

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
 click and collect facility (By-law 2016-289)
community health and resource centre
convenience store
day care
drive-through facility (OMB Order #PL080959 issued March 18, 2010)
instructional facility
library
medical facility
municipal service centre
office
personal brewing facility (By-law 2019-41)
personal service business
post office
recreational and athletic facility
restaurant
retail food store
retail store
service and repair shop
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2019-338)

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*
planned unit development, see *Part 5, Section 131*
retirement home
retirement home, converted, see *Part 5, Section 122*
rooming house
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307) (2008-341)
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

Zone Provisions

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

TABLE 189 – LC ZONE PROVISIONS

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	No minimum
(b) Minimum lot width	No minimum
(c) Minimum front yard and corner side yard setbacks	3 m

I ZONING MECHANISMS		II PROVISIONS
(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		see Section 110 – Landscaping Provisions for Parking Lots

- (4) Storage must be completely enclosed within a building.
- (5) In the LC zone in Areas B, X and Y on Schedule 1A, no parking spaces are required for the following uses:
- (a) bank
 - (b) convenience store
 - (c) day care
 - (d) municipal service centre
 - (e) personal service business
 - (f) retail store
 - (g) retail food store
 - (h) service and repair shop (By-law 2016-249)
- (6) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions. (By-law 2016-249)

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:
- animal care establishment
 - artist studio
 - bank
 - bank machine
 - community health and resource centre
 - convenience store
 - day care
 - instructional facility
 - library
 - medical facility
 - personal brewing facility** (By-law 2019-41)
 - personal service business
 - post office
 - restaurant
 - retail food store
 - retail store
 - service and repair shop
 - urban agriculture (By-law 2017-148) (By-law 2019-338)
- (b) the provisions of clause 189(1)(b) do not apply and each single occupancy must not exceed 300 square metres of gross leasable floor area;
- (c) the provisions of clause 189(1)(c) do not apply and the total area occupied by all separate occupancies combined must not exceed a gross leasable area of 1000 square metres;
- (d) Sub-sections 85(3), (4) and (6) do not apply where the total cumulative total gross leasable floor area of all non-residential uses on the lot is less than 100 square metres, and Outdoor Commercial Patio is limited to a maximum of 10 square metres and must be located in the front yard and / or corner side yard; and,
- (e) despite section 101, parking is not required for a non-residential use. (By-law 2015-197)

LC2 Subzone

- (2) Reserved for Future Use (By-law 2015-197)

LC3 Subzone

- (3) Reserved for Future Use (By-law 2015-197)

LC4 Subzone

- (4) Reserved for Future Use (By-law 2015-197)

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 health and resource centre**
 - convenience store**
 - day care**
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - instructional facility** (By-law 2017-302)
 - library**
 - medical facility**
 - municipal service centre**
 - office**
 - payday loan establishment** (By-law 2017-302)
 - personal service business**
 - recreational and athletic facility**
 - restaurant, take out**
 - retail food store**
 - retail store**
 - service and repair shop**
 - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148)

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, instructional facility, library, municipal service centre, place of worship and a school: (By-law 2017-302)
- (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 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**
 - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148)

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 health and resource centre
convenience store (By-law 2009-302)
day care
drive through facility
instructional facility (By-law 2017-302)
library
medical facility
municipal service centre
office
payday loan establishment (By-law 2017-302)
personal service business
post office
recreational and athletic facility
restaurant, full service
restaurant, take out
retail food store
retail store
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

LC8 Subzone (By-law 2013-205)

- (8) In the LC8 Subzone:

- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted subject to the provisions of subsections 189(4) and (5), and the following provisions:
- (i) The provisions of subsections 189(1)(b) and (c) do not apply and a maximum of two non-residential occupancies are permitted in one stand-alone building per lot with a permitted combined total gross leasable floor area no greater than 500 square metres
 - (ii) The permitted non-residential uses must be located on the ground floor, in the basement of the building, or any combination thereof (By-law 2015-191)
 - (iii) A maximum of two dwelling units are permitted in a mixed-use building
 - (iv) An urban agriculture or park is not subject to the provisions of Table 190(8)(a), however, will be subject to the subzone provisions for a detached dwelling as detailed in Table 190(8)(b) (By-law 2017-148)

animal care establishment
animal hospital
artist studio
day care
instructional facility
medical facility
office
park
personal service business
production studio
service and repair shop
urban agriculture (By-law 2017-148)

- (b) The subzone provisions for non-residential uses and mixed use are set out in Table 190(8)(a).

TABLE 190(8)(a) – LC8 SUBZONE NON-RESIDENTIAL AND MIXED USE PROVISIONS

I ZONING MECHANISMS		II 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 setback	(i) from that portion of a lot line abutting a residential zone	5 m
	(ii) other cases	No minimum
(e) Minimum rear yard setback	(i) abutting a street	5 m
	(ii) from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) other cases	No minimum
(f) 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
(g) Minimum width of landscaped area around a parking lot		<i>See Section 110 – Landscaping Provisions for Parking Lots</i>

- (c) The residential uses listed under subsection 189(2) are not permitted and only the following residential uses are permitted, subject to the provisions of subsections 189(4) and (5) and the following provisions:
- (i) a maximum of three guest bedrooms in a bed and breakfast;
 - (ii) a maximum of four dwelling units is permitted; (By-law 2017-148)
 - (iii) a maximum of ten residents is permitted in a group home; and
 - (iv) a maximum of ten residents is permitted in a retirement home, converted.
 - (v) For a planned unit development, the provisions of Section 131 apply, and the provisions identified in Table 190(8)(b) affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks, apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
 - (vi) A group home is subject to the subzone provisions for a detached dwelling.
 - (vii) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
 - (viii) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.

- (ix) Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- (x) Minimum total interior side yard setback for a detached or linked-detached dwelling is 1.8 m, with one minimum yard no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.
- (xi) For front and corner side yard setbacks, the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of a building front wall or side wall, or a covered porch or veranda that is at least 2.5m wide.
- (xii) For rear yard and interior side yard setbacks within a planned unit development, the required minimum yard setback for a yard abutting a lot line of an adjacent lot in any zone is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.

**bed and breakfast
 detached dwelling
 dwelling unit
 duplex dwelling
 group home
 home-based business
 home-based day care
 linked-detached dwelling
 planned unit development
 retirement home
 retirement home, converted
 secondary dwelling unit
 semi-detached dwelling
 three-unit dwelling
 townhouse dwelling (By-law 2017-148)**

(d) The subzone provisions for residential uses are set out in Table 190(8)(b).

TABLE 190(8)(b) – LC8 SUBZONE RESIDENTIAL PROVISIONS

I Principal Dwelling Type	II Minimum Lot Width (m)	III Minimum Lot Area (m²)	IV Minimum Front Yard Setback (m)	V Minimum Corner Side Yard Setback (m)	VI Minimum Rear Yard Setback (m)	VII Minimum Interior Side Yard Setback (m)
Planned Unit Development	18	1,400	3	3	varies (refer to 190(8)(c)(xii))	varies (refer to 190(8)(c)(xii))
Three Unit	18	450	3	3	6	1.2
Duplex	14	380	3	3	6	1.2
Detached, Linked- detached	9	240	3	3	6	varies (refer to 190(8)(c)(x))
Semi-Detached	7	190	3	3	6	0.9
Townhouse	6	150	3	3	6	1.2
Retirement home	18	540	3	3	9	3