

**10.2 NEIGHBOURHOOD COMMERCIAL (C2) ZONE**

**Explanatory Note:** *The C2 Zone permits commercial uses intended to serve residents within the surrounding neighbourhood, as well as residential uses. This Zone is found primarily along collector or arterial roads, with the built form ranging from small scale one-storey commercial plazas to the clustering of commercial buildings under 2,000 square metres built close to the street. The scale, height, and bulk, are compatible with the surrounding residential neighbourhood.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Commercial (C2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**10.2.1 PERMITTED USES**

Artist Studio  
 Catering Service  
 Commercial School  
 Craftsperson Shop  
 Day Nursery  
 Dwelling Unit, Mixed Use (By-law No. 21-189,  
 October 13, 2021)  
 Emergency Shelter  
 Financial Establishment  
 Medical Clinic  
 Motor Vehicle Service Station  
 Office  
 Personal Service (NOT FINAL & BINDING: By-law No.  
 24-137, July 12, 2024)  
 Repair Services  
 Restaurant  
 Retail  
 Social Services Establishment  
 Veterinary Service

**10.2.1.1 RESTRICTED USES**

In addition to Section 10.2.1, the following uses shall be permitted in the accordance with the following restrictions:

- i) Emergency Shelter
  1. Maximum Capacity for Emergency Shelter shall be 6 residents.
  2. Except as provided for in Section 3. herein, every Emergency

Shelter shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot measured to the lot line of any other lot occupied by an Emergency Shelter.

3. Where the radial separation distance from the lot line of an Emergency Shelter existing as of the effective date of this By-law, is less than 300 metres to the lot line of any other lot occupied by an existing Emergency Shelter, the existing Shelter may be expanded or redeveloped to accommodate not more than the permitted number of residents permitted by the Zone in which it is located.

ii) **Restriction of Residential Uses within a Building**

1. Notwithstanding Section 10.2.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor except for access, accessory office and utility areas, and shall not occupy more than 50% of the total gross floor area of all the building(s) within the lot. (By-law No. 21-189, October 13, 2021)
2. Subsection 1 shall not apply to buildings existing at the date of the passing of the By-law where:
  - A. The ground floor contains a commercial use; and,
  - B. The Minimum Building Height is 9.0 metres.
3. **Notwithstanding Section 10.2.1.1**

ii) 1., a Dwelling Unit(s), Mixed Use shall be permitted in a basement or cellar.

(NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)

### 10.2.2 PROHIBITED USES

Notwithstanding Section 10.2.1, the following uses are prohibited, even as an accessory use:

Commercial Parking Facility  
Drive-Through Facility

### 10.2.3 REGULATIONS

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| a) Building Setback from a Street Line | <ul style="list-style-type: none"> <li>i) Minimum 1.5 metres;</li> <li>ii) Maximum 3.0 metres, except where a visibility triangle shall be required for a driveway access; and,</li> <li>iii) Section 10.2.3a)ii) shall not apply for any portion of a building that exceeds the requirement of Section 10.2.3i) ii) and iii).</li> </ul>  |
| b) Minimum Rear Yard                   | <ul style="list-style-type: none"> <li>i) 6.0 metres; and,</li> <li>ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.</li> <li>iii) Notwithstanding Section 10.2.3 b) i) and ii), in the case of a corner lot where a rear lot line is abutting a street, the requirements of Section 10.2.3 a) shall apply.<br/>(NOT FINAL &amp; BINDING: By-law No. 24-137, July 12, 2024)</li> </ul> |
| c) Minimum Interior Side Yard          | <ul style="list-style-type: none"> <li>i) 1.5 metres; and,</li> <li>ii) 3.0 metres abutting a Residential or Institutional Zone or lot containing a</li> </ul>   |

residential use.

