

SECTION 6

COMMERCIAL ZONES

No person shall hereafter use any lands nor erect, alter enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 Commercial (C)

(a) Permitted Uses:

- accessory dwelling or an accessory dwelling unit,
- accessory uses provided such uses are incidental to a permitted use,
- auction sales establishment,
- automobile service station,
- bank,
- clinic,
- commercial club,
- dry cleaning establishment,
- farm equipment sales and service,
- funeral parlour,
- gasoline retail facility,
- office,
- personal service establishment,
- photography studio,
- printing establishment,
- private club,
- recreational establishment,
- restaurant, Fast food
- restaurant, Full service
- restaurant, Take out
- retail store,
- service outlet,
- single dwelling,
- tourist lodging establishment,
- transportation terminal,
- vehicle sales and service establishment,
- veterinary establishment.

(b) Zone Requirements:	<u>Metric</u>	<u>Imperial</u>
(i) Within a Hamlet		
Lot Area (minimum)	4000 m ²	(43055.7 sq.ft)
Lot Frontage (minimum)	30 m	(98.4 ft.)
Yard Requirements		
Front	nil	
Rear	10 m	(32.8 f t.)
Exterior Side	3 m	(9.8 ft.)
Interior Side	3 m	(9.8 ft.)
Lot Coverage	25%	
Dwelling Units per Lot (maximum)	1	
(ii) Other Locations		
Lot Area (minimum)	4000 m ²	(43055.7 sq.ft.)
Lot Frontage (minimum)	30 m	(98.4 ft.)
Yard Requirements (minimum)		
Front	6.0 m	(19.7 ft.)
Rear	5.0 m	(16.4 ft.)
Exterior Side	10.0 m	(32.8 ft.)
Interior Side	5.0 m	(16.4 ft.)
Building Height (maximum)	10.0 m	(32.8 ft.)
Lot Coverage (maximum)	20%	
Dwelling Units per Lot (maximum)	1	
(iii) Fully Serviced Area (Municipal Water and Sanitary Sewer)		<u>By-law 56-2013</u>
Lot Area (minimum)	2,2023m ²	(21,775 sq. ft.)
Lot Frontage (minimum)	30 m	(98.4 ft.)
Yard Requirements		
Front	6 m	(19.7 ft.)
Rear	Nil	
<i>Except where the yard abuts a lot in a Residential or Institutional zone, the maximum yard shall be 3m (9.84 ft.)</i>		
Exterior Side	6 m	(19.7 ft.)
Interior Side	Nil	
<i>Except where the yard abuts a lot in a Residential or Institutional zone, the maximum yard shall be 3m (9.84 ft.)</i>		
Building Height (Maximum)	14 m	(45.9 ft.)
Lot Coverage (Maximum)	45%	
Dwelling Units Per Lot (Maximum)	1	

(c) Special Exceptions:

(i) C-1:

Notwithstanding the provision of Section 6.1 to the contrary, on land zoned C-1, the following uses only will be permitted;

Permitted uses:

- dry quasi-manufacturing,
- warehousing with floor space for showroom purposes and accessory uses,
- mini warehousing,
- construction equipment sales and service,
- farm implement dealership.

(ii) C-2: (As amended by By-law 2008-15)

Notwithstanding the provisions of Section 6.1 to the contrary on land zoned C-2 the following provisions shall apply:

Permitted uses:

- catering establishments
- restaurants
- automobile service stations
- trailer sales establishments
- entertainment establishments including theatres
- hotel
- truck terminal
- bank
- transportation terminal
- contractor’s yard and/or shop (By-law 2008-15)
- craft store (By-law 2008-15)

Zone Provisions:	<u>Metric</u>	<u>Imperial</u>
Yard requirements (minimum)		
Front	12 m	(40 ft)
Rear	12 m	(40 f t)
Side	10 m	(30 ft)

(iii) C-3

Notwithstanding the provisions of Section 6.1 to the contrary, on land zoned C-3, the following provisions shall apply:

