

## Section 10 Townsite Commercial (C1) Zone

No person shall use any land or erect, alter or use any building or structure in the Townsite Commercial (C1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

### 10.1 Permitted Uses

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| <ul style="list-style-type: none"> <li>- Animal Hospital</li> <li>- Apartments above, behind or below permitted commercial <del>commercial</del> <b>non-residential</b> uses</li> <li>- Art Gallery</li> <li>- Automobile Service Station</li> <li>- Bakery</li> <li>- Bank</li> <li>- Community Centre</li> <li>- Convenience Store</li> <li>- Funeral Home</li> <li>- Gasoline Bar</li> <li>- Gift Shop</li> <li>- Hotel</li> <li>- Laundromat</li> <li>- Library</li> <li>- Marina</li> </ul> | <ul style="list-style-type: none"> <li>- Motel</li> <li>- Museum</li> <li>- Office</li> <li>- Park</li> <li>- Parking Lot</li> <li>- Personal Service Establishment</li> <li>- Place of Amusement</li> <li>- Place of Assembly</li> <li>- Post Office</li> <li>- Private Club</li> <li>- Restaurant</li> <li>- Retail Store</li> <li>- Retail Food Store</li> <li>- Seaplane Base</li> <li>- Tavern</li> <li>- Theatre</li> <li>- Tourist Outfitters Establishment</li> </ul> |
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### 10.2 Zone Requirements

#### Main Buildings

Maximum Height..... 12 m (39.37 ft)

#### Minimum Yard Requirements

##### Front Yard

Where front yard lies opposite to a residential zone ..... 6 m (19.69 ft)

All other cases..... 0 m (0 ft)

##### Side Yard

Automobile Service Stations, Gasoline Bars, Seaplane Bases, Hotels, Motels ..... 3 m (9.84 ft)

Where side yard abuts a residential zone ..... 4.5 m (14.76 ft)

All other cases..... 0 m (0 ft)

##### Rear Yard

Where rear yard abuts a lane or public street..... 2 m (6.56 ft)

All other cases..... 3 m (9.84 ft)

#### Accessory Buildings and Structures

Maximum Height.....In accordance with Sections 3.1(g)

Minimum Yard Requirements ..... In accordance with



### 10.3 Additional Provisions

- (a) **Uses** in Townsite Commercial (C1) **Zone** shall be serviced by **full municipal services**.
- (b) In the Townsite Commercial (C1) Zone ~~commercial~~ **non-residential** uses shall occupy a minimum of 25% of the **gross floor area** of the **building** or **structure** in which it is located.
- (c) **Automobile Service Stations and Gasoline Bars**
  - (i) Notwithstanding Section 13.2 to the contrary, the minimum **lot frontage** of **automobile service stations** and **gasoline bars** shall be 45 m (147.64 ft) for **corner lots** and 30 m (98.43 ft) for **interior lots**.
  - (ii) **Automobile service stations** and **gasoline bars** shall have a minimum **lot depth** of 38 m (124.67 ft).
  - (iii) The provisions of Section 3.4 shall apply to **automobile service stations** and **gasoline bars** in the Townsite Commercial (C1) Zone.
- (d) **Buffer Strip**

Where the Townsite Commercial (C1) Zone abuts an Institutional (I) Zone, Open Space (OS) Zone, **residential zone** or lands where the main use is residential, a **buffer strip** shall be provided and maintained along the abutting **lot lines** having a minimum width of 2.5 m (8.2 ft) and shall be in compliance with Section 3.6 of this By-Law.
- (e) Any **retail store** engaged in the manufacturing on the premises shall not dedicate more than 50% of the **gross floor area** of the business to such manufacturing. Such products manufactured on-site shall be intended for sale at retail on the premises. Such manufacturing shall not produce excessive noise, vibration, dust or other such emissions so as to offend **residential uses** in proximity of the **place** engaged in product manufacturing, and such manufacturing shall comply with any Noise By-Law enacted by the Municipality of Red Lake.
- (f) **Dwelling Units**
  - (i) **Apartments** shall be permitted above, behind and below permitted ~~commercial~~ **non-residential** uses listed in Section 10.1 (exclusive of automobile service stations and gasoline bars), and such apartments shall be provided with parking in accordance with this By-Law.
  - (ii) Where ~~apartment dwelling units~~ are provided in accordance with paragraph (f)(i) in the Townsite Commercial (C1) Zone, ~~commercial~~ **non-residential** uses shall not occupy less than 25% of the **gross floor area** of the **building**.



- (iii) In addition to paragraph (f)(i), no ~~commercial~~ **non-residential place** where gasoline, petroleum products or any other highly flammable, toxic or explosive products are handled shall have contiguous **dwelling units** above, behind or below such ~~commercial-use~~ **non-residential use**. Where such dwelling units exist and the use of the ~~commercial~~ **non-residential** place changes to a **use** involving the aforementioned products the said dwelling unit(s) shall cease to be occupied as a dwelling unit(s).
- (g) The minimum **gross floor area** of **commercial uses** in the Townsite Commercial (C1) Zone shall be 55 m<sup>2</sup> (592.02 ft<sup>2</sup>).
- (h) **Accessory uses, buildings and structures**, automobile uses, minimum **dwelling unit floor areas**, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

#### 10.4 Site Specific Provisions

(a) **C1-p Zone: Select lots on Howey Street and Fifth Street**

The site specific provisions for lands zoned C1-p shall be in accordance with subsection 3.23(g) of this By-Law.

(b) **C1-1 Zone: 9 Discovery Road**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned C1-1, no **building** or **structure** shall be **used, altered** or **erected** except for the following:

- (i) **office**
- (ii) barber shop or beauty parlour
- (iii) **dwelling** above a permitted **commercial use**
- (iv) **accessory buildings** and **structures**.

