

10.1 RESIDENTIAL CHARACTER COMMERCIAL (C1) ZONE

Explanatory Note: The C1 Zone is generally located abutting or within the interior of a residential neighbourhood, where permitted commercial and residential uses are intended for residents in the immediate area. Types of built form include one- and two-storey buildings such as converted dwellings and “Main Street” commercial buildings where the scale, height, and bulk, are compatible to the surrounding residential neighbourhood.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Residential Character Commercial (C1) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.1.1 PERMITTED USES

Artist Studio
 Child Care Centre
 Duplex Dwelling
 Dwelling Unit, Mixed Use
 Educational Establishment
 Emergency Shelter
 Office
 Personal Service
 Repair Service
 Residential Care Facility
 Restaurant
 Retail
 Single Detached Dwelling
 Triplex Dwelling

(By-law No. 24-137, July 12, 2024)

(By-law No. 25-075, April 16, 2025)

(By-law No. 25-155, August 06, 2025)

(By-law No. 25-229, December 10, 2025)

10.1.1.1 RESTRICTED USES

In addition to Section 10.1.1, the following uses shall be permitted in accordance with the following restrictions:

- i) Dwelling Unit, Mixed Use: Maximum of 4 permitted on a lot.
- ii) Maximum Capacity for Emergency Shelter shall be 6 residents.
- iii) Every Emergency Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from

SECTION 10: COMMERCIAL AND MIXED USE ZONES**ZONING BY-LAW**

any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter, Corrections Residence or Correctional Facility.

iv) Where the radial separation distance from the lot line of an Emergency Shelter, existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, Corrections Residence or Correctional Facility, the existing Emergency Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

v) Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot, measured to the lot line of any other lot occupied by a Residential Care Facility.

(By-law No. 25-075, April 16, 2025)

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

10.1.2 PROHIBITED USES

Notwithstanding Section 10.1.1, the following uses are prohibited, even as an accessory use:

Drive-Through Facility
Educational Establishment consisting of a
College or University
Outdoor Commercial Patio

(By-law No. 25-229, December 10, 2025)

10.1.3 REGULATIONS

- | | |
|--|-------------|
| a) Maximum Building Setback from a Street Line | 3.0 metres. |
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|-------------------------------|---|
| b) Minimum Rear Yard | i) 7.5 metres.

ii) Notwithstanding Section 10.1.3 b) i), in the case of a corner lot where rear lot line is abutting a street, the requirements of Section 10.1.3 a) shall apply.
(By-law No. 24-137, July 12, 2024) |
| c) Minimum Interior Side Yard | i) 1.5 metres, or 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use;

ii) Notwithstanding Section 10.1.3 c) i), 6.0 metres for an Educational Establishment if abutting a Residential Zone.

(By-law No. 25-229, December 10, 2025) |
| d) Maximum Height | 11.0 metres. |
| e) Maximum Lot Area | 500.0 square metres; |
| f) Visual Barrier Requirement | A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone or Downtown (D5) Zone in accordance with the requirements of Section 4.19 of this By-law.
(By-law No. 19-062, March 27, 2019) |
| g) Outdoor Storage | i) No outdoor storage of goods, materials, or equipment shall be permitted.

ii) Notwithstanding Section 10.1.3f)i), the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in the front or flankage yard. |

**10.1.4 SINGLE DETACHED
DWELLING, DUPLEX
DWELLING AND**

**TRIPLEX DWELLING
REGULATIONS**

(By-law No. 25-075, April 16, 2025)

- | | |
|------------------------------------|---|
| a) Maximum Yard
Abutting Street | 3.0 metres.

(By-law No. 19-062, March 27, 2019) |
| b) Minimum Rear Yard | 7.5 metres. |
| c) Minimum Side Yard | 1.5 metres. |
| d) Maximum Height | 11.0 metres. |
| e) Minimum Lot Area | i) 330.0 square metres for an interior lot;
and,

ii) 360.0 square metres for a corner lot.

(By-law No. 19-062, March 27, 2019) |
| f) Minimum Lot Width | i) 12.0 metres for an interior lot; and,

ii) 15.0 metres for a corner lot. |

**10.1.5 ACCESSORY
BUILDINGS**In accordance with the requirements of
Sections 4.8 of this By-law.**10.1.6 PARKING**In accordance with the requirements of
Section 5 of this By-law.**10.1.7 ADDITIONAL
DWELLING UNIT
REGULATIONS**

(By-law No. 17-240, November 8, 2017)

In accordance with the requirements of
Section 4.33. of this By-law.

(By-law 21-071, May 12, 2021)

(By-law No. 22-132, June 08, 2022)