

## SECTION 16

### GENERAL COMMERCIAL 1 ZONE (GC1)

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#### 16.1 Permitted Uses

|   |   |
|---|---|
| <p>Accessory uses and buildings.<br/>Ambulance dispatch facilities.<br/>Art galleries.<br/>Auditoriums.<br/>Automobile repair establishments.<br/>Automobile sales establishments.<br/>Automobile service stations.<br/>Automobile washing establishments.<br/>Bake shops.<br/>Bingo halls.<br/>Bulk retail sales establishments.<br/>Bus depots.<br/>Call centres.<br/>Colleges and universities<br/>Commercial recreation establishments.<br/>Commercial schools.<br/>Community centres.<br/>Convenience stores.<br/>Convention facilities.<br/>Crisis care facilities.<br/>Day care centres.<br/>Dry cleaning establishments.<br/>Existing dwellings.<br/>Farmers' markets.<br/>Financial institutions.<br/>Flea markets.<br/>Funeral homes.<br/>Gas bars.</p> | <p>Group Homes. <span style="float: right;"><i>(41/2010)</i></span><br/>Hotels or motels.<br/>Laundromats.<br/>Libraries.<br/>Medical centres/clinics.<br/>Minor institutions.<br/>Museums.<br/>Newspaper and printing establishments.<br/>Night clubs.<br/>Offices.<br/>Parking lots and parking structures.<br/>Payday loan establishment. <span style="float: right;"><i>(13/2020)</i></span><br/>Personal service establishments.<br/>Pharmacies.<br/>Place of Worship.<br/>Public parks/open space.<br/>Public halls.<br/>Repair and rental establishments.<br/>Residential conversion of an existing commercial building.<br/>Restaurants.<br/>Retail establishments, including shopping centres and department stores.<br/>Schools.<br/>Service establishments.<br/>Social or service clubs.<br/>Studios.<br/>Taxi stands.<br/>Theatres.<br/>Wholesale establishments.</p> |
|---|---|

## **16.2 Zone Regulations**

### **16.2.1 All Uses Permitted in Subsection 16.1 with the Exception of Automobile Service Stations, Gas Bars, Existing Dwellings, Residential Conversion of an Existing Commercial Building and Group Homes (41/2010)**

|     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Lot Area:              | (minimum) | <b>460m<sup>2</sup></b>  |
| (2) | Lot Frontage:          | (minimum) | <b>12m</b>   |
| (3) | Front Yard Depth:      | (minimum) | <b>3m</b>  |
| (4) | Side Yard Widths:      | (minimum) | <b>3m</b> (each side) except where the side yard abuts a Residential Zone a minimum side yard of <b>5m</b> shall be provided |
| (5) | Rear Yard Depth:       | (minimum) | <b>7.5m</b>  |
| (6) | Lot Coverage:          | (maximum) | <b>50%</b>   |
| (7) | Height:                | (maximum) | <b>10m</b>   |
| (8) | Landscaped Open Space: | (minimum) | <b>10%</b>   |
| (9) | Landscaped Strips:     | (minimum) | <b>3m</b> adjacent to a Residential Zone   |

### **16.2.2 Automobile Service Stations and Gas Bars**

(1) The regulations set out in Section 15.2.2 shall apply.

### **16.2.3 Existing Dwellings**

(1) The regulations set out in Section 7.2.1 shall apply.

### **16.2.4 Residential Conversion of an Existing Commercial Building**

(1) The regulations set out in Section 14.2.2 shall apply.

### **16.2.5 Group Homes**

(1) The regulations set out in [Section 3.16](#) shall apply.

**(41/2010)**

## 16.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

|              |                |              |                |               |                |
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### 16.3.1 GC1 -1 (See Zoning Map Part 38)

#### 16.3.1.1 Permitted Uses

- (1) May be used for an automobile sales lot.

#### 16.3.1.2 Site Zone Regulations

- (1) Side Yard Width: (minimum) the existing building shall maintain a **1.2m** west side yard setback

### 16.3.2 GC1-2 (See Zoning Map Part 69)

#### 16.3.2.1 Site Zone Regulations

- (1) Side Yard Width: (minimum) **3m** on the west side  
 (2) Landscaped Strips: (minimum) **1m** along east property line

### 16.3.3 GC1-3 (See Zoning Map Part 69)

#### 16.3.3.1 Site Zone Regulations

- |     |                                |           |  |
|-----|--------------------------------|-----------|--|
| (1) | Front Yard Depth:              | (minimum) | existing front yard setback shall be maintained  |
| (2) | Special Landscaped Regulations | (minimum) | an evergreen hedge, <b>1.5m</b> in height shall be provided along the west property line from the south property line to a point, <b>6m</b> from Devine Street |
| (3) | Building Character:            | (minimum) | any building on the lot shall be residential in general appearance   |
| (4) | Lighting:                      | (minimum) | any exterior lighting of the building or parking area shall be of a non-glare nature and directed away from adjacent residential properties and streets        |

### 16.3.4 GC1-4 (See Zoning Map Part 69)

#### 16.3.4.1 Permitted Uses

- (1) May be used for an automobile sales lot but shall not be used for a restaurant, a night club, or any retail commercial use in the nature of a variety or convenience store.

