

SECTION 19 - LOCAL COMMERCIAL (C1) ZONE

19.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Local Commercial (C1) Zones.

19.2 PERMITTED USES

- Convenience retail stores
- Personal service shops
- Day nurseries
- Florists
- Pharmacies
- Professional or Business Offices
- Video Outlet Sales and Rental Shops
- Bake Shops
- Spa Services
- Dwelling Units
- Short-Term Rental, Dedicated
- Uses, buildings and structures accessory to a permitted use, excluding open storage

19.3 REGULATIONS

Minimum Lot Area	550 sq. m.
Minimum Lot Frontage	15m
Maximum Lot Coverage	40 percent
Maximum Gross Floor Area	186 sq. m.
Minimum Front Yard	9m
Minimum Interior Side Yard	4.5m
Minimum Exterior Side Yard	6m
Minimum Rear Yard	7.5m
Maximum Building Height	i) 2.5 storeys ii) 9m
Dwelling Units	the provisions of Subsection 18.2 shall apply
Accessory Buildings	the provisions of Subsection 18.4 shall apply

EXCEPTIONS TO THE LOCAL COMMERCIAL (C1) ZONE

C1-59 (212-1990) 246 Bertie Street

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**OFFICE CONSOLIDATION**

These lands are zoned "Local Commercial C1-59 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this by-law shall apply to those lands zoned "Local Commercial C1-59 Zone" except:

- (a) that notwithstanding the permitted uses as set out in Section 19.2, these lands shall only be used for a medical clinic, and;
- (b) that notwithstanding the regulations of Subsection 19.3, the maximum gross floor area shall not be greater than 386.8 square metres, and;
- (c) that notwithstanding the regulations of Subsection 19.3, the maximum exterior side yard setback from the easterly property line shall not be less than 1.06 metres.

C1-181(H) (98-1997) Netherby Road @ Baker Road

Deleted by By-law No. 35-2016.

C1-192 (44-1998) 74 Queen's Circle

Deleted by Amending By-law No. 141-2008.

C1-310 (218-2002) 255 Derby Road

These lands are zoned "Local Commercial C1-310 Zone" and all of the provisions that relate to lands zoned "Local Commercial C1 Zone" by this By-law shall apply to those lands zoned "Local Commercial C1-310 Zone", except that notwithstanding the provisions of Subsection 19.2, the lands may also be used for a candy kitchen and a coffee shop.

C1-397 (141-08) 74 Queen's Circle (RELOCATED TO CMU2-397)**C1-550 (35-2016) – 0 Baker Road – Southeast Corner, Baker Road and Netherby Road**

These lands are zoned "Local Commercial (C1-550) Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-550) Zone" subject to the following provisions:

- a) Notwithstanding Section 19.2, the following additional uses shall be permitted:

- Banks and Financial Institutions
- Candy kitchens
- Clinics
- Commercial schools
- Custom brokers
- Dry Cleaning Outlets
- Eating Establishments
- Laundromats
- Post offices
- Veterinarian Clinic in wholly enclosed buildings

- b) Notwithstanding Section 19.3, the following regulation shall apply:

C1-705 (144-2021) 74 Queen's Circle

These lands are zoned "Local Commercial (C1-705) Zone" and all of the provisions that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial(C1-705) Zone", subject to the following special provisions:

- a) minimum easterly interior side yard setback shall not be less than 0.64 metres.
- b) minimum rear yard setback shall not be less than 0.82 metres.
- c) minimum front yard setback shall not be less than 2.5 metres.
- d) minimum westerly exterior side yard setback shall not be less than 1.08 metres
- e) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for an eating establishment and take-out restaurant.
- f) that notwithstanding the requirements of Subsection 18.2 General Commercial Provisions, one dwelling unit shall be permitted on the ground floor with a maximum floor area of 176 square metres.
- g) that notwithstanding the requirements of Subsection 6.20 (l) Parking Area Location on the Lot, the parking area shall not be located closer than 0 metres to the northerly property line and 1.1 metres to the easterly street line.
- h) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677."

C1-706 (144-2021) 2 Queen's Circle

These lands are zoned "Local Commercial (C1-706) Zone" and all of the provisions that relate to lands zoned "Local Commercial(C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial(C1-706) Zone", subject to the following special provisions:

- a) that in addition to the permitted uses set out in Subsection 19.2, these lands may also be used for a Post Office.
- b) That notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677."

C1-707 (144-2021) 6 Queen's Circle

These lands are zoned "Local Commercial (C1-707) Zone" and all of the provisions that relate to lands zoned "Local Commercial (C1) Zone" by this by-law shall apply to those lands zoned "Local Commercial (C1-707) Zone", subject to the following special provisions:

- a) that notwithstanding the permitted uses set out in Subsection 19.2, these lands may only be used for:
 - i. Personal Service Shop
 - ii. Professional or Business Offices
 - iii. Dwelling Unit

- b) that notwithstanding the regulations of Subsection 19.3, a residential dwelling is permitted on part of the main floor.
- c) that notwithstanding the permitted uses of Subsection 19.2 and regulations of 19.3, the property may be used in its entirety as Medium Density Residential as defined under RM1-677.”