

Section 6.4.21

(580.55,580.61)

COMMERCIAL 1

C1

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Office	n/a
b) Personal Service Use	n/a
c) Public Assembly Use	n/a
d) Recreation Facility	n/a
e) Restaurant	n/a
f) Retail Store	n/a
g) Accessory Dwelling Units – each unit	185 m ²
h) Public Parking Lot	n/a

i. Density Bonus For Amenity

For density bonuses, please refer to Section 6.3 (19) “Density Bonuses”.

Maximum Number and Size of Buildings and Structures

Height	10.0 m
Parcel coverage	75%

Landscape Requirements

20% of the lot must be landscaped.

Minimum Setback Requirements

Front lot line	1.0 m
Interior side lot lines	1.5 m
Interior side lot line adjacent to a lane	1.5 m
Exterior side lot line	1.0 m
Rear lot line	2.0 m

Except:

- a) where the adjoining parcel is zoned commercial or industrial then the setback from the common interior side lot line may be reduced to zero;
- b) where any part of a parcel contains a watercourse then the regulations in Section 3 of this Part shall apply
- c) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.