

SECTION 19

COMMUNITY COMMERCIAL 1 ZONE (COC1)

		Page
19.1	<u>Permitted Uses</u>	19 - 1
19.2	<u>Zone Regulations</u>	19 - 2
19.3	<u>Site and Area Specific Regulations</u>	19 - 3

19.1 Permitted Uses

Accessory uses and buildings.
 Animal hospitals (with no outdoor kennels).
 Auditoriums.
 Automobile washing establishments.
 Automobile service stations.
 Bake shops.
 Bingo halls.
 Commercial recreation establishments (within buildings).
 Commercial schools.
 Convenience stores.
 Day care centres.
 Dry cleaning establishments.
 Existing dwellings. *(92/2008)*
 Financial institutions.
 Gas bars.
 Group Homes. *(41/2010)*
 Laundromats.
 Libraries.
 Medical centres/clinics.
 Minor institutions.
 Offices.
 Personal service establishments.
 Pharmacies.
 Public halls.
 Repair and rental establishments.
 Residential conversions of existing commercial buildings.
 Restaurants.
 Retail establishments, including shopping centres but excluding department stores.
 Studios.

19.2 Zone Regulations

19.2.1 All Those Uses Set Out in Section 19.1 Except Gas Bars, Automobile Service Stations, Residential Conversion of Existing Commercial Buildings and Group Homes (41/2010)

(1)	Lot Area:	(minimum)	460m²
(2)	Lot Frontage:	(minimum)	15m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	3m (each side), except that where a side lot line abuts any Residential Zone, the minimum side yard width shall be 12m
(5)	Rear Yard Depth:	(minimum)	3m , except that where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12m
(6)	Lot Coverage:	(maximum)	50%
(7)	Height:	(maximum)	2 storeys
(8)	Landscaped Open Space:	(minimum)	10%
(9)	Landscaped Strips:	(minimum)	3m adjacent to a Residential Zone
(10)	Floor Area Restriction:	(maximum)	300m² for restaurants

19.2.2 Automobile Service Stations and Gas Bars

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

19.2.3 Residential Conversion of an Existing Commercial Building

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

19.2.4 Group Homes

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

(41/2010)

19.3 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.

	Page		Page		Page
<u>COC1-1</u>	19 - 3	<u>COC1-12</u>	19 - 10	<u>COC1-23</u>	19 - 15
<u>COC1-2</u>	19 - 4	<u>COC1-13</u>	19 - 10	<u>COC1-24</u>	19 - 15
<u>COC1-3</u>	19 - 4	<u>COC1-14</u>	19 - 11	<u>COC1-25</u>	19 - 16
<u>COC1-4</u>	19 - 5	<u>COC1-15</u>	19 - 11	<u>COC1-26</u>	19 - 17
<u>COC1-5</u>	19 - 6	<u>COC1-16</u>	19 - 11	<u>COC1-27</u>	19 - 18
<u>COC1-6</u>	19 - 6	<u>COC1-17</u>	19 - 12	<u>COC1-28</u>	19 - 18
<u>COC1-7</u>	19 - 7	<u>COC1-18</u>	19 - 12	<u>COC1-29</u>	19 - 20
<u>COC1-8</u>	19 - 7	<u>COC1-19</u>	19 - 13	<u>COC1-30</u>	19 - 20
<u>COC1-9</u>	19 - 8	<u>COC1-20</u>	19 - 13	<u>COC1-31</u>	19 - 21
<u>COC1-10</u>	19 - 8	<u>COC1-21</u>	19 - 14	<u>COC1-32</u>	19 - 22
<u>COC1-11</u>	19 - 9	<u>COC1-22</u>	19 - 14		

19.3.1 COC1 -1 (See Zoning Map Parts 5, 9, 23 and 62)

19.3.1.1 Permitted Uses

- (1) All those uses set out in [Section 19.1](#), except gas bars, automobile service stations and residential conversions of existing commercial buildings.

