

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 The C2-2 Zone shall have the same permitted uses and zone provisions as the regular “C2” zone except as following. A dwelling unit is permitted.

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.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision.

An existing dwelling unit may be replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required. Removal of the Holding Zone provision is required for a dwelling unit that is being replaced and where a new septic system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required.

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