Zone Provisions:	<u>Metric</u>	<u>Imperial</u>
Lot Area (minimum)	2024 m ²	(21781 sq ft)

(iv) C-4

By-law 13-95

Notwithstanding the provisions of Section 6.10 to the contrary, on the land zoned C-4, the following uses shall only apply:

Permitted Uses:

- private and commercial clubs not including a bingo hall
- recreational establishment not including a bingo hall
- retail stores
- convenience store
- a secondhand store
- a retail lumber yard
- mini-storage & warehousing
- offices
- restaurant
- accessory dwelling
- commercial hall not including a bingo hall
- accessory uses

- (a) Notwithstanding the foregoing, a bingo hall in any form is not a permitted use on the land zoned as C-4.
- (b) Notwithstanding the above permitted uses, on the land zoned as C-4, retail floor space shall only be permitted to a maximum of 3000 square feet.

(v) C-4 a

By-law 15-95

(County Rd. #3)

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary on the land zoned C-4a the following provisions shall apply:

Permitted Uses:

- accessory dwelling or an accessory dwelling unit
- accessory uses provided that such uses are incidental to a permitted use,
- automobile service station excluding a car washing facility,
- bank,
- clinic,
- farm equipment sales and service,
- gasoline retail facility,
- office,

- personal service establishment (not a laundromat, dry cleaning establishment or commercial laundry),
- recreational establishment (not including a swimming pool),
- restaurant -take out,
- retail store,
- service outlet,
- single dwelling,
- vehicle sales and service establishment
- restaurant - fast food By-law 35-2004.

Special provisions:

- 1) The maximum gross leasable retail floor area permitted on the land zoned C-4a shall not exceed 929 sq m (10000sq ft).
- 2) Site plan approval for the development of the land zoned C-4a shall not be granted unless information is provided to the Council showing that the water supply demand of the proposed development will not exceed the existing capacity that the Village of Winchester has allocated to the site. The Council shall consult with the Village of Winchester concerning any proposed development for the land.

(vi) Commercial-Special Exception Five (C-5)
(reserved)

(vii) Commercial - Special Exception Six (C-6)
(12050 County Rd. #3)

By-law 09-00

Notwithstanding the provisions of section 6.1 to the contrary, on the lands zoned C-6 (12050 County Road # 3), the following uses shall not be permitted:

- sale and/or storage of gasoline, of similar petroleum products
- automotive service station
- gasoline retail facility
- transportation terminal

vii) Commercial Zone - Special Exception Seven (C-7)

By-law 29-2006

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on lands zoned "C-7", mini storage warehouse shall be also be permitted. For the purpose of this by-law, mini-storage warehouse is defined as: a building containing separate, individual self-storage units divided from floor to ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short term basis to the general public for private storage of personal goods, materials and equipment.

viii) Commercial Zone - Special Exception Eight (C-8)By-law 02-2007

Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on lands zoned "C-8", a single detached dwelling and commercial garage shall be also be permitted.

(ix) Commercial - Special Exception 9 (C-9)By-law 18-2012

Notwithstanding the provisions of Section 6.1 to the contrary, on the lands zoned C-9, the following use shall be permitted:

Permitted Uses:

- private and commercial clubs not including a bingo hall
- recreational establishment not including a bingo hall
- retail stores
- convenience store
- a secondhand store
- a retail lumber yard
- mini-storage & warehousing
- offices
- restaurant
- accessory dwelling
- commercial hall not including a bingo hall
- accessory uses
- contractor's yard or shop

(x) Commercial – Special Exception Ten (C-10)By-law 32-2013

(a) Notwithstanding the provisions of Section 6.1 (a) hereof to the contrary, on lands zoned "C-10", only the following provisions shall apply:

Permitted Uses:

- Accessory dwelling units (maximum of two (2) units)
- Accessory uses provided such uses are incidental to a permitted use
- Commercial club
- Kennel
- Mini-storage
- Office
- Personal service establishment