

SECTION 22

LOCAL COMMERCIAL 1 ZONE (LC1)

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22.1 Permitted Uses

Accessory uses and buildings.	
Bake shops.	
Combined residential and commercial uses.	
Commercial schools.	
Convenience stores.	
Day care centres.	
Dry cleaning establishments.	
Existing dwellings.	
Group Homes.	<i>(41/2010)</i>
Laundromats.	
Offices.	
Personal service establishments.	
Pharmacies.	
Restaurants, excluding drive-through service facilities.	
Small scale retail stores, excluding department stores.	<i>(22/2004)</i>
Small scale rental establishments.	

22.2 Zone Regulations

22.2.1 All Uses Permitted in Section 22.1 with the Exception of Existing Dwellings and Group Homes *(41/2010)*

(1)	Lot Area:	(minimum)	370m²
(2)	Lot Frontage:	(minimum)	12m

(3)	Front Yard Depth:	(minimum)	6m
(4)	Side Yard Widths:	(minimum)	3m , except that a 5m setback shall be provided for a side yard adjacent to a Residential Zone
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	35%
(7)	Height:	(maximum)	10m
(8)	Landscaped Open Space:	(minimum)	20%
(9)	Buffer Strip:	(minimum)	3m along a boundary abutting a Residential Zone
(10)	Floor Area Restrictions:	(maximum)	- small scale retail establishment 200m² - small scale rental establishment 200m² - restaurants 200m² - convenience stores 280m²

(22/2004)

22.2.2 Existing Dwellings

The regulations set out in Section 7.2.1 shall apply.

22.2.3 Combined Residential and Commercial Uses

A building which is used for a permitted "LC1" commercial use may also contain a dwelling unit subject to the following additional regulations:

(1) **Location of Dwelling Unit**

The dwelling unit shall be located on the ground floor to the rear of the commercial use or on a floor above the commercial use.

(2) **Floor Area of Dwelling Unit**

The floor area of the dwelling unit shall be a minimum of **45m²**.

(3) **Parking**

Subject to Section 3.37 of this By-law, **1** parking space shall be provided for the dwelling unit in addition to the parking spaces required for the commercial use.

22.2.4 Group Homes**(41/2010)**

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

22.3 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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22.3.1 LC1-1 (See Zoning Map Part 20)**22.3.1.1 Permitted Uses**

- (1) Monument display and sales shop.

22.3.1.2 Site Zone Regulations

- (1) Character: shop to be residential in character and design

22.3.2 LC1-2 (See Zoning Map Part 39)

22.3.2.1 Permitted Uses

- (1) An automatic coin-operated self-serve laundry establishment with a second floor dwelling unit.

22.3.2.2 Site Zone Regulations

- (1) Fencing: (minimum) a chain link fence, **1.2m** in height shall be maintained along the east and south property lines

22.3.3 LC1-3 (See Zoning Map Part 39)

22.3.3.1 Site Zone Regulations

- (1) Front and Rear Yard Depths: (minimum) as existed on the date of passing of this By-law
- (2) Side Yard Widths: (minimum) as existed on the date of passing of this By-law
- (3) Height: (maximum) **5m**
- (4) Landscaped Open Space: (minimum) **25%**

22.3.4 LC1-4 (See Zoning Map Part 45)

22.3.4.1 Site Zone Regulations

- (1) Front Yard Depth: (minimum) **28.9m**
- (2) Side Yard Widths: (minimum) **0m** east side yard and **7m** west side yard
- (3) Rear Yard Depth: (minimum) **0m**
- (4) Height: (maximum) **1** storey
- (5) Landscaped Open Space: (minimum) **20%**
- (6) Parking: (minimum) **8** parking spaces

22.3.5 LC1-5 (See Zoning Map Part 56)

22.3.5.1 Permitted Uses

- (1) Butcher shops.
- (2) Grocery stores.
- (3) Personal service establishments.
- (4) Pharmacies.
- (5) Restaurants, excluding drive-through service facilities.
- (6) Variety or convenience stores.

