

LC – Local Commercial Zone (Sections 189-190)

Purpose of the Zone

The purpose of the LC – Local Commercial Zone is to:

- (1) *allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the **General Urban Areas** and in the Residential Character Areas of the **Central Area** designations of the Official Plan;*
- (2) *restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;*
- (3) *provide an opportunity to accommodate residential or mixed uses development; and*
- (4) *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

189. In the LC Zone:

Permitted Non-residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of Table 189(3), (4) and (5);
 - (b) each separate occupancy not exceeding 900 square metres in gross leasable area; and
 - (c) the total area occupied by all the separate occupancies combined not exceeding a gross leasable area of 3,000 square metres;

animal care establishment

animal hospital

artist studio

bank

bank machine

community gardens, see Part 3, Section 82

community health and resource centre

convenience store

day care

instructional facility

library

medical facility

municipal service centre

office

personal service business

post office

recreational and athletic facility

restaurant

retail food store

retail store

service and repair shop

small batch brewery, see Part 3, Section 89

Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
 - (a) the provisions of subsections 189(3), (4) and (5);
 - (b) a maximum of ten guest bedrooms in a bed and breakfast.
 - apartment **dwelling**, low rise
 - bed and breakfast, see Part 5, Section 121**
 - dwelling** unit
 - group home, see Part 5, Section 125**
 - home-based business, see Part 5, Section 127**
 - home-based day care, *see Part 5, Section 129*
 - multiple attached **dwelling**
 - planned unit development, see Part 5, Section 131**
 - retirement home**
 - retirement home, converted, see Part 5, Section 122**
 - rooming house**
 - rooming house, converted, see Part 5, Section 122**
 - rooming unit**
 - stacked dwelling**

(2008-341)

Zone Provisions

- (3) The zone provisions are set out in Table 189 below.

TABLE 189 – LC ZONE PROVISIONS

I	II	
ZONING MECHANISMS	PROVISIONS	
(a) Minimum lot area	No minimum	
(b) Minimum lot width	No minimum	
(c) Minimum front yard and corner side yard setbacks	3 m	
(d) Minimum interior side yard setbacks	(i) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone	5 m
	(ii) for a residential use building	1.2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setbacks	(i) abutting a street	5 m
	(ii) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m

	(iv) other cases	No minimum
(f) Maximum building height		12.5 m
(g) Maximum floor space index		No maximum
(h) Minimum width of landscaped area	(i) abutting a street	3 m
	(ii) abutting a residential or institutional zone	3 m
	(iii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>

- (4) Storage must be completely enclosed within a building.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

LC Subzones

190. In the LC Zone, the following subzones apply:

LC1 Subzone

- (1) In the LC1 Subzone:
 - (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
 - bank machine
 - community gardens, see Part 3, Section 82**
 - convenience store**
 - municipal service centre**
 - personal service business**
 - retail food store**
 - retail store**
 - restaurant, full service**
 - restaurant, take-out**
 - (b) the provisions of subsection 189(1)(b) do not apply and each single occupancy must not exceed 205 square metres of gross leasable area; and
 - (c) the provisions of subsection 189(3)(h)(ii) apply but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided.

LC2 Subzone

- (2) In the LC2 Subzone:
 - (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
 - bank machine
 - community gardens, see Part 3, Section 82**
 - community health and resource centre**
 - convenience store**

day care
municipal service centre
parking garage
parking lot
personal service business
recreational or athletic facility
retail food store
retail store

- (b) the provisions of subsection 189(3)(h)(ii) apply but may be reduced to 1 metre, where a minimum 1.4 metre high opaque screen is provided.

LC3 Subzone

- (3) In the LC3 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:

artist studio
bank machine
community gardens, see Part 3, Section 82
convenience store
day care
personal service business
service and repair shop

- (b) the provisions of subsection 189(1)(b) do not apply and each single occupancy must not exceed 200 square metres of gross leasable area;
(c) the uses in subsection 190(3) must be located on the ground floor; and
(d) the provisions of subsection 189(3)(h)(ii) apply but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided.

LC4 Subzone

- (4) In the LC4 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:

bank machine
community gardens, see Part 3, Section 82
convenience store
day care
municipal service centre
personal service business
retail food store
retail store
service and repair shop

LC5 Subzone

- (5) In the LC5 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:

bank
bank machine
community gardens, see Part 3, Section 82
community health and resource centre
convenience store
day care
library
medical facility
municipal service centre
office
personal service business
recreational and athletic facility
restaurant, take out
retail food store
retail store
service and repair shop

LC6 Subzone

- (6) In the LC6 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted; and
 - (b) A community health and resource centre, day care, library, municipal service centre, place of worship and a school:
 - (i) must be in the same lot or in a building containing one of the permitted uses; and
 - (ii) cannot be developed prior to a permitted use:

community gardens, see Part 3, Section 82
community health and resource centre
convenience store
day care
drive through facility
gas bar
library
medical facility
municipal service centre
office
personal service business
place of worship
restaurant
retail food store
retail store
school

LC7 Subzone

- (7) In the LC7 Subzone
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:

artist studio
bank
bank machine
community gardens, *see Part 3, Section 82*
community health and resource centre
convenience store (*By-law 2009-302*)
day care
drive through facility
library
medical facility
municipal service centre
office
personal service business
post office
recreational and athletic facility
restaurant, full service
restaurant, take out
retail food store
retail store

WC011384