7.11 C1 – COMMUNITY COMMERCIAL

7.11.1. **Purpose**

To provide for a broad range of services needed on a day to day basis by residents of urban neighbourhoods, hamlets, or rural areas. They are generally located at the intersection of major roads.

7.11.2. **Permitted Uses and Discretionary Uses**

Permitted Uses	Discretionary Uses
Care centre, intermediate^	Amusement centre^
Care centre, major^	Animal grooming and care
Care centre, minor^	Commercial school^
Financial service^	Drive-through vehicle service*
Food service, restaurant^	Emergency service^
Food service, specialty^	Food service, drive-in^
Gas bar*	Government service^
Health service, minor^	Household repair service
Office^	Library and exhibit^
Personal service establishment^	Neighbourhood pub^
Religious assembly, minor*^	Recreation, indoor^
Retail, convenience^	Residential security/operator unit^
Service station, minor*	Retail, alcohol*^
Veterinary service, minor	Retail, cannabis*^ (*Bylaw 16-2018 – April 24, 2018)*
	Retail, general^
	Service station, major*
	Utility service, minor
	WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

Uses containing a carat (^) may be prohibited or subject to limitations or additional regulations within Section 7.19, Heavy Industrial Transition Overlay

7.11.3. **Fundamental Use Criteria**

a) (none)

7.11.4. **Subdivision Regulations**

a) The minimum lot width shall be 30.0 m.

7.11.5. **Development Regulations – Principal Building**

a) The maximum floor area ratio shall be 1.0.

b) The maximum height shall be 12.0 m.

c) The minimum setback from the front lot line shall be 6.0 m.

d) The minimum setback from the side lot line shall be 6.0 m.

e) The minimum setback from the rear lot line shall be 6.0 m.

f) The minimum setback from the side lot line and rear lot line shall be increased by 1.0 m for each storey above the first storey.

7.11.6. **Development Regulations – Development Abutting a Residential Zoning District**

The following regulations shall apply to development that abuts a residential Zoning District:

a) The maximum floor area ratio shall be 1.0.

b) The maximum height shall be 10.0 m.

c) The minimum setback from the front lot line shall be 6.0 m.

d) The minimum setback from a side lot line shall be 7.5 m.

e) The minimum setback from the rear lot line shall be 7.5 m.

f) The minimum setback from the side lot line or rear lot line that abuts a residential Zoning District shall be increased by 1.0 m for each storey above the first storey.

7.11.7. **Other Regulations**

a) Retail alcohol shall only be considered on a lot greater than 0.8 ha.

b) Retail, cannabis shall only be considered on a lot greater than 0.8 ha. *(Bylaw 16-2018 – April 24, 2018)*

c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

d) In addition to the regulations listed above, permitted and discretionary uses on the commercial site located at the southeast corner of the intersection of Range Road 222 and Third Avenue, Ardrossan are subject to the policy direction contained within the Ardrossan Area Structure Plan.