

**SECTION 18A: COMMERCIAL C ZONE****18A.1 Permitted Uses**

The following uses are permitted in the Commercial C Zone:

- (1) amusement machine, subject to Section 6.11;
- (2) financial institution;
- (3) office;
- (4) bake shop;
- (5) convenience store;
- (6) dance, health or fitness club or studio;
- (7) day nursery;
- (8) dry cleaning distribution station;
- (9) laundromat;
- (10) farmer's market;
- (11) garden centre;
- (12) gasoline bar and/or automobile service station;
- (13) printing and/or publishing establishment;
- (14) retail establishment;
- (15) restaurant;
- (16) service shop, merchandise;
- (17) service shop, personal;
- (18) veterinary hospital;
- (19) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 18A.4.

**18A.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a Commercial C Zone except in accordance with Section 6 General Provisions and with the following:

- |                                 |     |
|---------------------------------|-----|
| (a) Maximum Lot Area (hectares) | 0.4 |
|---------------------------------|-----|

(b) Minimum Lot Frontage (metres)	60
(c) Front Yard Setback (metres)	10.5
(d) Rear Yard Setback (metres)	7.5
(e) Interior Side Yard Setback (metres)	4.5
(f) Exterior Side Yard Setback (metres)	7.5
(g) Minimum Landscaped Open Space - 10 percent of lot area to include buffering along any lot line abutting a Residential Zone;	
(h) Maximum Total Floor Area for all permitted commercial uses (square feet)	2,500
(i) Maximum Building Height (storeys)	2
(j) Open storage	not permitted

#### 18A.3 Provisions for Loading Spaces in a C Zone

Where required in accordance with Section 6.14, loading spaces in a C Zone shall not be permitted within a front yard or an exterior side yard.

#### 18A.4 Provisions for Accessory Buildings and Structures in a C Zone

Accessory buildings and structures in a Commercial C Zone are permitted in accordance with the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) Not be established until or unless the main building or use to which it is accessory is established;
- (c) Not be used for gain or profit;
- (d) The maximum height of an accessory building or structure shall be 4.5 metres;
- (e) Rear Yard Setback (metres) 1.5
- (f) Interior Side Yard Setback (metres) 1.5
- (g) An accessory building or structure is not permitted within any front or exterior side yard;
- (h) Where a rear or interior side lot line abuts a Residential or Institutional Zone the setback shall be 3 metres;
- (i) Maximum permitted coverage (square metres) 25

18A.5 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

**C(H) -1            1311 Egerter Road**

Notwithstanding the provisions of the Commercial C Zone, in addition to the permitted uses of the C Zone, the lands indicated as C(H)-1 on Schedule A3 may be used for a banquet hall and private club.

**C(H) -2            1344 Merrittville Highway**

Notwithstanding the provisions of the Commercial C Zone, in addition to the permitted uses of the C Zone, the lands indicated as C(H)-2 on Schedule A4 may be used for a nursery.

**C(H)-3            2404 Port Robinson Road**

Notwithstanding the provisions of the Commercial C Zone, in addition to the permitted uses of the C Zone, the lands indicated as C(H)-3 on Schedule A4 may be used for an automobile sales and rental establishment.

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