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|---|--|----------------------|
| - for dwelling unit containing 3 bedrooms | 84 m ² | 900 ft. ² |
| - for dwelling unit containing more than 3 bedrooms | 83.61 m ² (900 ft. ²) plus 9.29 m ² (100 ft. ²) for each bedroom in excess of three. | |

(b) NON-RESIDENTIAL USES

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|------------------------------------|--|------------------------|
| (i) Minimum Lot Area | 464.50 m ² | 5,000 ft. ² |
| (ii) Minimum Lot Frontage | 15.24 m | 50 ft. |
| (iii) Minimum Yard Dimensions | | |
| - front (depth) | 6.10 m | 20 ft. |
| - rear (depth) | 3.05 m | 10 ft. |
| - exterior side (width) | 3.66 m | 12 ft. |
| - interior side (width) | 1.22 m (4 ft.) except where the interior side lot line abuts a Residential Zone, the minimum interior side yard width shall be 3.05 m (10 ft.) | |
| (iv) Minimum Landscaped Open Space | 10% | |
| (v) Maximum Building Height | 35 ft. | |
| (vi) Maximum Ground Floor Area | | |

Notwithstanding any other provision of this By-law to the contrary, the ground floor area serving the permitted commercial use shall not exceed 92.90 m² (1,000 ft.²).

9.3 SPECIAL EXCEPTION ZONES**(a) C1-1**
(86-08)

Notwithstanding any provisions to this By-law to the contrary, the property which is located in the C1-1 Zone, known municipally as 546 Eganville Road and more particularly described as Part Lot 15, Parcel 1, Concession 1, may be developed in accordance with the following provisions:

- (i) Single-detached dwelling.
- (ii) The maximum buffering requirement on the north side adjacent to the building housing the service shop shall be 1.07 m (3.5 ft.) and on the south side adjacent to the single-detached dwelling shall be 1.54 m (5.06 ft.).

(b) C1-2
(92-23)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-2 Zone, known municipally as 217 Forced Road and more particularly described as Lot 379, Plan 166, may be developed in accordance with the following provisions:

- (i) Notwithstanding the provisions of Section 9.1 hereof to the contrary a service shop and a retail store are not permitted.
- (iii) Minimum Interior Side Yard (width) 0.86 m 2.83 ft.

(c) C1-3
(93-65)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-3 Zone, known municipally as 306 Pembroke Street East and more particularly described as Lot 11, Plan 37, Lot 97 and Part of Lot 96, Plan 38, may be developed in accordance with the following provisions:

- (i) Notwithstanding the provisions of Section 9.2(b)(vi) hereof to the contrary, the maximum ground floor area for the retail use shall not exceed 11.71 m² (126 ft.²). Furthermore the retail use shall be located on the eastern side of the building.

(d) C1-4 (See also C1-4A, 2000-38)
(94-45)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-4 Zone, known municipally as 610 Pembroke Street West and more particularly described as Part of Lots A26 and 25, Plan 9, may be developed in accordance with the following provisions:

- (i) Notwithstanding the provisions of Section 9.2(b)(vi) hereof to the contrary the area of the business or professional office shall be limited to a ground floor area of 269.41 m² (2,900 ft.²).

(e) C1-5
(95-64)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-5 Zone, known municipally as 544 Pembroke Street West and more particularly described as Lot 22, Plan 9, may be developed in accordance with the following provisions:

- (i) Minimum Landscaped Planting Strip (west side) 1.83 m 6 ft.
- (ii) The only permitted commercial use shall be that of a hair salon.

(f) C1-6
(97-15)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-6 Zone, known municipally as 500 Pembroke Street West and more particularly described as Lot 19, Plan 9, may be developed in accordance with the following provisions:

- (i) The only permitted use shall be a lingerie store and a hairdressing shop. One residential dwelling unit shall also be permitted.
- (ii) Minimum Exterior Side Yard (width) 1.45 m 4.75 ft.
- (iii) Maximum commercial floor area 69.68 m² 750 ft.²
- (iv) Minimum Rear Yard (depth) for detached garage 0.30 m 1 ft.
- (v) No rear yard landscaped planting strip is required.

