
SECTION 10 C ZONE – GENERAL COMMERCIAL

10.1 General

No person shall hereafter use any lands, nor erect, alter, enlarge, or use any building or structure in the C Zone (as shown on the attached Schedules) except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

10.2 Permitted Uses

- Antique and craft shops;
- Bars;
- Business office;
- Drugstores;
- Dry cleaning and laundry outlets;
- Financial offices;
- Food stores, including grocery stores, baked food shops, delicatessen stores, and food specialty shops;
- Hotels, motor inns, and motels;
- Laundromats;
- Merchandise service shop;
- Personal service shop;
- Professional offices;
- Restaurants;
- Restaurants, Take-Out;
- Retail stores;
- Tobacconist and/or newsstands;
- Two dwelling units accessory to, and situated within the same building as a permitted commercial use; and
- Uses accessory to the foregoing.

10.3 Zone Requirements

Yard Requirements (minimum)	
Front	0.9 m (3 ft)
Rear	
Abutting Commercial or Institutional Zone	10.668 m (35 ft)
Abutting any other zone	1.524 m (5 ft)
Exterior Side	0.9 m (3 ft)
Interior Side	
Abutting Commercial or Institutional Zone	0 m (0 ft)
Abutting any other zone	7.62 m (25 ft)
Building Height (maximum)	12.192 m (40 ft)
Dwelling Units per Lot (maximum)	2
Dwelling Unit area (minimum)	
Bachelor unit	37.16 m ² (400 ft ²)

	Other units	46.45 m ² (500 ft ²)
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10.4 Additional Zone Requirements

a) General Provisions

In accordance with the provisions of Section 3.

b) Habitable Room Window

Where the exterior wall of a hotel establishment building contains a first storey habitable room window, such wall shall be located no less than 9.1 m (30 ft) from any interior side lot line or rear lot line.

c) Distance between Buildings

Where more than one hotel establishment building is erected on the same lot, the minimum distance between buildings shall not be less than 15.2 m (50 ft); provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 *walls* may be reduced to 3.0 metres (10 ft).

For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

In the above paragraph, "angle of divergence" means the interior acute angle formed by and lying between such 2 external walls or their projection.

10.5 Special Exception Zones

a) C-1

Reserved.

b) C-2

Reserved.

c) C-3 (18 Dupont Street; Lot 22, Conc. VIII; Part 10, Plan CR-734; By-law 1998-19)

Notwithstanding the provisions of Sections 3 and 10.3 to the contrary, on the lands zoned C-3 the requirements of the C zone contained in Section 10.3 shall apply except for the following:

Yard Requirements (minimum)	
Rear	1.2 m (4 ft)
Interior Side	1.2 m (4 ft)
Dwelling units per lot (maximum)	1
Parking Requirements	4

Notwithstanding Section 3.21 herein, no loading space shall be required in any yard.

Notwithstanding Section 3.21 herein, the following standards shall apply:

- Required parking spaces shall be provided on site;
- The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such driveway, shall be 9.1 m (30 ft);
- No driveway shall be established closer than 0.5 m (1.5 ft) to a side lot line.

Notwithstanding Section 3.22 herein, no planting strip shall be required in any yard.