

SECTION 9 - NEIGHBOURHOOD COMMERCIAL ZONE (C2) REGULATIONS

9.1. GENERAL USE REGULATIONS

9.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Neighbourhood Commercial Zone (C2) except for the following purposes:

- a) automobile service station;
- b) banks, credit unions, trust companies and other financial institutions;
- c) gas bar;
- d) offices, general or professional;
- e) personal service shop;
- f) restaurants;
- g) retail stores;
- h) accessory buildings or uses, including a dwelling unit.

9.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Neighbourhood Commercial Zone (C2) except for the following purposes:

- a) buildings and structures for the permitted uses serviced by a public water supply and a public sanitary sewage system where available;
- b) accessory buildings and structures for the permitted uses, including only one dwelling unit located in the second storey above a commercial use or in the first storey to the rear of a commercial use.

9.1.3 Minimum Lot Area Nil

9.1.4 Minimum Lot Frontage

- a) on a County Road 61.0 metres (200.13')
- b) on all other roads 23.0 metres (75.46')

9.1.5 Maximum Lot Coverage 30 percent

9.1.6	<u>Minimum Landscaped Open Space</u>	20 percent
9.1.7	<u>Maximum Building Height</u>	6.0 metres (<u>19.69'</u>)
9.1.8	<u>Minimum Retail Floor Area</u>	92.5 sq.metres (<u>996'sq.</u>)
9.1.9	<u>Minimum Front Yard Depth</u>	10.5 metres (<u>34.45'</u>)
9.1.10	<u>Minimum Side Yard Width</u>	
	a) Where the yard abuts a commercial zone and access is available to the rear yard by a public or private lane	Nil
	b) Where the yard abuts a commercial zone and no access is available to the rear yard except through the side yard	4.5 metres (<u>14.76'</u>) on one side of the main building
	c) Where the yard abuts a street	3.0 metres (<u>9.84'</u>)
	d) Where the yard abuts a residential, institutional, parks and open space or industrial zone	4.5 metres (<u>14.76'</u>).
9.1.11	<u>Minimum Rear Yard Depth</u>	
	a) Where the yard abuts a commercial zone or industrial zone and access is available to the rear of the building of the said lot by means of a public or private lane	Nil
	b) Where the yard abuts a commercial or industrial zone and no access is available to the rear of the said building except by means of a yard	6.0 metres (<u>19.69'</u>)
	c) Where the building contains residential accommodation of one or more stories in height	10.5 metres (<u>34.45'</u>)

- d) Where the yard abuts a residential, institutional or parks and open space zone 10.5 metres (34.45')

9.1.12 Buffer Strip

A buffer strip with a minimum width of three (3.0) metres (9.84') shall be provided abutting the side and rear lot lines, where the Neighbourhood Commercial Zone abuts a residential, institutional or parks and open space zone, in compliance with subsection 5.25.

This requirement shall not apply to any retail store or stores where the retail floor area is less than 95.0 sq. metres (1,023'sq.).

9.1.13 Parking Regulations

In addition to the requirements specified in subsections 5.33 and 5.34 of this By-law, the following provisions shall apply:

- a) Notwithstanding the requirements of subsection 5.34 of this By-law, only one (1) parking space for the commercial use shall be required in the case of a corner store operation where the total floor area does not exceed 95 square metres (1,022.6'sq.).

9.1.14 Loading Space Regulations

In addition to the requirements specified in subsections 5.31 and 5.32 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential, institutional or parks and open space zone. If all yards abut such zones then the loading space shall be allowed to open onto a side or rear yard.

9.1.15 Outside Storage

- a) No outside storage shall be permitted in a front yard or any yard directly abutting a residential, institutional or parks and open space zone;
- b) Any outside storage shall comply with the yard and setback requirements of this section;
- c) Any areas used for permitted outside storage shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces;

- d) The maximum height for permitted outside storage (except for machinery, equipment, and trucks that are stored as single units at grade) shall not exceed 5 metres (16.40').

9.1.16 Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

9.1.17 Location

Any Neighbourhood Commercial uses shall be restricted to a location on a collector road or at the intersection of a local road an a collector road.

9.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 9.1, the following additional regulations shall apply to certain specific uses permitted in subsection 9.1.1.

9.2.1 Automobile Service Stations and Gas Bars

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile service station or gas bar, following additional regulations shall apply:

- | | | |
|----------------------|--------------------------|--------------------------|
| a) | <u>Interior Lot</u> | <u>Corner Lot</u> |
| Minimum lot frontage | 48.5 metres
(159.12') | 48.5 metres
(159.12') |
| Minimum lot depth | 30.5 metres
(100.07') | 48.5 metres
(159.12') |
- b) No portion of any pump island shall be located closer than six (6.0) metres (19.69') from the street line of any street.
 - c) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than fifteen (15.0) metres (49.21').
 - d) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres (9.84').
 - e) The width of any ingress or egress ramp along any street line shall be not more than nine (9.0) metres (29.53') or less than seven and one-half (7.5) metres (24.61').

