

Section 3.4.21

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 *	185m ²
h) Public Parking Lot	n/a
* Notwithstanding the Required Site Area, a minimum of four accessory dwelling units are permitted on each parcel regardless of parcel size.	

Density Bonus for Amenity

For density bonuses, please refer to Section 3.3 (Table 17A): Density Bonuses.

Maximum Number and Size of Buildings and Structures

Height	11.5m
Parcel coverage	75%

Landscape Requirements

20% of the lot must be landscaped.

Minimum Setback Requirements

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

Except:

- where the adjoining parcel is zoned commercial or industrial then the setback from the common interior side lot line may be reduced to zero.
- where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.
- that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.