

# SECTION 13 - COMMERCIAL HIGHWAY ZONE (C2) REGULATIONS

## ***13.1 General Use Regulations***

No person shall within the C2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

### ***13.1.1 Permitted Uses***

- a) Convenience stores;
- b) retail stores, greater than 465 m<sup>2</sup> (5,005.38 ft<sup>2</sup>);
- c) restaurants including drive-through, fast-food, take-out and full service;
- d) offices including both professional and medical, greater than 465 m<sup>2</sup> (5,005.38 ft<sup>2</sup>);
- e) motels, hotels, taverns;
- f) transportation depots including facilities for taxi, bus and ambulance services;
- g) personal and other service uses;
- h) funeral homes;
- i) gas bars, service stations and automobile repair garages;
- j) sales and service establishments for automobiles, trucks, industrial equipment, farm equipment and recreation vehicles;
- k) automobile rental establishments, automobile washing establishments;
- l) commercial self storage units;
- m) service shops;
- n) lumber yards and building supply outlets;
- o) places of amusement, recreation or entertainment, assembly halls and clubs;
- p) bulk sales establishments;
- q) animal hospitals, clinics;

- r) garden supply centres;
- s) bakeries;
- t) auction establishments;
- u) parking lots;
- v) day care centres;
- w) printing and photography facilities;
- x) financial institutions;
- y) dwelling units above a commercial use, subject to complying with Section 4.13 of the By-law;
- z) accessory uses including the outside storage and display and sale of goods and materials, in accordance with Section 4.37.

### **13.1.2 Permitted Buildings and Other Structures**

- a) Buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses, in accordance with Section 4.1 of this By-law.

### **13.1.3 Zone Provisions**

Zone Provision	Requirement
Minimum Lot Area	930 m <sup>2</sup> (10,010.76 ft <sup>2</sup> )
Minimum Lot Frontage	30 m (98.42 ft)
Maximum Lot Coverage	50 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	30 %
Maximum Building Height	10.5 m (34.44 ft)
Minimum Front Yard	12 m (39.37 ft)
Minimum Interior Side Yard	
Interior Side Yard Abutting a Residential or Holding Residential Zone	7.5 m (24.60 ft)
All Other Cases	4.5 m (14.76 ft)
Minimum Exterior Side Yard	
Automobile Uses, Hotel, Motel	12 m (39.37 ft)
All Other Uses	7.5 m (24.60 ft)

Zone Provision	Requirement
Minimum Rear Yard	10.5 m (34.48 ft)

## 13.2 Exceptions

The special regulations contained in subsection 13.2 shall apply to the area or areas defined below.

### 13.2.1 Defined Area C2-1 as shown on Schedule "A", Map 34 to this By-law

- a) **Permitted Uses**  
A day care centre in addition to the uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures for the permitted uses.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with the corresponding site plan.
- d) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-1.

### 13.2.2 Defined Area C2-2 as shown on Schedule "A", Map 35 to this By-law

- a) **Permitted Uses**  
A convenience store and accessory uses including a one-way driveway through the said lands to an adjacent automobile washing establishment.
- b) **Permitted Buildings and Structures**  
Buildings and structures for the permitted uses except that no structures shall be allowed between the proposed building and the westerly limit of the C2-2 Zone.
- c) **Zone Provisions**  
The lot and building requirements for lands zoned C2-2 shall be in accordance with the following:
  - i) **Minimum Yard Setbacks**

west side	7.5 m (24.60 ft);
north side	3 m (9.84 ft);
east side	0 m (0 ft);
south side	10.5 m (34.44 ft).
- d) **Other Provisions**  
Requirements regarding details such as landscaping, location of garbage bins, driveways, heating and cooling units and the treatment of the west wall of the convenience store shall be addressed in the site plan agreement. A minimum of 5 parking spaces shall be

maintained on site at all times.

### **13.2.3 Defined Area C2-3 as shown on Schedule "A", Map 35 to this By-law**

- a) **Permitted Uses**  
A restaurant, gas bar and automobile washing facility in addition to the uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures for the permitted uses.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with the corresponding site plan.
- d) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-3.

### **13.2.4 Defined Area C2-4 as shown on Schedule "A", Map 37 to this By-law**

- a) **Permitted Uses**  
Clinics, personal service shops, printing establishments in addition to the uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
The buildings and structures for the permitted uses.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law except that where a required side or rear yard abuts a Commercial Zone, the minimum required setback shall be 2 m (6.56 ft).
- d) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-4.

### **13.2.5 Defined Area C2-5 as shown on Schedule "A", Map 38 to this By-law**

- a) **Permitted Uses**  
Commercial retail store and rental establishment in addition to the uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
Buildings and structures for the permitted uses.
- c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law except that the minimum interior side yard shall be 1 m (3.28 ft) and the minimum landscaped open space shall be in accordance with the corresponding site plan agreement.

- d) Other  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-5.

#### **13.2.6 Defined Area C2-6 as shown on Schedule "A", Map 38 to this By-law**

- a) Permitted Uses  
Uses permitted in subsection 13.1.1 of this By-law.
- b) Permitted Buildings and Other Structures  
Buildings and structures permitted in subsection 13.1.2 of this By-law.
- c) Zone Provisions  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law except that the minimum rear yard shall be 0.15 m (0.49 ft).
- d) Other  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-6.