19.3.1.2 Site Zone Regulations

- (1) Side Yard Widths: (minimum) **3m**, except that where a side lot line abuts any Residential Zone, the minimum side yard width shall be **5m**
- (2) Rear Yard Depth: (minimum) **7.5m**, except that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be **12m**
- (3) Lot Coverage: (maximum) **35%**

19.3.2 COC1 - 2 (See Zoning Map Parts 2, 3, 4, 11, 12, 55 and 45)

19.3.2.1 Permitted Uses

- (1) All those uses set out in [Section 19.1](#), except automobile washing establishments and animal hospitals.

19.3.2.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	370m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Front Yard Depth:	(minimum)	3m
(4)	Side Yard Widths:	(minimum)	3m , except that a minimum side yard of 5m shall be provided adjacent to a Residential Zone
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	35%

19.3.3 COC1-3 (See Zoning Map Part 9)**19.3.3.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Commercial schools.
- (3) Medical centres/clinics for not more than 2 doctors.
- (4) Offices.
- (5) Place of Worship.

(105/2003)

19.3.3.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	990m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Side Yard Widths:	(minimum)	3.8m (each side)
(4)	Rear Yard Depth:	(minimum)	3m
(5)	Height:	(maximum)	1.5 storeys
(6)	Lot Coverage:	(maximum)	35%

19.3.4 COC1-4 (See Zoning Map Part 9)

19.3.4.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Automobile repair establishments.
- (3) Automobile washing establishments.
- (4) Automobile service stations.
- (5) Commercial schools.
- (6) Convenience stores.
- (7) Dry cleaning and laundry shops.
- (7) Gas bars.
- (8) Medical centres/clinics
- (9) Offices.
- (10) Restaurants.
- (11) Retail establishments, excluding department stores.

19.3.4.2 Site Zone Regulations

- | | | | |
|-----|-----------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 3800m² |
| (2) | Lot Frontage: | (minimum) | 50m |
| (3) | Side Yard Widths: | (minimum) | 3m , except that 12m shall be provided from a flanking street |
| (4) | Rear Yard: | (minimum) | 3m |
| (5) | Setback for Gas Pumps: | (minimum) | 4.5m from all lot lines, except that no gas pump shall be located closer than 12m from Waterworks Road |
| (6) | Setback for Gas Pump Canopy | (minimum) | 3m from all lot lines, except that no gas pump canopy shall be located closer than 10.5m from Waterworks Road |
| (7) | Number of Main Buildings: | (maximum) | 2 |
| (8) | Special Provision: | (minimum) | the vehicular entrance to the bays of any automobile service establishment, washing establishment or service station shall be oriented towards Lakeshore Road |
-

19.3.5 COC1-5 (See Zoning Map Part 9)

19.3.5.1 Permitted Uses

- (1) Uses permitted in [Section 19.1](#).

19.3.5.2 Site Zone Regulations

- | | | | |
|-----|---------------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2ha |
| (2) | Lot Frontage: | (minimum) | 65m |
| (3) | Front Yard Depth: | (minimum) | 12.5m |
| (4) | Side Yard Widths: | (minimum) | 25m on one side and 13m on the other side |
| (5) | Lot Coverage: | (maximum) | 25% |
| (6) | Rear Yard Depth: | (minimum) | 9m |
| (7) | Setback for Gas Pumps: | (minimum) | 4.5m from any lot line |
| (8) | Setback for Pump Island Canopy: | (minimum) | 3m from any lot line |

19.3.6 COC1-6 (See Zoning Map Part 5)

19.3.6.1 Permitted Uses

- (1) Uses permitted in [Section 19.1](#).

19.3.6.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 800m² |
| (2) | Lot Frontage: | (minimum) | 20m |
| (3) | Front Yard Depth: | (minimum) | 8.5m |
| (4) | Side Yard Widths: | (minimum) | 3m one side and 13.5m on the other side |
| (5) | Rear Yard Depth: | (minimum) | 3m |
| (6) | Height: | (maximum) | 1 storey |

19.3.7 COC1-7 (See Zoning Map Part 5)

19.3.7.1 Site Zone Regulations - All Uses Except Automobile Service Stations and Gas Bars

(1)	Lot Area:	(minimum)	1130m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	15m
(4)	Side Yard Widths:	(minimum)	3m (each side)
(5)	Rear Yard Depth:	(minimum)	3m
(6)	Height:	(maximum)	1 storey
(7)	Gross Floor Area:	(maximum)	292m² , except that any one commercial function shall not exceed 150m²

19.3.7.2 Automobile Service Stations and Gas Bars

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

19.3.8 COC1-8 (See Zoning Map Part 48)

19.3.8.1 Permitted Uses

- (1) Those uses permitted in [Section 19.1](#).

