

902

Commercial One A (C-1A)

1. Principal Use

- i) **On any lot:**
 - a) Service establishment
 - b) Retail sale
 - c) Restaurant
 - d) Craft beverage processing
 - e) Liquor licensed establishment
 - f) Veterinary establishment
 - g) Automobile service station

2. Accessory Uses

- i) **On any lot:**
 - a) Residential use limited to one dwelling unit
 - b) Outdoor storage
 - c) Office

3. Conditions of Use

- i) **Automobile service stations shall be subject to the following conditions:**
 - a) Fuel service pumps or pump islands shall be located a minimum of 4.5 metres from any lot line. Canopies over the fuel service pumps or pump islands shall be located within 1.5 metres of any lot line. No canopy is to be longer than 33 per cent of the length of the street boundary of the yard in which it is located, to a maximum of 12.0 metres.
 - b) Automobile service stations shall be subject to the following parking and loading area requirements:
 - 1) Off-street parking, loading areas and ingress and egress points shall be located so as not to interfere with other on-site vehicular and off-site traffic movements abutting the streets.
 - 2) No parking, loading or storage areas shall be located within 1.5 metres of any lot line.
 - c) Automobile service stations shall be subject to the following landscaping requirements:
 - 1) Loading areas, garbage containers and recycling containers shall be screened to a height of at least 2.5 metres by a landscaping screen, a solid decorative fence, or a combination thereof.

Where the automobile service station is situated on a lot having a boundary in common with any abutting property zoned under Part 700, Residential Zones, there shall be provided and maintained on and along the full length of such boundary or portion of the boundary, a landscaped area measuring no less than

3.0 metres in width throughout its length comprised of properly maintained trees, shrubs, flowers and grass.

- d) One freestanding sign is permitted for each street frontage of any lot used for an automobile service station. The freestanding sign shall be permitted in landscaped areas only. The height of the sign, including support structures, shall not exceed 6.0 metres and the area of any one face shall not exceed 6.5 square metres. A freestanding sign may be illuminated.

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 shall be screened from any abutting property zoned under Part 700, Residential Zones, there shall be provided and maintained on and along the full length of such boundary or portion of the boundary, a landscaped area measuring no less than 3.0 metres in width throughout its length comprised of properly maintained ornamental trees, shrubs, flowers and grass.

4. Siting of Buildings and Structures

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

| Type of Use | Required Setback for Principal Uses | | | |
|-------------|-------------------------------------|-----------|-----------|-------------------------|
| | Front Yard | Rear Yard | Side Yard | Side Yard Abutting Road |
| Principal | 4.5m | 4.5m | 1.75m | 4.5m |

| Type of Use | Required Setback for Accessory Uses | | | |
|--|-------------------------------------|-----------|-----------|-------------------------|
| | Front Yard | Rear Yard | Side Yard | Side Yard Abutting Road |
| Accessory (Adjacent to Part 700 zones) | 4.5m | 4.5m | 4.5m | 4.5m |
| Accessory (Adjacent to non - Part 700 zones) | 4.5m | 1.0m | 1.0m | 4.5m |

5. Height of Structures

- i) The maximum permitted height of principal buildings and 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.

6. Lot Coverage

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

7. 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) **Lot Area:**
The minimum average lot area permitted shall be 2000 square metres.

End • C-1A