

PART 4.1 - C-1 ZONE – LIMITED COMMERCIAL DISTRICT

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| Permitted Uses | 1 | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) those permitted in the R1-B Zone, Single Family Dwelling District (Part 1.2), and R-2 Zone, Two Family Dwelling District (Part 2.1), provided that in each case the most restrictive regulations controlling <u>height</u>, floor, yard and <u>site</u> area shall apply; (b) chartered banks; (c) business offices; (d) professional businesses; (e) mixed residential uses, provided that the ground floor of each <u>building</u> so used shall be used exclusively for commercial purposes and provided that all <u>storeys</u> above the ground floor shall be used exclusively for those residential uses permitted in the R3-1 and R3-2 Zones, Multiple Dwelling Districts (Part 3.3); (f) retail stores, including, without limiting the generality hereof, the retail sale of bakery products; (g) <u>restaurants</u>; (h) theatres; (i) <u>laundrettes</u>, provided that there is at least one off-<u>street</u> automobile parking space on the same <u>lot</u> for every 18.5m² of floor area in the <u>building</u>, with proper ingress and egress for the automobiles; (j) <u>clubs</u> for social or recreational purposes; (k) attended coin-operated drycleaning plants, not including steaming or pressing services, provided there is maintained on the same <u>lot</u> one motor vehicle off-street parking space for every 18.5m² of floor area of the <u>building</u> in which the plant is contained, with proper ingress and egress for the motor vehicles. |
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		(l)	Drycleaning or clothes pressing businesses or both, which
		(i)	do not occupy in excess of 280m ² of floor space, and
		(ii)	are used or intended to be used for the purpose of dealing directly with the members of the public served thereby;
		(m)	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 or suffered to remain in such establishment at any time during the hours of darkness in any day.
		(n)	<u>high tech</u> ;
		(o)	<u>call centre</u> .
Floor Space Ratio	2		No <u>building</u> shall have a <u>floor space ratio</u> in excess of 1.4 to 1.
Height of Buildings	3		The <u>height</u> of any <u>building</u> shall not exceed 12m.
Setbacks	4		No <u>building</u> or part thereof shall be so situated on a <u>lot</u> that any main wall will be closer to a <u>street line</u> than 6m.
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 areas prescribed in this Part in respect of <u>setbacks</u> , <u>side yards</u> and <u>rear yards</u> .
Rear Yard	6		A <u>rear yard</u> shall be provided having a depth so that the distance from the <u>rear lot line</u> to any wall of the main <u>building</u> that is nearest to such line will be not less than 6m, nor less than one half of the <u>height</u> of such rear wall.
	7		<u>Rear yards</u> shall be unoccupied and unobstructed by buildings other than <u>accessory buildings</u> in accordance with the requirements of Section 10 or by a roof not exceeding 2.4m in depth from the rear wall of the main <u>building</u> and having a <u>height</u> above the ground of not more than 4m and being used and maintained solely for the purpose of affording protection against the elements in loading and unloading spaces.

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| Side Yards | 8 | 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. |
| | 9 | On a <u>corner lot</u> , the minimum <u>side yard</u> on the flanking <u>street</u> shall be 2.4m. |
| | 10 | Subject to Section 8, where a <u>site</u> is used for any non-residential purpose, no <u>side yard</u> is required for any <u>lot line</u> bordering another <u>site</u> on which a lawful non-residential use is conducted. |
| Accessory Buildings | 11 | No <u>accessory buildings</u> shall occupy more than 10% of the area of the <u>site</u> , nor more than 30% of the <u>area</u> of the <u>rear yard</u> , nor shall any such <u>accessory building</u> exceed one <u>storey</u> or 4m in <u>height</u> . |
| | 12 | An <u>accessory building</u> shall be situated in the <u>rear yard</u> of the <u>building</u> to which it is accessory and shall conform to the restrictions prescribed in this Part. |
| | 13 | An <u>accessory building</u> shall be so situated as to provide a passage of not less than 2.4m in <u>width</u> between the <u>accessory building</u> and the main <u>building</u> . |
| Side Yards Adjoining
Other Zones | 14 | Any <u>side yard</u> , other than those referred to in Sections 8, 9 and 10 of this part shall be not less than 2.4m wide nor less than one-quarter the <u>height</u> of the adjoining side wall. |

Note: For parking requirements, refer to Schedule "C".