

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.
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.

19.3.5 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 |