

SECTION 16. VILLAGE CORE (C1) ZONE

The Village Core (C1) Zone applies to the historic ‘main’ streets of the villages of Rodney and West Lorne designated ‘Downtown Core’ in the West Elgin Official Plan. While commercial uses predominate, the ‘Downtown Cores’ support a wide variety of uses including as well institutional uses and residential uses. The areas are characterized by compact development and generally a high intensity and diversity of land use. The C1 zone is designed to reinforce this diversity of land use and compact development by permitting a wide range of uses in buildings with a maximum lot coverage (i.e. 90%) and minimum setbacks from property lines(i.e. 0 m in most instances. Unlike uses outside the ‘Downtown Core’s, lands zoned C1 are exempt from having to comply with the parking requirement of the Zoning By-law.

16.1 GENERAL USE REGULATIONS

16.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Village Core (C1) Zone except for the following purposes:

- art gallery
- auction sales establishment
- bake shop
- boarding house or rooming house
- bed and breakfast establishment
- business or professional office
- caterer’s establishment
- church
- clinic
- club
- commercial centre
- custom workshop
- day care centre
- day nursery
- dwelling units connected to and forming an integral part of a main building and located above the first storey
- dry cleaning establishment
- fitness centre
- flea market
- gas bar
- hotel or tavern
- institutional use
- laundry establishment
- micro brewery
- mobile food outlet
- motor vehicle sales establishment
- motor vehicle service establishment
- micro-brewery
- museum
- parking lot
- personal care establishment
- personal service establishment
- place of entertainment or amusement
- public garage
- restaurant
- retail store
- service shop
- take-out restaurant
- tavern or bar
- variety store
- existing single-unit dwelling

TABLE 16-1
VILLAGE CORE (C1) ZONE STANDARDS

1	Maximum Lot Coverage	90%
2	Front Yard Depth	0 m
3	Side Yard Width a) where the side yard abuts a residential zone or an institutional zone b) all other cases	a) 4.5 m b) 0 m
4	Rear Yard Depth a) where the rear yard abuts a residential zone, institutional zone or an open space zone b) where a building contains dwelling units c) all other cases	a) 4.5 m b) 6 m c) 3 m
5	Maximum Building Height	12 m

16.1.2 **SIGHT TRIANGLES ON CORNER LOTS**

On a corner lot within the triangular space included between the street lines for a distance of three (3.0) metres from their point of intersection, no building or structure shall be erected, no driveway shall be located, and no shrubs or foliage shall be planted or maintained which obstruct the view of a driver of a vehicle approaching the intersection.

16.1.3 **PEDESTRIAN ACCESS**

No building on a lot having frontage on Furnival Road between Albert Street and Clark Street as shown on Schedule “B” and used for commercial purposes shall be erected or used unless such building has and maintains direct pedestrian access to Furnival Road.

No building on a lot having frontage on Graham Road between Munroe Street and Elm Street as shown on Schedule “C” and used for commercial purposes shall be erected or used unless such building has and maintains direct pedestrian access to Graham Road.

No building on a lot having frontage on Main Street between Ridge Street and Argyle Street as shown on Schedule “C” and used for commercial purposes shall be erected or used unless such building has and maintains direct pedestrian access to Main Street.

16.2 **SPECIAL USE REGULATION**

16.2.1 **SINGLE-UNIT DWELLINGS**

The alteration of existing single-unit dwellings or the erection or alteration of buildings accessory thereto shall be permitted in compliance with the regulations of Section 8 and Section 4 respectively.

16.3 **SITE-SPECIFIC ZONES**

16.3.1 a) **Defined Area** (*Bhatia Veterinary*)

C1-1 as shown on Schedule “C”, Map No. 6

b) **Permitted Uses**

- animal clinic
- all other permitted uses of the C1 zone

- c) Front Yard Depth 5.0 m
- d) Side Yard Width 3.0 m

16.3.2 a) **Defined Area** (*Bhatia Veterinary*)

C1-2 as shown on Schedule “C” Map No. 2

b) **Permitted Uses**

Animal Clinic in addition to all other C1 Permitted Uses.

16.3.3 a) **Defined Area** (*Canadian Commercial Inc.*)

C1-3 as shown on Schedule “C”, Map No. 2.

b) **Permitted Uses**

Drive- in restaurant in addition to all other C1 Permitted Uses

16.3.4 a) **Defined Area** (*242 Furnival*)

C1-3 as shown on Schedule “B” Map No. 3 to this By-law.

b) **Permitted Uses**

Those uses permitted in the C1 Zone, and
A single residential dwelling unit on the ground floor, not exceeding 60% of the total ground floor area and located at the rear of the existing building.