22.3.5.2 Site Zone Regulations

- | | | | |
|-----|-------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 11.7m |
| (2) | Side Yard Widths: | (minimum) | - 9m west side yard
- 2.4m east side yard |
| (3) | Rear Yard Depth: | (minimum) | 0.6m |
| (4) | Height: | (maximum) | 5m |
| (5) | Parking: | (minimum) | 9 parking spaces |
| (6) | Floor Area Restriction: | (maximum) | a restaurant shall have a maximum floor area of 64m² |

22.3.6 LC1-6 (See Zoning Map Part 45)

22.3.6.1 Site Zone Regulations

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|-----|---------------------------|-----------|--|
| (1) | Front & Rear Yard Depths: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law |
| (3) | Landscaped Open Space: | (minimum) | as existed on the date of passing of this By-law |
| (4) | Floor Area Restriction: | (maximum) | 140m² |
| (5) | Parking: | (minimum) | 8 parking spaces |
| (6) | Lighting: | (minimum) | any exterior lighting of the building or parking area shall be of a non-glare type and directed away from adjacent properties |
| (7) | Fencing: | (minimum) | a wooden privacy fence or a chain link fence with privacy slats, 1.5m in height along the north and east property lines |

22.3.7 LC1-7 (See Zoning Map Part 54)

22.3.7.1 Permitted Uses

- (1) A combined residential and commercial use.
- (2) Accessory uses and buildings.
- (3) Bake shops.
- (4) Butcher shops.
- (5) Convenience stores (with no food preparation for sale to the public other than the heating of pre-packaged food in a microwave oven).
- (6) Personal service establishments.
- (7) Pharmacies.

22.3.7.2 Site Zone Regulations

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|-----|--|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 20m |
| (2) | Side Yard Widths: | (minimum) | 1.5m (both sides) |
| (3) | Rear Yard Depth: | (minimum) | 0m |
| (4) | Height: | (maximum) | 14m (2 storeys) |
| (5) | Landscaped Open Space: | (minimum) | 14% |
| (6) | Parking: | (minimum) | 6 parking spaces which may be located within the required front yard |
| (7) | Floor Area Restriction: | (maximum) | - 127m² commercial uses
- 127m² residential uses |
| (8) | Combined Residential and Commercial Uses | | the regulations set out in Section 22.2.3 shall also apply |

22.3.8 LC1-8 (See Zoning Map Part 20)

22.3.8.1 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 5m from Colborne Road |
| (2) | Side Yard Widths: | (minimum) | - 5m from Errol Road
- 7.5m from south side |
| (3) | Rear Yard Depth: | (minimum) | 3.6m |
| (4) | Height: | (maximum) | 5m |
| (5) | Use Restriction: | | no part of the lot or buildings shall be used for the purpose of pinball machines or electronic video games |

22.3.9 LC1-9 (See Zoning Map Part 40)

22.3.9.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Dwelling units.
- (3) Offices for barristers and solicitors, accountants, insurance agents, Christian Science practitioners, psychologists, psychiatrists, mortgage brokers or sales agents.

22.3.9.2 Site Zone Regulations

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|---|---|
| (1) Front & Rear Yard Depths: (minimum) | as they existed on the date of passing of this By-law |
| (2) Side Yard Widths: (minimum) | as they existed on the date of passing of this By-law |
| (3) Landscaped Open Space: (maximum) | the front yard and west side yard setbacks shall be maintained as landscaped open space |
| (4) Fencing: (minimum) | a chain link fence with privacy slats 1.5m in height along the north limit of the property from the east property line to a point 3m from East Street |
| (5) Parking: (minimum) | 5 parking spaces |
| (6) Floor Restrictions: (maximum) | 2 ground floor office units and 1 second floor dwelling unit |

22.3.10 LC1-10 (See Zoning Map Part 55)

22.3.10.1 Site Zone Regulations

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|--------------------------------------|--|
| (1) Front Yard Depth: (minimum) | 17.8m from Russell Street |
| (2) Side Yard Widths: (minimum) | - 10.5m from Bright Street
- 0.6m from south lot line |
| (3) Rear Yard Depth: (minimum) | 0.8m |
| (4) Landscaped Open Space: (minimum) | 27% |
| (5) Landscaped Strip: (minimum) | - 0.8m on west side
- 0.6m on south side |
| (6) Occupancy: (maximum) | 1 owner or tenant |

22.3.11 LC1-11 (See Zoning Map Part 55)

22.3.11.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Bake shops.
- (3) Commercial recreation establishments.
- (4) Commercial schools.
- (5) Conversion of an existing commercial building.
- (6) Medical centres/clinics.
- (7) Minor institutions.
- (8) Offices.
- (9) Personal service shops.
- (10) Retail establishments, excluding department stores.