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| d) | Maximum Height  | 11.0 metres.   |
| e) | Maximum Lot Area  | 5,000.0 square metres.   |
| f) | Maximum Gross Floor Area for an Individual Office       | 500.0 square metres per unit.  |
| g) | Maximum Gross Floor Area for Commercial School on a lot | 250.0 square metres.   |
| h) | Maximum Gross Floor Area for Commercial Uses on a lot   | 2,000.0 square metres.   |
| i) | Built form for New Development                          | <p>In the case of new buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:</p> <ul style="list-style-type: none"> <li>i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.</li> <li>ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 40% of the measurement of the front lot line.</li> <li>iii) For a corner lot the minimum combined width of the ground floor façade facing <del>the front lot line and flankage lot line</del> a street line shall be greater than or equal to 50% of the measurement of all lot lines abutting a street.<br/><small>(NOT FINAL &amp; BINDING: By-law No. 24-137, July 12, 2024)</small></li> <li>iv) In addition to Section 10.2.3i) ii) and iii), the minimum width of the ground floor façade facing <del>the front and flankage lot lines</del> a street line shall</li> </ul> |

exclude access driveways and any required yards within a lot line abutting a street.

(NOT FINAL & BINDING: By-law No. 24-137, July 12, 2024)

- v) Notwithstanding Section 10.2.3i) ii) and iii), for commercial development existing at the time of the passing of the By-law, new commercial buildings with a Gross Floor Area of less than 650 square metres shall be permitted.
  - vi) No parking, driveways, stacking lanes, or aisles shall be located between a building façade and the front lot line and the flankage lot line.
  - vii) A minimum of one principal entrance shall be provided:
    1. within the ground floor façade that is set back closest to a street; and,
    2. shall be accessible from the building façade with direct access from the public sidewalk.
  - viii) A walkway shall be permitted in a Planting Strip where required by the By-law.
  - ix) Notwithstanding Section 10.2.3, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.
- j) Planting Strip Requirements

Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a Laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.

- k) Visual Barrier Requirement
- A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.
- l) Outdoor Storage
- i) No outdoor storage of goods, materials, or equipment shall be permitted.
- ii) Notwithstanding Section 10.2.3i), the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front or flankage yard.

#### **10.2.4 MOTOR VEHICLE SERVICE STATION REGULATIONS**

- a) Minimum Yard Abutting a Street
- Notwithstanding Section 10.2.3ai) and ii), Minimum 4.5 metres.  
(By-law No. 19-062, March 27, 2019)
- b) Minimum Yard for Fuel Pump Islands, Fuel Pumps and Canopies
- 4.5 metres from any lot line.
- c) Minimum Planting Strip Requirements
- Notwithstanding Section 10.2.3j), a minimum 3.0 metre planting strip shall be required abutting any street line, or Residential Zone or Institutional Zone lot line, except for points for ingress and egress.
- d) Maximum Gross Floor Area for Accessory Retail Uses to a Motor Vehicle Service Station
- 175 square metres

(By-law No. 19-062, March 27, 2019)

- 10.2.5 SINGLE DETACHED AND DUPLEX DWELLINGS EXISTING AT THE DATE OF THE PASSING OF THE BY-LAW (November 8, 2017)**
- In addition to Section 4.12f) and in accordance with Section 34(10) of the Planning Act, R.S.O.,1990, c.P.13, an addition or alteration to a single detached or duplex dwelling not permitted by the by-law but legally existing at the date of the passing of the by-law that increases the volume or size of the interior of the building shall be permitted as follows :
- i) The increase shall not exceed a maximum of 10% of the Gross Floor Area of the building existing at the date of the passing of the by-law;
  - ii) Section 10.2.3a)ii) shall not apply; and,
  - iii) The existing side yard setbacks are maintained for the addition.
- 10.2.6 ACCESSORY BUILDINGS**
- In accordance with the requirements of Section 4.8 of this By-law.
- 10.2.7 PARKING**
- In accordance with the requirements of Section 5 of this By-law.

(By-law No. 17-240, November 8, 2017)