

SECTION 7.— REQUIREMENTS FOR GENERAL COMMERCIAL (GC) ZONES

7.1 PERMITTED USES

No person shall use any land or erect or use any building or structure in any GC Zone except for:

(a) Residential Uses

- an accessory dwelling unit, EXCEPT, in the case of an automobile service station or commercial garage where the accessory dwelling unit shall be a single detached dwelling.

(b) Non-Residential Uses

- | | |
|---|--|
| <ul style="list-style-type: none"> - animal hospital - automotive-car wash - automotive - commercial garage - automotive-gasoline bar - automotive-service station - automotive-store - automotive-vehicle sales or rental establishment - building supply store - business office - clinic - convenience store - day nursery - eating establishment, drive-in - eating establishment, full service - eating establishment, take out - furniture showroom and workshop | <ul style="list-style-type: none"> - funeral home - garden centre - general service shop - home display and sales outlet - hotel - kennel - mini-storage establishment - motel - motor hotel - park - personal service shop - place of entertainment - post office - professional office - retail store including one in which the products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the gross leasable floor area. |
|---|--|

7.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any GC Zone except in accordance with the following provisions:

- | | |
|--|--|
| (a) Lot Area (minimum): | |
| i) hotel, motel or motor hotel | 2750 m ² plus an additional 185 m ² for each guest room in excess of four guest rooms. |
| ii) other uses | 2025 m ² |
| (b) Lot Frontage (minimum): | |
| i) automotive-gas bar,
automotive-service station,
automotive-commercial garage | |
| - interior lot | 35 metres |
| - corner lot | 40 metres |
| ii) hotel, motel or motor hotel | 46 metres |
| iii) other uses | 30 metres |
| (c) Lot Depth (minimum): | |
| i) automotive-gas bar,
automotive-service station,
automotive-commercial garage | 40 metres |
| (d) Front Yard Depth (minimum)
and Exterior Side Yard Width (minimum): | |
| i) hotel, motel, motor hotel
automotive-commercial garage,
automotive- vehicle sales or
rental establishment,
automotive-service station | 12 metres |
| ii) all other permitted uses | 7.5 metres |

- | | | |
|-----|---|---|
| (e) | Interior Side Yard Width (minimum) | 6 metres provided that where the side lot line abuts any Residential Zone, the minimum side yard width shall be 9.0 metres. |
| (f) | Rear Yard Depth (minimum) | 7.5 metres provided that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 10.5 metres. |
| (g) | Lot Coverage (maximum) | 33% |
| (h) | Building Height (maximum): | 10.5 metres |
| (i) | Dwelling Unit Area (minimum): | |
| | i) accessory single detached dwelling | 55 m ² |
| | ii) other accessory dwelling unit | 51 m ² |
| (j) | Open Storage: | In accordance with the provisions for Open Storage in Section 3 — General Provisions of this By-law. |
| (k) | Parking and Loading: | In accordance with the provisions for Parking and Loading in Section 3 — General Provisions of this By-law. |
| (l) | Separation Distance: | In accordance with the provisions for Separation Distance in Section 3 — General Provisions of this By-law. |
| (m) | Setbacks: | In accordance with the provisions for Setbacks in Section 3 — General Provisions of this By-law. |
| (n) | Additional Zone Provisions: | In accordance with the provisions for Automotive Uses, Automotive-Commercial Garage, Gasoline Bar, Service Station in Section 3 — General Provisions of this By-law. |
| (o) | Accessory Uses, Buildings and Structures: | Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. |

7.3 EXCEPTION ZONES