19.3.8.2 Site Zone Regulations - All Uses Except Automobile Service Stations and Gas Bars

(1)	Lot Area:	(minimum)	0.7ha
(2)	Lot Frontage:	(minimum)	9m
(3)	Front Yard Depth:	(minimum)	13m
(4)	Side Yard Widths:	(minimum)	6m (each side)
(5)	Rear Yard Depth:	(minimum)	6m
(6)	Lot Coverage:	(maximum)	25%
(7)	Height:	(maximum)	1 storey

19.3.8.3 Automobile Service Stations and Gas Bars

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

19.3.9 COC1-9 (See Zoning Map Part 62)

19.3.9.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Automotive service stations.
- (3) Commercial schools.
- (4) Convenience stores.
- (5) Financial institutions.
- (6) Gas bars.
- (7) Offices.
- (8) Personal service shops.
- (9) Restaurants.
- (10) Retail establishments.

19.3.9.2 Site Zone Regulations

- | | | | |
|-----|--|-----------|------------------------------------|
| (1) | Lot Area: | (minimum) | 0.5ha |
| (2) | Lot Frontage: | (minimum) | 60m |
| (3) | Lot Coverage: | (maximum) | 25% |
| (4) | Building and Gasoline
Pump Island Setbacks: | (minimum) | 12m from all property lines |

19.3.10 COC1-10 (See Zoning Map Part 12)**(32/2007)****19.3.10.1 Permitted Uses**

- (1) A parking area for 683 Cathcart Boulevard.
- (2) Landscaped Open Space.

19.3.10.2 Site Zone Regulations

- (1) A strip of landscaped open space shall be provided along the north, south and east property lines and the said landscaped open space shall be continuous except for aisles or driveways required for access to the parking area and it shall be a minimum of **3m** in width along the said property lines.
- (2) There shall be no direct access from the parking area to or from Kemsley Drive.

19.3.11 COC1-11 (See Zoning Map Part 45)

19.3.11.1 Permitted Uses

(A) Ground Floor

- (1) Accessory uses and buildings.
- (2) Bake shops.
- (3) Commercial recreation establishments (within building) excluding a billiard hall and bowling alley.
- (4) Commercial schools.
- (5) Convenience stores.
- (6) Medical centres/clinics.
- (7) Minor institutions.
- (8) Offices.
- (9) Personal service shops.
- (10) Restaurants.
- (11) Retail establishments.
- (12) Service shops excluding service shops for vacuum cleaners, refrigerators, washing machines, sewing machines, and other domestic appliances, typewriters, musical instruments, sound and public address systems, bicycles or firearms.

(B) Second Floor

- (1) Offices only.

19.3.11.2 Site Zone Regulations

- | | | |
|--------------------------------|-----------|--|
| (1) Seating Area (Restaurant): | (maximum) | 115m² |
| (2) Entrances: | (minimum) | no business entrances from east side of building |
| (3) Parking Spaces: | (minimum) | 61 spaces |
| (4) Privacy Fencing: | (minimum) | 1.8m in height, opaque fence along the east property line and along the north property line from the east property line a distance of 106m towards East Street |
| (5) Expansion Restriction: | (minimum) | no expansion or enlargement of the existing building is permitted |
-

19.3.12 COC1-12 (See Zoning Map Part 60)

19.3.12.1 Permitted Uses

- (1) Uses permitted in [Section 19.1](#) except for night clubs.

19.3.12.2 Site Zone Regulations

- (1) Landscaped Strips: (minimum) **3m** along north property line from Lansdowne Avenue a distance of **30m** east, and from Murphy Road a distance of **30m** west and no landscaped strip shall be required along the balance of the north property line
- (2) Restaurant Restrictions: (minimum) - restaurants are permitted in the plaza at **1030 Confederation** however, drive-through services facilities shall not be permitted
- restaurants are permitted on the lot municipally known as **1070 Confederation Street** and a drive-through services facility associated with a restaurant use shall be permitted
-

19.3.13 COC1-13 (See Zoning Map Part 60)

19.3.13.1 Uses Permitted

- (1) Those uses permitted in [Section 19.1](#), except for night clubs.

