
8. CI1 Zone (Commercial Industrial One) (Bylaw No. 961)**Intent**

- (1) The intent of this zone is to provide for limited commercial and industrial uses which complement the adjacent golf course development.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses;
 - (b) auxiliary residential dwelling unit;
 - (c) auxiliary retail to uses permitted in this zone;
 - (d) auxiliary office to uses permitted in this zone;
 - (e) appliance repair shop;
 - (f) bakery;
 - (g) catering establishment;
 - (h) craft workshop;
 - (i) laundromat;
 - (j) messenger or courier service;
 - (k) nursery or greenhouse;
 - (l) personal service;
 - (m) recreational facility including health club or spa; and
 - (n) sporting goods rental and repair.

Density

- (3) The maximum floor space ratio is 0.23.

Height

- (4) The maximum permitted height of a building is 2 storeys.

Parcel Area and Frontage

- (5) The minimum permitted parcel area is 3,035 square metres.

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- (6) The minimum permitted frontage of any parcel created by subdivision is 20 metres.

Setbacks

- (7) The minimum permitted front setback is 7.5 metres.
- (8) The minimum permitted side setback is 3 metres.
- (9) The minimum permitted rear setback is 7.5 metres.

Off-Street Parking and Loading

- (10) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (11) Only one auxiliary residential unit is permitted on a parcel.
- (12) The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres.
- (13) A maximum of two principal buildings are permitted on a parcel.