zoned C1-1 on Schedule “A” the only permitted uses allowed are a restaurant, a tourist lodging establishment and a miniature golf course.