- f) The minimum distance between ramps shall be not less than twelve (12.0) metres (39.36').
- g) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.
- h) All parts of the ingress and egress ramps shall be maintained with a cement or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- i) Land which is not used for buildings, ramps or paving shall be landscaped.

9.2.2 Accessory Residential Dwelling Unit

a) Minimum Floor Area 70.0 sq. metres
(753.5'sq.)

b) Access

Pedestrian access to an accessory dwelling unit shall be provided from an adjacent street or lane and shall be for the sole use of the occupants of the said dwelling unit and shall be separate from the access to the commercial portion of the building.

c) Minimum Landscaped Open Space

Fifty percent of the floor area used for residential purposes.

d) Parking for Dwelling Unit

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one and one-half parking spaces per dwelling unit shall be provided on the same lot.

e) Exception

No commercial building wherein gasoline or any other highly flammable, toxic, or explosive products are handled in quantity shall have a contiguous dwelling unit. Where such dwelling unit exists and the use of the commercial establishment changes to a use involving the aforementioned products, the said dwelling unit shall immediately cease to be occupied as a dwelling unit and shall not be used as a dwelling unit as long as the aforesaid mentioned products are handled in quantity in the commercial area of the building.

9.3 EXCEPTIONS

The specific regulations contained in this subsection 9.3 shall apply to the area or areas defined below:

9.3.1 Defined Area C2-1 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

A tavern and restaurant.

b) Permitted Buildings and Structures

The existing buildings and structures only.

9.3.2 Defined Area C2-2 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

The manufacturing of fishing bait.

b) Permitted Buildings and Structures

The existing buildings and structures only.

9.3.3 Defined Area C2-3 as shown on Schedule "A", Map 6 to this By-law.

a) Other Permitted Uses

The highway commercial uses defined in subsection 8.2.2 a) in addition to all other uses permitted in the Neighbourhood Commercial Zone (C2).

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 9.3.3 a);

ii) accessory buildings and structures for the uses permitted in subsection 9.3.3 a).

c) Other Requirements

The regulations of subsection 8.2.3 b) shall also apply to the uses permitted in subsection 9.3.3 a).

9.3.4 Defined Area C2-4 as shown on Schedule "A", Map 6 to this By-law.

a) Permitted Uses

i) Automobile and truck service station;

ii) restaurant.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 9.3.4 a);
- ii) accessory buildings, structures and uses for the main or principal uses permitted in subsection 9.3.4 a).

- c) Maximum Lot Coverage 40 percent
- d) Maximum Building Height 12 metres (39.36')
- e) Minimum Front Yard Depth 12 metres (39.36')
- f) Minimum Side Yard Width 12 metres (39.36')
- g) Minimum Rear Yard Depth 13.5 metres (44.36')

h) Landscaping

A strip of land not less than 6 metres (19.68') in width along the front lot line shall be adequately landscaped through the provision of grass, trees or shrubs.

i) Parking

A maximum of 225 vehicles.

j) Driveway Access

A maximum of two driveway accesses onto County Road 46 with each driveway at least 6 metres in width.

9.3.5 Defined Area C2-5 as shown on Schedule "A", Map 10 to this By-law.

a) Permitted Uses

- i) Banks;
- ii) restaurants;
- iii) general and professional offices;
- iv) retail stores;
- v) personal service shops;
- vi) service shops;
- vii) gas bars;

viii) accessory uses.

b) Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 9.3.5 a);

ii) accessory buildings and structures for the uses permitted in subsection 9.3.5 a).

c) Maximum Building Height 10.5 metres(34.45')

d) Maximum Retail Floor Area

The provisions of subsection 9.1.8 shall not apply.

9.3.6 Defined Area C2-6 as shown on Schedule "A", Map 10 to this By-law.

(a) Permitted Uses

A clinic and an animal clinic in addition to all uses permitted in the Neighbourhood Commercial Zone (C2) as set out in subsection 9.1.1

9.3.7 Defined Area C2-7 as shown on Schedule "A", Map 6 to this By-law.

a) Permitted Uses

A retail store, a gas bar, a car wash, a restaurant, a financial institution and accessory uses.

b) Other Permitted Buildings and Structures

i) Buildings and structures for the uses permitted in subsection 9.3.7 a);

ii) Accessory buildings and structures for the uses permitted in subsection 9.3.7 a).

c) Minimum Side Yard Width for a Car Wash

i) Where the yard abuts a residential, 3.04 metres (10.0')
institutional, parks and open
space or industrial zone.

d) Other Provisions

All other provisions of the By-law applying to lands zoned C2 shall also apply to lands zoned C2-7, except that subsection 9.1.8 shall not apply to lands zoned C2-7.