

PART SIX - COMMERCIAL ZONES

601. **C-1 - COMMERCIAL 1 ZONE**

602. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this Bylaw, the following and no other uses are permitted in the area designated as **C-1**:

- a) convenience store provided that the total floor area of the building in which the store is located does not exceed one hundred seventy-five (175) square metres;
- b) personal service establishments;
- c) one dwelling unit in conjunction with the commercial use;
- d) accessory buildings and uses customarily incidental to the above uses.

603. **LOT AREA AND WIDTH**

The minimum lot area required is one thousand (1,000) square metres, and the minimum width is thirty (30.0) metres.

604. **LOT COVERAGE**

Buildings and structures, parking area and driveways shall not cover more than forty (40%) percent of the lot area.

605. **SITING OF BUILDINGS AND STRUCTURES**

- a) No building or structure except a fence shall be located within five (5) metres of a lot line.
- b) No parking, loading or storage areas shall be located in a setback required under this Bylaw where the abutting property is designated R Zones and RR-1 Zone.

606. **HEIGHT OF BUILDING**

- a) No principal building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

607. **LIGHTING**

Adequate lighting of open areas within the lot shall be provided and shall be so arranged as to deflect light away from residential uses.

608. **OFF-STREET PARKING AND LOADING**

Off-street parking and loading shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.