22.3.11.2 Site Zone Regulations

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|-----|-------------------------------------|---|
| (1) | Front & Rear Yard Depths: (minimum) | as they existed on the date of passing of this By-law |
| (2) | Side Yard Widths: (minimum) | as they existed on the date of passing of this By-law |
| (3) | Height: (maximum) | 1 storey |
| (4) | Landscaped Open Space: (minimum) | 25% |
| (5) | Floor Area: (maximum) | 162m² |

22.3.12 LC1-12 (See Zoning Map Part 55)

22.3.12.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Coin operated laundromats.
- (3) Motor vehicle appraisal centres.
- (4) Offices.
- (5) Personal service establishments.
- (6) Retail establishments, excluding a department store, a convenience store and a video sales store.
- (7) Up to **4** dwelling units within the existing building.

22.3.12.2 Site Zone Regulations

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|-----|----------------------------------|---|
| (1) | Landscaped Open Space: (minimum) | as it existed on the date of passing of this By-law |
| (2) | Fencing: (minimum) | 1.5m high chain link fence with privacy slats along the east limit of the property |

(3)	Service Bays:	(maximum)	3
(4)	Parking:	(minimum)	11 parking spaces
(5)	Floor Restriction:	(maximum)	all commercial uses shall only be permitted on the ground floor of the existing building
(6)	Use Restrictions:		a convenience store and video sales retail store shall not be permitted on the property and no video or arcade games shall be permitted in the coin-operated laundromat as an accessory use
(7)	Hours of Operation Restriction:		the laundromat shall only operate between 7:00 a.m. and 10:00 p.m.

22.3.13 LC1-13 (See Zoning Map Part 45)

22.3.13.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Day nurseries.
- (3) Two dwelling units for use only by day nursery staff.
- (4) Medical centres/clinics.

22.3.13.2 Site Zone Regulations

(1)	Front Yard Depth:	(minimum)	9.4m
(2)	Side Yard Widths:	(minimum)	- 14m east side - 17m west side
(3)	Rear Yard Depth:	(minimum)	56m
(4)	Height:	(maximum)	15m
(5)	Floor Area Restriction:	(maximum)	no increase in floor area permitted
(6)	Character of Building:	(minimum)	exterior design of any new building shall be residential in character

22.3.14 LC1-14 (See Zoning Map Part 45)

22.3.14.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Offices.
- (3) Personal service establishments.

22.3.14.2 Site Zone Regulations

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|-----|------------------------|-----------|--|
| (1) | Setbacks: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Lot Frontage: | (minimum) | as existed on the date of passing of this By-law |
| (3) | Landscaped Open Space: | (minimum) | as existed on the date of passing of this By-law |
| (4) | Height: | (maximum) | as existed on the date of passing of this By-law |

22.3.15 LC1-15 (See Zoning Map Part 9)

22.3.15.1 Permitted Uses

- (1) A barber shop and up to 2 dwelling units.
- (2) Accessory uses and buildings.

22.3.15.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 700m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 12m |
| (4) | Side Yard Widths: | (minimum) | 4.5m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | 2 storeys |

22.3.16 LC1-16 (See Zoning Map Part 31)

22.3.16.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial schools.
- (3) Convenience stores.
- (4) Financial institutions.
- (5) Laundromats.
- (6) Medical offices and clinics.
- (7) Offices.
- (8) Personal service establishments.
- (9) Pharmacies.
- (10) Recreational uses within completely enclosed buildings.
- (11) Restaurants, excluding drive-through service facilities.
- (12) Small scale retail stores, excluding department stores.
- (13) Small scale rental establishments.

22.3.16.2 Site Zone Regulations

- (1) The regulations set out in Section 22.2.1 shall apply.
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22.3.17 LC1-17 (See Zoning Map Part 52)

22.3.17.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Churches.
- (3) Commercial schools.
- (4) Day nurseries.
- (5) Financial institutions.
- (6) Medical centres/clinics.
- (7) Offices.
- (8) Schools.

22.3.17.2 Site Zone Regulations

- | | | | |
|-----|-------------------------|-----------|--------------------------------|
| (1) | Lot Area: | (minimum) | 9000m² |
| (2) | Lot Frontage: | (minimum) | 120m |
| (3) | Front Yard Depth: | (minimum) | 13.5m |
| (4) | Side Yard Widths: | (minimum) | 12m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 12m |
| (6) | Height: | (maximum) | 2 storeys |
| (7) | Floor Area Restriction: | (maximum) | 0.25 times the lot area |
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22.3.18 LC1-18 (See Zoning Map Part 31)

22.3.18.1 Permitted Uses

- (1) A residential unit.
- (2) Accessory uses and buildings.
- (3) Uses permitted in Section 22.1.