### 16.3.5 GC1-5 (See Zoning Map Part 58)

#### 16.3.5.1 Permitted Uses

- (1) An existing contractors yard or shop "Class A" and a single family dwelling only.

#### 16.3.5.2 Site Zone Regulations

- |     |                  |           |  |
|-----|------------------|-----------|--|
| (1) | Setbacks:        | (minimum) | as existed on the date of passing of this By-law |
| (2) | Height:          | (maximum) | as existed on the date of passing of this By-law |
| (3) | Outdoor Storage: | (maximum) | no outside storage of materials or equipment     |

**16.3.6 GC1-6** (See Zoning Map Part 54)**16.3.6.1 Permitted Uses**

- (1) Parking lot.

**16.3.6.2 Site Zone Regulations**

- |     |                                  |           |   |
|-----|----------------------------------|-----------|---|
| (1) | Buffer Extension:                | (maximum) | no buffer strip is required along the north and south property lines. |
| (2) | Landscaped Open Space Exemption: | (minimum) | no landscaped open space is required                                  |

**16.3.7 GC1-7** (See Zoning Map Part 54)**16.3.7.1 Permitted Uses**

- (1) As set out in [Section 16.1](#).

**16.3.7.2 Site Zone Regulations**

- |     |                  |           |  |
|-----|------------------|-----------|--|
| (1) | Setbacks:        | (minimum) | - north side <b>2m</b><br>- east side <b>0m</b>  |
| (2) | Parking:         | (minimum) | <b>7</b> spaces, with parking being permitted within the front and side yard setback from the street |
| (3) | Buffer Strip:    | (minimum) | <b>2m</b> adjacent to the north lot line   |
| (4) | Garbage Storage: |           | no storage of garbage outside the building   |

**16.3.8 GC1-8** (See Zoning Map Part 29)**16.3.8.1 Permitted Uses**

- (1) May be used for an automotive transmission repair shop.

**16.3.8.2 Site Zone Regulations - Transmission Repair Shop**

- |     |                        |           |              |
|-----|------------------------|-----------|--------------|
| (1) | Lot Frontage:          | (minimum) | <b>37.2m</b> |
| (2) | Landscaped Open Space: | (minimum) | <b>20%</b>   |

- |     |  |  |
|-----|--|--|
| (3) | Setbacks:                                  | <ul style="list-style-type: none"> <li>- north side    <b>0m</b></li> <li>- south side    <b>8m</b></li> <li>- east side     <b>0m</b></li> <li>- west side     <b>281m</b></li> </ul> |
|     |  | except that the existing garage located on the west side of the lot which may have a west side yard of <b>2.9m</b>   |
| (4) | Building Restrictions:     (minimum)       | the existing garage shall not be enlarged  |
| (5) | Parking:                         (minimum) | <b>1</b> per <b>20m<sup>2</sup></b> of gross floor area  |
| (6) | Outdoor Storage:             (minimum)     | no outdoor storage of vehicles, automotive parts, materials, supplies or equipment is permitted  |

### 16.3.9 GC1-9 (See Zoning Map Part 24)

**(107/2004)**

#### 16.3.9.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Ambulance dispatch facilities.
- (3) Art galleries.
- (4) Automobile washing establishments.
- (5) Bake shops.
- (6) Bingo halls.
- (7) Call centres.
- (8) Colleges and universities.
- (9) Commercial recreation establishments.
- (10) Commercial schools.
- (11) Community centres.
- (12) Convenience stores.
- (13) Day care centres.
- (14) Dry cleaning establishments.
- (15) Farmers' markets.
- (16) Financial Institutions.
- (17) Flea markets.
- (18) Funeral homes.
- (19) Home for the aged
- (20) Laundromats.
- (21) Libraries.
- (22) Medical centres/clinics.
- (23) Minor institutions.
- (24) Museums.
- (25) Newspaper and printing establishments.

