

901

Commercial One (C-1)

1. Principal Use

- i) **On any lot:**
 - a) Service establishment
 - b) Retail and wholesale sale
 - c) Office
 - d) Veterinary establishment
 - e) Tourist accommodation
 - f) Restaurant
 - g) Craft beverage processing
 - h) Liquor licensed establishment
 - i) Assembly use
 - j) Institutional use
 - k) Recreation facility
 - l) Mini-storage

2. Accessory Uses

- i) **On any lot:**
 - a) Residential use limited one dwelling unit
 - b) Warehousing
 - c) Outdoor recreation use
 - d) Outdoor storage

3. Conditions of Use

- i) **Any fairgrounds associated with Assembly use shall be subject to the following conditions:**
 - a) Camping site associated with fairground use must be in conjunction with an event sponsored by a non-profit cause, organization or society taking place on the lot on which the use is carried out.
- ii) **All other permitted uses shall be subject to the following conditions:**
 - a) No parking, loading or storage areas shall be located within 1.5 metres of any lot line.
 - b) All outdoor storage use shall be screened from any abutting property zoned under Part 700, Residential Zone, in accordance with Section 310.

4. Density

- i) **Tourist Accommodation:**
 - a) Minimum tourist accommodation unit area is 40.0 square metres.
 - b) For Tourist Accommodation uses, maximum of twenty-four (24) tourist accommodation units per 1.0 ha.
 - c) A minimum of 25 per cent of the lot area shall be retained as open space.
 - d) Occupancy shall be temporary in nature with a minimum of 50 per cent of the total units limited to a maximum stay of six months per visitor for any 12 month period.
 - e) Residential occupancy of up to 50 per cent of the total units is permitted where:
A surveyor’s site certificate identifying all tourist accommodation units is provided indicating the location of the proposed residential occupancies.
 - f) At least three of the following uses are in operation on the site:
 - 1) Restaurant
 - 2) Service establishment
 - 3) Offices
 - 4) Retail sales
 - 5) Liquor licensed establishment
 - 6) Outdoor recreation use

5. Siting of Buildings and Structures

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Required Setback			
	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	4.5m	4.5m	1.75m	4.5m
Accessory	4.5m	1.0m	1.0m	4.5m

6. Height of Structures

- i) The maximum permitted height of principal structures shall be:
 - a) At and beyond required side yard setback: 8.0 metres
 - b) At and beyond 7.5 metres from any lot line: 10.0 metres
 - c) At and beyond 12.0 metres from any lot line: 12.0 metres
- ii) The maximum permitted height of accessory buildings and structures shall be 8.0 metres.

7. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 50 per cent.

8. Subdivision Requirements

i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.

ii) **Minimum Lot Area for All Other Lands:**

The minimum average lot area permitted shall be 2000 square metres.

End • C-1