22.3.18.2 Site Zone Regulations

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|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 460m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | 10m |
| (4) | Side Yard Widths: | (minimum) | - 5.6m from flanking street
- 3m from south lot line |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Height: | (maximum) | 2 storeys |
| (7) | Floor Area: | (maximum) | 0.25 times the lot area |

22.3.19 LC1-19 (See Zoning Map Part 68)

22.3.19.1 Permitted Uses

- (1) May include a construction office or a taxi office.
- (2) Those uses set out in Section 22.1.

22.3.19.2 Site Zone Regulations - Construction Office or Taxi Office

- | | | | |
|-----|----------------------|-----------|--|
| (1) | Setbacks: | (minimum) | - north side 10.6m
- south side 7.2m
- east side 20m
- west side 2.5m |
| (2) | Height: | (maximum) | 2 storeys |
| (3) | Outdoor Storage: | | i) no outdoor storage of construction materials or equipment is permitted
ii) no outdoor storage of automotive fuel, supplies or equipment
iii) no vehicles may be stored on the lot |
| (4) | Special Restriction: | (minimum) | no vehicle maintenance is permitted |

22.3.20 LC1-20 (See Zoning Map Part 41)**22.3.20.1 Permitted Uses**

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|-----|--|-------------------|
| (1) | Accessory uses and buildings. | |
| (2) | Existing dwellings | <i>(106/2004)</i> |
| (3) | Offices including a maximum of 3 medical offices. | |
| (4) | Personal service establishments. | <i>(106/2004)</i> |

22.3.20.2 Site Zone Regulations

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|-----|------------------------------------|---|
| (1) | Front & Rear Yard Depths:(minimum) | the existing depths for the 5 existing buildings shall be maintained <i>(106/2004)</i> |
| (2) | Side Yard Widths: (minimum) | the existing widths for the 5 existing buildings shall be maintained <i>(106/2004)</i> |
| (3) | Height: (maximum) | 2 storeys |
| (4) | Landscaped Open Space: (minimum) | as existed on the date of passing of this By-law |
| (5) | Parking: (minimum) | parking is permitted in the required side yard adjacent to Rayburne Avenue |
| (6) | Landscaped Strips: (minimum) | not required adjacent to the north and east property line of the properties |

22.3.21 LC1-21 (See Zoning Map Part 40)**22.3.21.1 Permitted Uses**

- (1) Medical centres/clinics.
- (2) Offices.
- (3) Personal service establishments.
- (4) Rental establishments.
- (5) Retail establishments, provided that in the case of a convenience store there shall be no preparation or cooking of food for sale to public other than the heating of prepackaged food in a microwave oven.
- (6) Service shops.

22.3.21.2 Site Zone Regulations

- | | | | |
|-----|---------------|-----------|--------------------------|
| (1) | Lot Area: | (minimum) | 1700m² |
| (2) | Lot Frontage: | (minimum) | 40m |

- (3) Special Provisions:
- (a) Existing Building: if the permitted uses are located within the existing building, the minimum front, side, and rear yard setback, site coverage and landscaped open space shall be as they existed on the date of passing of this By-law
- (b) New Building:
- i) Front Yard Depth: (minimum) **8m** except that a parking garage may extend below grade to within **3m** of the front lot line
- ii) Side Yard Widths: (minimum) **6m** east side, and a **3.5m** west side, except that a parking garage may extend below grade to within **1m** of the west lot line, provided no portion of the underground parking structure along the west side yard is exposed at grade level
- iii) Rear Yard Depth: (minimum) **17m**
- iv) Height: (maximum) **7.7m** above the grade of London Road, and shall comprise not more than **2** storeys above the existing grade along the south lot line adjacent to London Road, and shall comprise not more than **3** storeys above existing grade along the north side of the lands
- v) Landscaped Open Space: (minimum) **30%**
- (c) Existing or New Building:
- i) Special Provisions:
- no more than **50%** of the floor area shall be occupied by a medical centre use
 - parking for a medical centre use shall be provided at a ratio of **1** per **28m²** of total floor area
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22.3.22 LC1-22 (See Zoning Map Part 43)**22.3.22.1 Permitted Uses**

- (1) Funeral home.
- (2) Those uses permitted in Section 7.1 subject to the regulations set out in Section 7.2.