19.3.13.2 Site Zone Regulations

- (1) Setbacks: (minimum) - north yard **4.5m**
- south yard **25.6m**
- east yard **15.5m**
- west yard **1.2m**
- (2) Outdoor Storage: (minimum) not permitted
- (3) Sign Restrictions: (minimum) no signs permitted within **6m** of an intersection
-

19.3.14 COC1-14 (See Zoning Map Part 45)

19.3.14.1 Permitted Uses

- (1) Those uses permitted in [Section 19.1](#) except for night clubs.

19.3.14.2 Site Zone Regulations

- (1) Setbacks: (minimum)
 - north yard **0m**
 - south yard **1.2m**
 - west yard **0m**
 - east yard **0m**, except for the southwest **8.5m** for which a **3.7m** setback applies
 - (2) Lot Coverage: (maximum) **86%**
 - (3) Parking: (minimum) no on site parking required
-

19.3.15 COC1-15 (See Zoning Map Part 4)

19.3.15.1 Site Zone Regulations

- (1) Side Yard Widths: (minimum) west side - **1.2m**
 - (2) Landscaped Strips: (minimum) **1.2m** along the west property line for a distance of **30m** from the north property line and a landscaped strip of not less than **0.61m** in width shall be provided along a portion of the north property line for a distance of **19.5m** from the west property line
-

19.3.16 COC1-16 (See Zoning Map Part 45)

19.3.16.1 Permitted Uses

- (1) Those uses permitted in [Section 19.1](#).
- (2) An automobile sales lot in conjunction with an existing automobile service station.

19.3.16.2 Site Zone Regulations

- (1) Use Area Restriction: (maximum) **28%** of lot area devoted to automobile sales lot use
-

19.3.17 COC1-17 (See Zoning Map Part 2)

19.3.17.1 Site Zone Regulations - Automobile Service Station and Automobile Washing Establishment

- | | | | |
|-----|-----------------------|-----------|--|
| (1) | Parking: | (minimum) | - permitted in tandem
- parking is permitted in the required front yard |
| (2) | West Side Yard Width: | (minimum) | no minimum |
| (3) | Flankage Side Yard: | (minimum) | 7.5m |

19.3.18 COC1-18 (See Zoning Map Part 63)

19.3.18.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial recreation establishments (within building).
- (3) Convenience stores.
- (4) Financial institutions.
- (5) Lawfully existing uses on the date of the passage of this By-law.
- (6) Offices.
- (7) Personal service shops.
- (8) Repair and retail establishments.
- (9) Restaurants.
- (10) Retail establishments, excluding department stores.

19.3.18.2 Site Zone Regulations

- | | | | |
|-----|----------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 500m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 10.5m |
| (4) | Side Yard Widths: | (minimum) | 3m , except where a side lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (5) | Rear Yard Depth: | (minimum) | 3m , except where a rear lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10.5m |
| (8) | Special Regulations: | (minimum) | - no parking or associated aisle shall be located in any required yard adjacent to a Residential Zone or use
- open storage is not permitted |
-

19.3.19 COC1-19 (See Zoning Map Part 63)

19.3.19.1 Permitted Uses

- (1) A marine sales, storage (indoor and outdoor) and service establishment and associated single detached dwelling.
- (2) Those uses permitted in [Section 19.1](#).