**(94/2007)**

- (26) Nursing home (94/2007)
- (27) Offices.
- (28) Personal service establishments.
- (29) Pharmacies.
- (30) Place of Worship.
- (31) Public halls.
- (32) Repair and rental establishments.
- (33) Restaurants.
- (34) Retail establishments, including shopping centers but excluding department stores.
- (35) Retirement home (94/2007)
- (36) Schools
- (37) Service establishments.
- (38) Social or service clubs.
- (39) Studios.
- (40) Theatres.

**16.3.9.2 Site Zone Regulations**

(94/2007)

- (2) The maximum site density for residential rooms in a Retirement Home shall be limited to **74** rooms per **hectare** (30 rooms per acre)
- (3) The maximum site density for residential beds in a Home for the Aged or Nursing Home shall be limited to **148** beds per **hectare** (60 beds per acre)
- (4) The minimum landscaped open space requirement for a Home for the Aged, a Nursing Home or a Retirement Home shall be **20%**.
- (5) All other regulations shall be as set out in [Section 16.2.1](#).

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**16.3.10 GC1-10** (See Zoning Map Part 24)

(147/2008)

**16.3.10.1 Permitted Uses**

- (1) A gas bar.
- (2) A restaurant.
- (3) A convenience store.
- (4) Automobile washing establishment, which may include facilities for washing dogs, but shall not include the sale of fuels to motor vehicles. (86/2018)

**16.3.10.2 Site Zone Regulations**

- (1) The regulations as set out in Section 15.2.2 shall apply to a Gas Bar use.
- (2) The regulations as set out in Section 16.2.1 shall apply to all other uses.

**16.3.10.3**      **Site Zone Regulations – Drive Through Service Facility**      **(86/2018)**

- (1) Notwithstanding subsection 3.9 (1) and (2) a drive through service facility and associated stacking lane as defined herein may be permitted and shall be set back a minimum distance 4.0m from any lot line.
- (2) All other regulations as set out in Section 3.9 shall apply.

**16.3.11** **GC1-11** (See Zoning Map Part 43 and 54)**(60/2018)****16.3.11.1** **Permitted Uses**

- (1) Accessory uses and buildings
- (2) Apartment dwellings
- (3) Bake shops
- (4) Churches
- (5) Colleges and universities
- (6) Commercial recreation establishments
- (7) Commercial schools
- (8) Community centres
- (9) Convenience stores
- (10) Crisis care facilities
- (11) Day care centres
- (12) Financial institutions
- (13) Group homes
- (14) Libraries
- (15) Long term care facilities
- (16) Medical centres/clinics
- (17) Minor institutions
- (18) Multiple use apartment dwellings
- (19) Museums
- (20) Nursing homes
- (21) Offices
- (22) Personal service establishments
- (23) Pharmacies
- (24) Public Halls
- (25) Residential care facilities
- (26) Residential conversion of an existing commercial building
- (27) Restaurants
- (28) Retirement homes
- (29) Retail establishments
- (30) Schools
- (31) Social or service clubs
- (32) Studios

**16.3.11.2**      **Permitted Use Restrictions**

- (1) Restaurants, retail and personal service establishment uses on the former



Sarnia General Hospital lands shall not exceed the following gross floor areas:

- a. **182m<sup>2</sup>** maximum combined floor area of restaurant land uses
- b. **465m<sup>2</sup>** maximum combined gross floor area for retail land uses
- c. **465m<sup>2</sup>** maximum combined gross floor area for personal service establishment land uses

- (2) Apartment dwellings, long term care facilities, multiple use apartment dwellings, nursing homes, residential care facilities, residential conversion of existing commercial buildings and retirement homes shall be prohibited until the holding zone is removed, in accordance with the subsection 39.2.12 of this by-law.

### 16.3.11.3 Site Zone Regulations

- (1) Landscape Strip  
Adjacent to Bright Street: (minimum) As existed on the date of the passing of this by-law
- (2) Building Setbacks  
from lot line adjacent to  
Bright Street: (minimum) **15.0m**
- (3) Notwithstanding the provisions of Subsection 3.20(2)(a), 4.6(2), 16.2.1(4) and 16.2.1(9) of this by-law, where the UR1-52 zone is developed for open space purposes accessory the uses in the GC1-11 zone, no interior side yard setback or landscaped strip shall be required between the GC1-11 zone and the UR1-52 shown in Zoning Map Part 43 and the lands zoned UR1-52 shall be included in the lot area for the purposes of calculating lot area, lot coverage and landscaped open space for lots partially with the GC-11 zone.
- (4) Vehicular access is not permitted onto Essex Street and a maximum of one (1) access is permitted onto Bright Street.
- (5) All other regulation as set out in Section 16.2 shall apply.