22.3.22.2 Site Zone Regulations - Funeral Home

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Setbacks: | (minimum) | as they existed on the effective date of this By-law |
| (2) | Lot Coverage: | (maximum) | 40% |
| (3) | Height: | (maximum) | 10m |
| (4) | Landscaped Open Space: | (minimum) | 10% |
| (5) | Landscaped Strips: | (minimum) | 3m adjacent to a Residential Zone and a municipal street |

22.3.23 LC1-23 (See Zoning Map Part 68)**22.3.23.1 Permitted Uses**

- (1) Office uses; and.
- (2) An existing motorcycle repair shop known as Shaun's Motorcycle Services.

*(2/2005)***22.3.23.2 Site Zone Regulations**

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|-----|-----------------------|-----------|--|
| (1) | Building Restriction: | (maximum) | limited to existing building, no expansion is permitted |
| (2) | Parking: | (minimum) | 3 parking spaces on the lot, the remaining parking required may be provided off-site within 150m of the lot and is not required to be under the same ownership or in the same zone, parking is permitted on the lot in the required setback from Campbell Street |

22.3.24 LC1-24 (See Zoning Map Part 63)

22.3.24.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Commercial recreational establishments within buildings.
- (3) Dwelling units on the second storey of a commercial building.
- (4) Financial institutions.
- (5) Offices.
- (6) Personal service establishments.
- (7) Restaurants, excluding drive-through service facilities.
- (8) Retail establishments, excluding department stores.
- (9) Those uses permitted in Section 10.3.15.

(41/2004)

22.3.24.2 Site Zone Regulations

22.3.24.2.1 Uses Permitted in Section 10.3.15

- (1) Those regulations set out in Section 10.3.15.2 shall apply.

22.3.24.2.2 All Other Permitted Uses

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|------|--------------------------------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | 30m |
| (2) | Lot Area: | (minimum) | 500m² |
| (3) | Front Yard Depth: | (minimum) | 10.5m |
| (4) | Side Yard Widths: | (minimum) | 3m except where a side lot abuts a Residential Zone or use, the minimum shall be 7.5m , and except where there is a flanking street, a minimum side yard of 10.5m shall be provided |
| (5) | Rear Yard Depth: | (minimum) | 3m , except where a rear yard lot line abuts a Residential Zone or use, the minimum shall be 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Landscaped Strips: | (minimum) | - 7.5m adjacent to a Residential Zone or use
- 6m adjacent to any street |
| (8) | Landscaped Open Space: | (minimum) | 30% |
| (9) | Height: | (maximum) | 2 storeys |
| (10) | Special Parking Regulation: | (minimum) | no parking or associated aisle shall be located in any required yard adjacent to a Residential Zone or use |
| (11) | Combined Residential/Commercial Use: | (minimum) | residential permitted on second floor only |

22.3.25 LC1-25 (See Zoning Map Part 51)

22.3.25.1 Permitted Uses

- (1) A gas bar.
- (2) Those uses set out in [Section 22.1](#).

22.3.25.2 Site Zone Regulations

22.3.25.2.1 Gas Bar

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

22.3.25.2.2 All Other Uses

- (1) The regulations set out in [Section 22.2](#) shall apply.

22.3.26 LC1-26 (See Zoning Map Part 39)

(109/2002)

22.3.26.1 Permitted Uses

- (1) Medical offices for two chiropractors as an additional permitted use.
- (2) Those uses set out in [Section 22.1](#).

22.3.26.2 Site Zone Regulations

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|-----|--------------------------------|-----------|---|
| (1) | Front and Rear
Yard Depths: | (minimum) | as existed on the date of passing
of this By-law |
| (2) | Side Yard Widths: | (minimum) | as existed on the date of passing
of this By-law |
| (3) | Height: | (maximum) | as existed on the date of passing
of this By-law |
| (4) | Landscaped Open Space: | (minimum) | as existed on the date of passing
of this By-law |
| (5) | Parking | (minimum) | 17 parking spaces, with 2 spaces
to be provided in tandem in a
driveway off of Nelson St. along
the east side of the existing
building. |

22.3.27 LC1-27 (See Zoning Map Part 24)

(57/2007)

22.3.27.1 Permitted Uses

- (1) Those uses set out in [Section 22.1](#).
- (2) Animal Hospital.
- (3) Financial Institutions.
- (4) Studios.

(86/2010)

22.3.27.2 Site Zone Regulations

- | | | | | |
|-----|------------------|-----------|-----------|---------------------------------------|
| (1) | West Side Yard | (minimum) | 3m | |
| (2) | Front Yard | (minimum) | 3m | |
| (3) | Landscaped Strip | (minimum) | 4m | adjacent to The Rapids Parkway |
-