19.3.19.2 Site Zone Regulations - All Permitted Uses Except for Automobile Service Stations and Gas Bars

- | | | | |
|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 500m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 10.5m |
| (4) | Side Yard Widths: | (minimum) | 3m , except where a side lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (5) | Rear Yard Depth: | (minimum) | 3m , except where a rear lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10.5m |

19.3.19.3 Site Zone Regulations - Automobile Service Stations and Gas Bars

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

19.3.20 COC1-20 (See Zoning Map Part 4)

19.3.20.1 Site Zone Regulations

- | | | | |
|-----|-----------|-----------|--|
| (1) | Addition: | (maximum) | the existing building is permitted to have a 232m² second storey addition onto the westerly half of the building for residential use |
|-----|-----------|-----------|--|

19.3.21 COC1-21 (See Zoning Map Part 35)

19.3.21.1 Permitted Uses

- (1) A single detached dwelling subject to Section 7.2.1.
- (2) Accessory uses and buildings.
- (3) Animal hospital with no outdoor kennels.
- (4) Convenience stores.
- (5) Medical centres/clinics.
- (6) Offices.
- (7) Personal service shops.
- (8) Place of Worship.
- (9) Retail establishments.

19.3.21.2 Site Zone Regulations - All Uses With the Exception of Single Detached Dwellings

(1)	Lot Area:	(minimum)	0.5ha
(2)	Lot Frontage:	(minimum)	42m
(3)	Side Yard Widths:	(minimum)	3m , except where a side lot line abuts a street or any Residential Zone or use a 12m side yard shall be provided
(4)	Rear Yard:	(minimum)	7.5m , except where a rear lot line abuts a street or any Residential Zone or use, a 12m rear yard shall be provided
(5)	Lot Coverage:	(maximum)	30%
(6)	Height:	(maximum)	10.5m
(7)	Landscaped Open Space:	(minimum)	20%

19.3.22 COC1-22 (See Zoning Map Part 9)

19.3.22.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial schools.
- (3) Offices.
- (4) Place of Worship.
- (5) Single detached dwellings.

19.3.22.2 Site Zone Regulations - Single Detached Dwellings and Commercial Schools

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

19.3.22.3 Site Zone Regulations - Offices

- (1) The regulations set out in [Section 19.2.1](#) shall apply.

19.3.22.4 Site Zone Regulations – Places of Worship

- (1) The regulations set out in Section 7.2.2 shall apply.

19.3.23 COC1-23 (See Zoning Map Part 56)

19.3.23.1 Permitted Uses

- (1) May be used for an existing apartment building.
- (2) Those uses set out in [Section 19.1](#).

19.3.23.2 Site Zone Regulations - Existing Apartment Building

- | | | | |
|-----|---------------------------------------|-----------|--|
| (1) | Number of Units: | (maximum) | 12 |
| (2) | Parking Spaces: | (minimum) | 10 spaces on the lot |
| (3) | Front, Side and Rear
Yard Setbacks | (minimum) | as they existed on the date of
passing of this By-law |

19.3.24 COC1-24 (See Zoning Map Part 67)

19.3.24.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Chemical lawn spraying and pest control business at **390 South Brock Street**.
- (3) Existing residential uses.
- (4) Financial institutions.
- (5) Offices.
- (6) Service shops.
- (7) Wholesale commercial use.

19.3.24.2 Site Zone Regulations

- | | | |
|-----|---------------|--|
| (1) | Access: | from South Brock Street only and
not from the land abutting the east
limit of the lands |
| (2) | Open Storage: | (minimum) no open storage of goods,
equipment or merchandise or any |

			part of the lot being used for commercial purposes
(3)	Parking: (minimum)	- general office - service shop - chemical lawn spraying and pest control business - wholesale commercial use	- 1 per 30m² g.f.a. - 1 per 20m² g.f.a. - 1 per 20m² g.f.a. - 1 per 70m² g.f.a.
(4)	Setbacks:	(minimum)	- required parking for a commercial use may be provided within the required front yard setback - front yard 3m - side yard 3m - rear yard 7.5m
(5)	Height:	(maximum)	10m
(6)	Lot Coverage:	(maximum)	50% for a commercial lot

19.3.25 COC1-25 (See Zoning Map Part 47)

(98/2002)

19.3.25.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Commercial recreation establishments.
- (3) Convenience stores.
- (4) General offices;
- (5) Personal service shops.
- (6) Repair and rental establishments.
- (7) Retail stores.
- (8) Restaurants.

19.3.25.2 Site Zone Regulations

(101/2006)

- | | | | | |
|-----|-------------------|-----------|----------------|-----------|
| (1) | Side Yard Widths: | (minimum) | East Side Yard | 3m |
| | | (minimum) | West Side Yard | 0m |
- (2) The remaining regulations set out in [Section 19.2.1](#) shall apply.

