

SECTION 12 –COMMERCIAL UPTOWN ZONE (C1) REGULATIONS

12.1 General Use Regulations

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

12.1.1 Permitted Uses

- a) Retail stores;
- b) grocery stores;
- c) offices including both on-site service and off-site service;
- d) personal and other service uses;
- e) financial institutions;
- f) automotive and home supply stores;
- g) convenience stores;
- h) restaurants including fast-food, take-out and full service;
- i) places of amusement, entertainment or recreation;
- j) bakeries;
- k) assembly halls and clubs;
- l) communication facilities;
- m) clinics;
- n) post offices;
- o) schools, cultural uses, art galleries and other institutional uses;
- p) taverns;
- q) funeral homes;
- r) existing residential uses, residential uses in buildings designed and constructed as single

unit detached dwellings and one additional dwelling unit in any existing residential building subject to complying with section 4.13 of this By-law, and dwelling units above a commercial use other than an automobile use;

- s) parking lots;
- t) motels and hotels;
- u) accessory uses including outside display and sale of goods and materials but not outside storage, in accordance with Section 4.37.

12.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;
- b) dwelling units in the second storey or above and existing dwellings including any alterations thereto made after the date of passing of this By-law in accordance with the requirements of subsection 6.1.3 of this By-law;
- c) accessory buildings and structures for the permitted uses, in accordance to section 4.1 of the By-law.

12.1.3 Zone Provisions

Zone Provision	Requirement
Minimum Lot Area	no requirement
Minimum Lot Frontage	no requirement
Maximum Lot Coverage	100 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	no requirement
Minimum Building Height	6 m (19.68 ft)
Maximum Building Height	17 m (55.77 ft)
Minimum Front Yard	no requirement
Maximum Front Yard	1 m (3.28 ft)
Minimum Interior Side Yard	
Interior Side Yard Abutting a Residential or Holding Residential Zone	4.5 m (14.76 ft)
All Other Cases	no requirement
Minimum Exterior Side Yard	no requirement except that requirements for sight visibility triangles (subsection 4.51) must be satisfied
Minimum Rear Yard	
Rear Yard Abutting a Residential or Holding Residential Zone	4.5 m (14.76 ft)

Zone Provision	Requirement
All Other Cases	no requirement

12.2 Exceptions

The special regulations contained in subsection 12.2 shall apply to the area or areas defined below.

12.2.1 Defined Area C1-1 as shown on Schedule "A", Map 35 of this By-law

a) **Permitted Uses**

A automobile washing establishment and accessory uses in addition to the uses permitted in the C1 Zone as indicated in subsection 12.1.1 of this By-law.

b) **Permitted Buildings and Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 12.1.2 of this By-law.

12.2.2 Defined Area C1-2 as shown on Schedule "A", Map 40 to this By-law

a) **Permitted Uses**

An establishment for the sale and installation of exhaust systems, automobile parts and materials in addition to the uses permitted in subsection 12.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the sale and installation establishment in addition to the buildings and structures permitted in subsection 12.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 12.1.3 of this By-law.

d) **Other**

The parking provisions of this By-law shall not apply to lands zoned C1-2. All other provisions pertaining to lands zoned C1 shall also apply to lands zoned C1-2.

12.2.3 Defined Area C1-3 as shown on Schedule "A", Map 40 to this By-law

a) **Permitted Uses**

A dairy or the uses permitted in subsection 12.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the dairy or the buildings and structures permitted in subsection

12.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 12.1.3 of this By-law.

d) **Other**

All other provisions pertaining to lands zoned C1 shall also apply to lands zoned C1-3.

12.2.4 Defined Area C1-4 as shown on Schedule "A", Map 40 to this By-law

ZBA #1 (By-law #892-09 enacted on February 2, 2009) Proposed Residential Use (91-95 Talbot Street East)

a) **Permitted Uses**

Three (3) residential dwelling units on the main floor in the existing building and accessory uses in addition to the uses permitted in the C1 zone as indicated in subsection 12.1.1 of this by-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses in subsection 12.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 12.1.3 of this By-law.

d) **Other**

Parking requirement reduced from 18 to 13 spaces.