

612 (See also Parts 100 - 300) SERVICE COMMERCIAL ONE (SC-1)

1) PERMITTED PRINCIPAL USES

- a) Service establishment;
- b) Retail and wholesale establishment;
- c) Business and professional office;
- d) Automobile service station;
- e) Restaurant;
- f) Marina;
- g) Residential;
- h) Public Assembly;
- i) Hotel/Motel.

2) PERMITTED ACCESSORY USES

- a) Accessory buildings and structures.

3) CONDITIONS OF USE

- a) Residential use is limited to one single family dwelling and secondary suite, or one single family dwelling and one cottage limited in size to 60.0 square metres (645.85 square feet).
- b) No parking, loading or outdoor storage areas shall be located within 1.5 metres (4.92 feet) of any property line, except where the abutting lot is zoned Residential One, Rural Residential One, or Rural One, in which case the setback requirement shall be increased to 4.5 metres (14.76 feet).
- c) All outdoor storage shall be screened from any abutting property.
- d) Fuel service pumps or pump islands shall be located a minimum of 7.5 metres (24.6 feet) from any property line.

4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Service Commercial One zone shall be as set out in the table below.

Type of Structure	Maximum Height	Required Setback From All Property Lines
Principal & Accessory	10.0 m (32.8 feet)	<ul style="list-style-type: none"> • 7.5 m (24.6 feet) when adjacent to a R-1 zoned property • 4.5 m (14.76 feet) in all other cases
<p>[Part 400, Siting Specifications, of this bylaw and Bylaw No. 1836, being the "Floodplain Management Bylaw, 1997", may affect the siting of structures adjacent to roads, and the natural boundaries of watercourses and the sea, respectively.]</p>		

5) LOT COVERAGE

- a) For any lot area of less than or equal to 4000 square metres (0.99 acres), the maximum coverage of all buildings and structures shall not exceed 50% of the area involved; and
- b) For any portion of a lot in excess of 4,000 square metres (0.99 acres), the maximum coverage of all buildings and structures shall not exceed 30% of the area involved.

6) SUBDIVISION REQUIREMENTS (SEE ALSO PART 500)

Minimum Lot Area:

- a) When connected to community water and/or sewerage system: 8000 square metres (1.98 acres).
- b) When serviced by well and approved septic disposal system: 1.0 hectare (2.47 acres).

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained.)

END • SC-1