

**PART 4.16 – C1-DC-1 ZONE, SHOPPING CENTRE DISTRICT**

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) chartered banks;</li> <li>(b) business offices;</li> <li>(c) professional businesses;</li> <li>(d) retail stores, including, without limiting the generality hereof, the retail sale of bakery products;</li> <li>(e) <u>restaurants</u>;</li> <li>(f) theatres</li> <li>(g) <u>laundrettes</u>;</li> <li>(h) <u>clubs</u> for social or recreational purposes;</li> <li>(i) attended coin-operated drycleaning plants, not including steaming or pressing services;</li> <li>(j) drycleaning or clothes pressing businesses, or both, which             <ul style="list-style-type: none"> <li>(i) do not occupy in excess of 280m<sup>2</sup> of floor space, and</li> <li>(ii) are used or intended to be used for the purpose of dealing directly with the members of the public served thereby;</li> </ul> </li> <li>(k) establishments for the care and treatment of animals under the supervision of a duly registered veterinarian, provided that such establishments are not used or intended to be used for the care or treatment of any animal of the equine or bovine species and that no animal shall be permitted to remain in the establishment other than during normal business hours;</li> <li>(l) <u>service stations</u>;</li> <li>(m) public schools as defined in the <i>School Act</i>;</li> <li>(n) independent schools as defined in the <i>School Support (Independent) Act</i>;</li> <li>(o) <u>kindergartens</u>;</li> <li>(p) <u>public buildings</u>;</li> <li>(q) <u>commercial exhibits</u>, subject to the regulations of the R1-B Single Family Dwelling District;</li> <li>(r) <u>churches</u>;</li> <li>(s) <u>high tech</u>;</li> <li>(t) <u>call centre</u>;</li> </ul>
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- (u) neighbourhood pub;
- (v) storefront cannabis retailer, provided
  - (i) only one storefront cannabis retailer at a time is permitted to operate on a lot,
  - (ii) the use does not occupy more than 104m<sup>2</sup> of floor area,
  - (iii) the use does not occupy more than 8.7m in length of a building facing Fairfield Road, and
  - (iv) the use is restricted to the first storey.

Service Stations	2	The operation of a <u>service station</u> in this zone shall not include work which involves: <ul style="list-style-type: none"><li>(a) removing the cylinder head of any engine,</li><li>(b) removing, repairing or replacing any part of the chassis or frame of a motor vehicle, or</li><li>(c) removing, repairing or replacing any part of the transmission or drive train of a motor vehicle, or</li><li>(d) removing, repairing or replacing any part of the exterior of the body of a motor vehicle or an externally mounted automotive accessory or fitting, other than a lamp, licence plate, windshield wiper, mirror, bumper guide, wheel or tire.</li></ul>
Density	3	No <u>lot</u> shall have a <u>floor space ratio</u> in excess of 0.35:1.
Height	4	No <u>building</u> shall exceed 5m and one <u>storey</u> in <u>height</u> .
Storage and Displays	5	Except within a <u>building</u> lawfully in use, no commodity, merchandise, stock-in-trade, or other material or thing related to any commercial use shall be stored or displayed within any <u>setback</u> , <u>side yard</u> or <u>rear yard</u> area required by this part.
Front Setbacks	6	The <u>setback</u> from the <u>street boundary</u> shall be at least 6m.

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| Rear Setbacks                              | 7  | (1) | The <u>setback</u> from the <u>rear lot line</u> shall be at least 6m.  |
|  |    | (2) | <u>Rear yards</u> may only be occupied or obstructed by: <ul style="list-style-type: none"> <li>(a) <u>accessory buildings</u> in accordance with Section 9, or</li> <li>(b) a roof extending from the main <u>building</u>, provided:           <ul style="list-style-type: none"> <li>(i) the depth of the roof is not more than 2.4m measured horizontally from the rear wall of the main <u>building</u>,</li> <li>(ii) the <u>height</u> of the roof is at least 4m above the ground level, and</li> <li>(iii) the roof is designed, maintained and used solely for the purpose of providing protection against the elements in loading and unloading <u>areas</u>.</li> </ul> </li> </ul> |
| Side yards                                 | 8  | (1) | Where no lane exists giving access to the <u>rear yard</u> , one <u>side yard</u> of a minimum <u>width</u> of 3m shall be provided giving access to the <u>rear yard</u> for the purpose of permitting off-street loading and unloading.   |
|  |    | (2) | All <u>side yards</u> other than those mentioned in subsection (1) shall be at least 2.4m wide.   |
| Accessory buildings                        | 9  | (1) | No <u>accessory buildings</u> shall occupy more than 10% of the <u>area</u> of the <u>site</u> and 30% of the <u>area</u> of the <u>rear yard</u> , and shall not exceed one- <u>storey</u> and 4m in <u>height</u> .   |
|  |    | (2) | An <u>accessory building</u> shall only be situated in the <u>rear yard</u> of the <u>building</u> to which it is accessory.  |
|  |    | (3) | An <u>accessory building</u> shall be situated in a location that provides a passage of not less than 2.4m in width between the <u>accessory building</u> and the main <u>building</u> .  |
| Regulations for Lots with Service Stations |    |     |   |
| Street Frontage                            | 10 | (1) | A <u>service station</u> shall only be constructed, placed, maintained or used on a <u>lot</u> that has in common with at least one <u>street</u> a <u>boundary</u> of not less than 30m.   |

Setbacks

- (2) No building, or part of a building, on a lot on which there is a service station shall be located:
  - (a) nearer to any street than a distance of 4.5m,
  - (b) nearer to any boundary of any lot lying within a Single Family Dwelling District, R1-A, R1-B Zones (Parts 1.1 and 1.2), than a distance of 4.5m.
- (3) Subsection (2) shall not apply to a lawful sign or floodlight pole, nor to a fence or wall of up to 1m in height at any point lying within a distance of 5m of a street, or to a tank or receptacle for the storage of petroleum or petroleum products lying wholly below the surface of the ground, but without restricting the generality of the provisions of subsection (2), it shall apply to every pump, pump island, air or water pipe or stand or other fixture and the structure on or in which the same may be located.

Off-Street Parking

- (4) Where a lot on which there is or is intended to be a service station lies at the intersection of two or more streets so that it has two or more boundaries in common with those streets, the area or areas of any part or parts of the lot lying within a distance of 9m of any point of intersection of the common boundaries (or the point or points of intersection of the extension in a straight line of the boundaries or of any of them) shall not be taken into account in determining the number of parking units that are or are intended to be set aside provided and maintained thereon.

Note: For parking requirements, see Schedule “C”.