

## **SECTION 17 - NEIGHBOURHOOD COMMERCIAL “C2” ZONE**

### **17.1 GENERAL PROHIBITION**

Within a Neighbourhood Commercial “C2” Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

### **17.2 USES PERMITTED**

Antique shop  
 Business and professional office  
 Craft shop  
 Clinic  
 Club  
 Convenience store  
 Day Care Facility  
 Dwelling units, Accessory  
 Laundromat  
 Personal service shop  
 Veterinary clinic

### **17.3 ZONE REGULATIONS**

17.3.1	<u>Minimum Lot Area</u>	930 square metres
17.3.2	<u>Minimum Lot Frontage</u>	25 metres
17.3.3	<u>Minimum Required Yards</u>	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres, 14 metres if abutting a residential zone
	(iii) Exterior Side	7.5 metres
	(iv) Interior Side	4.5 metres
17.3.4	<u>Maximum Lot Coverage</u>	40%
17.3.5	<u>Maximum Building Height</u>	11 metres

### 17.3.6 Separation Provision

A new C2 Zone shall not be established closer than 600 metres from another C2 Zone.

### 17.3.7 Floor Area

The maximum gross floor area for a retail use shall not exceed 220 square metres.

### 17.3.8 Planting Strip

Where a Neighbourhood Commercial “C2” Zone abuts a Residential Zone, a three (3) metre planting strip, properly landscaped with trees and hedges of at least two (2) metres in height shall be provided along the abutting lot line.

## **17.4 ZONE EXCEPTIONS**

### 17.4.1 C2-1 Zone

Notwithstanding the requirements of Sections 4 and 17 of this By-law, the lands zoned “C2-1” may in addition to the uses presently existing be used for two additional dwelling units located in the basement.

### 17.4.2 C2-2 Zone

17.4.2.1 This zone category shall have the same permitted uses and zone provisions as the regular “C2” zone except as follows. No new dwelling unit is permitted on a vacant lot. No restaurants or commercial food service facilities may be permitted. A dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. In the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

17.4.2.2 Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses and regulations apply. Accessory and non habitable detached buildings including garages and sheds may be permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch and unenclosed deck may be permitted. The renovation or replacement of the habitable area of an existing dwelling unit may be permitted provided that the number of bedrooms has not increased and that the dwelling fixture units as calculated through the Ontario Building Code does not exceed 20. No replacement or addition of the habitable area

of a dwelling shall result in a maximum gross floor area of more than 200 metres squared and where the dwelling currently exceeds 200 metres squared it may be replaced to its current gross floor area. Any habitable addition or replacement will, in the absence of a permanent municipal water supply, require a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system.

17.4.3 C2-3 Zone

In addition to the uses permitted in Subsection 17.2 the following uses shall also be permitted: single detached dwelling, bed and breakfast, garden centre, home occupation, restaurant and retail store.

17.4.4 C2-4 Zone

In addition to the permitted uses and notwithstanding the regulation to the contrary, the following permitted uses and zone regulation shall apply:

- a. Financial Institution
- b. Post Office
- c. Restaurant
- d. Retail Store
- e. Tavern
- f. Coffee Shop
- g. Medical Office