19.3.26 COC1-26 (See Zoning Map Part 63)

(10/2004)

19.3.26.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial recreation establishments (within building).
- (3) Convenience stores.
- (4) Financial institutions.
- (5) Lawfully existing uses on the date of the passage of this By-law.
- (6) Offices.
- (7) Personal service shops.
- (8) Repair and retail establishments.
- (9) Restaurants.
- (10) Retail establishments, excluding department stores.
- (11) Summit Insulation Inc. operating as a service industrial use.

19.3.26.2 Site Zone Regulations

- | | | |
|--------------------------|-----------|---|
| (1) Lot Area: | (minimum) | 500m² |
| (2) Lot Frontage: | (minimum) | 30m |
| (3) Front Yard Depth: | (minimum) | 10.5m |
| (4) Side Yard Widths: | (minimum) | 3m , except where a side lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (5) Rear Yard Depth: | (minimum) | 23.72m from the existing Highway 40 property line |
| (6) Lot Coverage: | (maximum) | 35% |
| (7) Height: | (maximum) | 10.5m |
| (8) Special Regulations: | (minimum) | - no parking or associated aisle shall be located in any required yard adjacent to a Residential Zone or use
- enclosed open storage is permitted in the rear yard having a maximum area of up to 84m² . |
-

19.3.27 COC1-27

(30/2007)

19.3.28 COC1-28 (See Zoning Map Part 60)

(134/2007)

19.3.28.1 Permitted Uses

- (1) Those uses set out in [Section 19.1](#), excluding night clubs, automatic automobile washing establishments, automobile service establishments and gas bars.
- (2) Those uses set out in Section 11.1, excluding group homes, rooming or boarding houses and women’s shelters.
- (3) Call centres.
- (4) Caterer’s establishments.
- (5) Day nurseries.
- (6) Duplicating shops.
- (7) Labour union halls.
- (8) Long term care facility.
- (9) Multiple use apartment dwellings.
- (10) Social or Service Clubs.
- (11) Emergency Shelter *(6/2008)*
- (12) Transitional Housing Facility *(6/2008)*

19.3.28.2 Site Zone Regulations all uses except Apartment Dwellings and Multiple Use Apartment Dwellings

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 460m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | 12m |
| (4) | Side Yard Widths: | (minimum) | 3m each side, except that where a side lot line abuts any Residential Use, the minimum side yard width shall be 12m |
| (5) | Rear Yard Depth: | (minimum) | 3m , except that where a rear lot line abuts any Residential Use the minimum rear yard depth shall be 12m |
| (6) | Lot Coverage: | (maximum) | 50% |
| (7) | Height: | (maximum) | 10m |
| (8) | Landscaped Open Space: | (minimum) | 10% except that where greater than 40% of the site is used solely for residential purposes 20% shall be required |
| (9) | Landscaped Strips: | (minimum) | 3m adjacent to a Residential Use |

- | | | | |
|------|---|------------------------|--|
| (10) | Screening: | (minimum) | Screening by means of suitable privacy fencing at least 1.5m in height shall be provided and maintained along the rear lot line (northerly lot line) |
| (11) | Lighting: | (minimum) | Exterior lighting shall be of a non-glare nature and directed away from adjacent residential properties |
| (12) | Floor Area Restriction: | (maximum)
(minimum) | 300m² for restaurants
45m² for a dwelling unit |
| (13) | Special Provision: | (minimum) | for a residential conversion, the dwelling units shall be located either on the ground floor to the rear of any commercial use or on an upper floor above any commercial use |
| (14) | Bed Restrictions for Emergency Shelter and/or Transitional Housing Facility | (maximum) | <p style="text-align: right;">(6/2008)</p> <p>The maximum cumulative total number of beds for both an Emergency Shelter and a Transitional Housing Facility Contained within one Building shall be 50; the maximum number of beds in an Emergency Shelter Shall be 25, and the maximum number of beds in a Transitional Housing Facility shall be 25.</p> |