#### **13.2.7 Defined Area C2-7 as shown on Schedule "A", Map 40 to this By-law**

- a) Permitted Uses  
Uses permitted in subsection 13.1.1 of this By-law.
- b) Permitted Buildings and Other Structures  
Buildings and structures permitted in subsection 13.1.2 of this By-law.
- c) Zone Provisions  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law except that the minimum front yard shall be 4.5 m (14.76 ft), the minimum interior side yard shall be 3 m (9.84 ft), the minimum exterior side yard shall be 7.5 m (24.60 ft) and the minimum rear yard shall be 1.5 m (4.92 ft).
- d) Other  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-7.

#### **13.2.8 Defined Area C2-8 as shown on Schedule "A", Map 45 to this By-law**

- a) Permitted Uses  
The following permitted uses shall be permitted in the first storey only:

- i) building supply outlet;
- ii) bulk sales establishments;
- iii) farm produce sales outlet;
- iv) garden supply centre;
- v) laundry establishment, coin-operated;
- vi) office;
- vii) parking lot;
- viii) service shop;
- ix) a grocery store;
- x) accessory uses to the foregoing permitted commercial uses including restaurant facilities which primarily serve patrons of one of the other permitted commercial uses.

The following residential uses shall only be permitted above the foregoing commercial uses located on the first storey:

- i) not more than 8 dwelling units;
- ii) accessory uses to the foregoing residential uses.

**b) Permitted Buildings and Other Structures**  
Buildings and structures for the permitted uses.

**c) Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with the following:

- i) Minimum Lot Area 3,849 m<sup>2</sup> (41,440 ft<sup>2</sup>);
- ii) Minimum Lot Frontage 46 m (150.91 ft);
- iii) Maximum Lot Coverage 25 %;
- iv) Minimum Landscaped Open Space 20 %;
- v) Maximum Building Height 2 storeys;
- vi) Minimum Front Yard 30 m (98.42 ft);
- vii) Minimum Side Yard 4.5 m (14.76 ft);
- viii) Minimum Rear Yard 10.5 m (34.44 ft).

**d) Parking Requirements**

Notwithstanding any other requirements of this By-law to the contrary, a minimum of 39 parking spaces shall be provided on lands zoned C2-8. All other matters relating to parking areas shall be in accordance with the site plan agreement and not the requirements of this By-law.

**e) Other**

All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-8.

**13.2.9 Defined Area C2-9 as shown on Schedule "A", Map 47 to this By-law**

**a) Permitted Uses**

A motel excluding a restaurant, bar and dining lounge and accessory uses including a parking area and an office.

b) **Permitted Buildings and Other Structures**

The buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 unless stipulated otherwise in the corresponding site plan agreement.

d) **Other**

All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-9.

**13.2.10 Defined Area C2-10 as shown on Schedule "A", Map 47 to this By-law**

a) **Permitted Uses**

Uses permitted in subsection 13.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 with the following exceptions:

- |      |                               |                   |
|------|-------------------------------|-------------------|
| i)   | Minimum Lot Frontage          | 27 m (88.58 ft);  |
| ii)  | Minimum Landscaped Open Space | 16 %;             |
| iii) | Minimum Interior Side Yard    | 3.5 m (11.48 ft). |

d) **Parking Requirements**

A minimum of 5 parking spaces shall be provided with a minimum parking space size of 2.6m by 5.4m (8.53 ft by 17.71 ft).

e) **Other**

All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-10.

**13.2.11 Defined Area C2-11 as shown on Schedule "A", Map 57 to this By-law**

a) **Permitted Uses**

A shopping centre including grocery stores and drive through restaurants and accessory uses in addition to the uses permitted in the C2 Zone as indicated in subsection 13.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

The buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 13.1.3 of this By-law unless stipulated otherwise in the corresponding site plan agreement.

- d) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-11.

**13.2.12 Defined Area C2-12 as shown on Schedule "A", Map 37 to this By-law**

- a) **Permitted Uses**  
The uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
The buildings and structures permitted in subsection 13.1.2 of this By-law.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law except that the minimum front yard shall be 7.5 m (24.60 ft), the minimum rear yard shall be 10 m (32.80 ft) and the minimum side yard shall be 3 m (9.84 ft).
- d) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-12.

**13.2.13 Defined Area C2-13 as shown on Schedule "A", Map 47 to this By-law**

- a) **Permitted Uses**  
The commercial uses permitted in subsection 13.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**  
The buildings and structures permitted in subsection 13.1.2 of this By-law.
- c) **Zone Provisions**  
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law.
- d) **Parking Requirements**  
Notwithstanding any other requirements of this By-law to the contrary, a minimum of 40 parking spaces shall be required in the C2-13 Zone.
- e) **Other**  
All other provisions pertaining to lands zoned C2 shall also apply to lands zoned C2-13.

**13.2.14 Defined Area C2-14 as shown on Schedule "A", Map 43 to this By-law**

- a) **Permitted Uses**  
Manufacturing process of labels, in addition to the permitted uses in subsection 13.1.1 of this By-law.

**b) Permitted Buildings and Other Structures**

The buildings and structures permitted in subsection 13.1.2 of this By-law.

**c) Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 13.1.3 of this By-law.