(g) C1-7
(98-59)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-7 Zone, known municipally as 290 Pembroke Street East and more particularly described as Lot 13, Plan 37, in the City of Pembroke, may be developed in accordance with the following provisions:

- (i) In addition to "C1" uses, a parking lot is also a permitted use.
- (ii) The 1,000 sq. ft. ground floor commercial area limitation shall be eliminated. The landscaped open space requirement shall be limited to the existing front yard.

(h) C1-8
(98-58)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-8 Zone, known municipally as 224 Moffat Street and more particularly described as Part of Lots 18 and 19, Block M, Plan 17, may be developed in accordance with the following provisions:

- (i) In addition to "C1" uses, a parking lot, a sub-post office, an undertaking establishment and a veterinary office, provided animals are not kept on the premises overnight, shall be permitted.
- (ii) The 1,000 sq. ft. ground floor commercial area limitation and landscaped open space requirement shall be eliminated.

- (98-58) (i) **C1-9**
- Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-9 Zone, known municipally as 203 Isabella Street and more particularly described as Part of Lots 18 and 19, Block M, Plan 17, may be developed in accordance with the following provisions:
- (i) In addition to "C1" uses, a parking lot, a sub-post office, an undertaking establishment and a veterinary office, provided animals are not kept on the premises overnight, shall be permitted.
 - (ii) The 1,000 sq. ft. ground floor commercial area limitation and landscaped open space requirement shall be eliminated.
- (98-63) (j) **C1-10**
- Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-10 Zone, known municipally as 268 Isabella Street and more particularly described as Lot 7, Block U, Plan 17, may be developed in accordance with the following provisions:
- (i) The permitted uses shall be restricted to a business or professional office, a local retail store, a service shop and/or a parking lot accessory to a permitted use.
- (99-36) (k) **C1-11**
- Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-11 Zone, municipally known as **485 - 487 Eganville Road** and more particularly described as Plan 103, Lot 3 and West Part of Lot 4 may be developed in accordance with the following provisions:
- (i) Permitted Uses: "Local Commercial - C1" uses with the addition of an eating establishment and delivery service.
 - (ii) Landscaped Planting Strips - Not required for the property; however, a 5 foot high solid visual barrier fence and/or hedge shall be erected along the southern property line and the northern interior property line.
 - (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) and (c) of the Comprehensive Zoning By-law 97-38.
 - (iv) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.

(v) Setbacks shall be in accordance with Section 9.2 (b) of the Non-Residential uses in a "Local Commercial - C1" zone with relief being granted for the following areas:

- a) Front Yard Depth - 2.6 ft.
- b) Exterior Side Yard Width - 4.0 ft.
- c) Permitted Commercial Areas shall exceed maximum ground floor area requirement of 1000 sq. ft. by 377 sq. ft. for the convenience store (487 Eganville Road) and by 484 sq. ft. for the vacant building (485 Eganville Road).

(I) C1-4A (See also C1-4, 94-45)

(2000-38)
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Notwithstanding any provisions of this By-law to the contrary, the property located in the C1-4A Zone, municipally abutting **610 Pembroke Street West** particularly described as Plan 9, Part of Lot 91 may be developed in accordance with the following provisions:

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- (i) Permitted Uses: "Local Commercial - C1" uses shall be limited to a parking area for the commercial use located at 610 Pembroke Street West. 610 Pembroke Street West is subject to a Special Exception Zone "C1-4".
- (ii) Landscaped Planting Strips - The landscaped planting strips shall take the form of a 5 foot high solid visual barrier fence and/or hedge erected along the eastern and western property lines.
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) and (c) of the Comprehensive Zoning By-law 97-38.
- (iv) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.
- (v) Access to the property shall be via Pembroke Street West only. Access to the property from Isabella Street is strictly prohibited.

(2001-03) **(m) C1-12**

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the C1-12 Zone, municipally known as **377 Nelson Street** and more particularly described as Plan 13, Part of Lot 17 may be developed in accordance with the following provisions:

- (i) Permitted Uses: "Local Commercial - C1" uses with the addition of a medical/dental clinic.
- (ii) Landscaped Planting Strips - Not required for the property.
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) and (c) of the Comprehensive Zoning By-law 97-38.
- (iv) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.
- (v) Setbacks shall be in accordance with Section 9.2 (b) of the Non-Residential uses in a "Local Commercial - C1" zone.