
3. CL1 Zone (Commercial Local One)**Intent**

- (1) The intent of this zone is to provide for small-scale convenience commercial establishments catering to a local area and consisting primarily of retail sales, personal service functions and auxiliary residential accommodation.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit in conjunction with any use listed in this zone;
 - (c) bakery shop, restricted to the preparation of products specifically for sale on the premises;
 - (d) child care facility;
 - (e) indoor recreation;
 - (f) laundromat and dry cleaning;
 - (g) office use;
 - (h) personal service;
 - (i) restaurant (Bylaw No. 2014);
 - (j) retail; and
 - (k) sporting goods sales, repair and rental.

Density

- (3) The maximum permitted floor space ratio is 0.60.

Height

- (4) The maximum permitted height of a building is 7.6 metres.

Site Area

- (5) The minimum parcel area is 695 square metres, minimum frontage is 18 metres.(Bylaw No. 775)

Site Coverage

- (6) The maximum permitted site coverage of all buildings and structures is 50 percent.

Setbacks

- (7) The minimum permitted front setback is 7.6 metres.
- (8) The minimum permitted side setback is 3 metres.
- (9) The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

- (11) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 100 square metres and no portion of the first storey of a building, except for the entrance to the residential portion, is to be used for residential purposes.
- (12) A maximum of one auxiliary residential dwelling unit is permitted for each 250 square metres of gross floor area in a commercial building.
- (13) The placing of more than one principal building on a parcel is not permitted in this zone.