19.3.28.2.1 Site Zone Regulations Apartment dwellings and Multiple Use Apartment Dwellings

- | | | |
|-----|---|-----------|
| (1) | The regulations set out in Section 18.2.5 shall apply, except that the maximum height shall be limited to 10m | |
| (2) | Screening: | (minimum) |
| | Opaque screening of outdoor amenity areas above the ground floor including roof top patios and balconies shall be required so as to not impact the privacy of adjacent Residential Uses | |

19.3.29 COC1-29

*(126/2008)***19.3.29.1 Permitted Uses**

- (1) Accessory Buildings and Uses
- (2) Bake Shops
- (3) Convenience Stores
- (4) Day Care Centres
- (5) Dry Cleaning Establishments
- (6) Financial Institutions
- (7) Laboratories
- (8) Medical Clinics/Centres
- (9) Minor Institutions
- (10) Offices
- (11) Personal Service Establishments
- (12) Pharmacies
- (13) Restaurants
- (14) Small Scale retail Stores excluding Department Stores

19.3.29.2 Zone Regulations

The regulations set out in 19.2.1 shall apply

19.3.30 COC1-30*(80/2009)***19.3.30.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Dance Studio.
- (3) Place of Worship.

19.3.30.2 Site Zone Regulations

- (1) Those regulations set out in Section 19.3.1.2 shall apply
-

19.3.31 COC1-31 (See Zoning Map Part 15)**(104/2016)****19.3.31.1 Permitted Uses**

- (1) Accessory uses
- (2) Animal hospitals (with no outdoor kennels).
- (3) Bake shops
- (4) Convenience stores
- (5) Social or Service Club
- (6) Commercial recreation establishments (within enclosed buildings)
- (7) Commercial schools
- (8) Convenience stores
- (9) Day care centres
- (10) Financial institutions
- (11) Medical centres/clinics
- (12) Offices
- (13) Personal service establishments
- (14) Pharmacies
- (15) Restaurant
- (16) Retail establishments, including shopping centres but excluding department stores
- (17) Studios

19.3.31.2 Prohibited Uses

Uses associated with the disposal, manufacture, treatment or storage of hazardous substances are prohibited.

19.3.31.3 Site Zone Regulations

- | | | | |
|-----|---|--|---------------------------|
| (1) | Gross Floor Area: | (maximum) | 2,164m² |
| (2) | Front/Rear/Side
Yard Setbacks: | (minimum) | 4.5m |
| (3) | Maximum Gross Floor Area for Individual Uses within a Shopping Centre | | |
| | a. | Pharmacies | 1,600m² |
| | b. | Retail establishments primarily selling: | 550m² |
| | | i. Optical supplies | |
| | | ii. Art supplies | |
| | | iii. Pets and pet accessories | |
| | | iv. Paint, wallpaper and decorating supplies | |
| | | v. Beer, wine or liquor | |
| | c. | Food supermarket/grocery store retail establishments | 1,400m² |
| | d. | Other retail establishment units | 300m² |
| | e. | All other uses | 550m² |

19 – 22 Part II: Section 19 - Community Commercial 1 Zone (COC1) - Zoning By-law

- | | | |
|-----|--------------------------------|---|
| (4) | Landscape Buffer:
(minimum) | Minimum 4.5m along Modeland Road and Michigan Avenue with the exception of outdoor patios permitted in accordance with 19.3.31.3(5) that may encroach a maximum of 2.5m into the required yard. |
| (5) | Special Provision | Restaurants shall be located along the Modeland Road frontage. Any outdoor patios facing that road shall have a combined maximum area of 60m² . |
| (6) | All Other Regulations | The regulations set out in Section 19.2 shall apply. |
-

19.3.32 COC1-32 (See Zoning Map Part 4) **(135/2018)**

19.3.32.1 Permitted Uses

- (1) All of those uses set out in Section 19.1 except automobile washing establishments and animal hospitals.
- (2) A 232m² second storey residential addition on the westerly half the building existing on the date of the passing of this by-law.

19.3.32.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 370m² |
| (2) | Lot Frontage: | (minimum) | 12m |
| (3) | Front Yard Depth: | (minimum) | 3m |
| (4) | Side Yard Widths: | (minimum) | 3m, except that a minimum side yard of 5m shall be provided adjacent to a Residential Zone |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |