

SECTION 15 SUPPORT COMMERCIAL (C2) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Support Commercial (C2) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any C2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following C2 uses, namely:

- (a) an art gallery;
- (b) an assembly hall;
- (c) an automobile sales and service establishment;
- (d) an automobile service station;
- (e) a bed and breakfast establishment;
- (f) a body shop;
- (g) a brewing on premises establishment;
- (h) a bulk sales establishment;
- (i) a clinic;
- (j) a convenience store;
- (k) a drive-through facility;
- (l) a day care facility;
- (m) a dry cleaning and laundry depot;
- (n) a dwelling unit;
- (o) an existing converted dwelling;
- (p) a funeral home;
- (q) a gas bar;
- (r) a hotel or motel;
- (s) an institutional use;
- (t) a laundromat;
- (u) a lodging house;
- (v) a merchandise service shop;
- (w) an office;
- (x) a parking area;
- (y) a personal service establishment;
- (z) a pet grooming establishment;
- (aa) a place of entertainment;
- (bb) a place of worship;
- (cc) a printing establishment;
- (dd) a public use;
- (ee) a restaurant;

- (ff) a retail store;
- (gg) a shopping centre;
- (hh) a small repair and rental establishment;
- (ii) a supermarket;
- (jj) a taxi establishment;
- (kk) a vehicle repair garage;
- (ll) a vehicle repair shop;
- (mm) a veterinarian's clinic;
- (nn) a wholesale establishment accessory to a permitted C2 use.

(3) ZONE REQUIREMENTS

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

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| (a) | LOT AREA (MINIMUM) | |
| | (i) Automobile Service Station | 900 m ² |
| | (ii) Other Uses | No Minimum |
| (b) | LOT FRONTAGE (MINIMUM) | |
| | (i) Automobile Service Station | 35 m |
| | (ii) Other Uses | No Minimum |
| (c) | FRONT YARD DEPTH (MINIMUM) | |
| | (i) Automobile Service Station | 15 m |
| | (ii) Other Uses | No Minimum |
| (d) | INTERIOR SIDE YARD WIDTH (MINIMUM) | |
| | (i) Automobile Service Station | 7.0 m |
| | (ii) Other Uses | No Minimum |
| | (iii) Provided that where the interior side lot line abuts land in a zone other than a Commercial or Industrial Zone, the minimum interior side yard width shall be 7.0m | |
| (e) | EXTERIOR SIDE YARD WIDTH (MINIMUM) | |
| | (i) Automobile Service Station | 15 m |
| | (ii) Other Uses | No Minimum |
| (f) | REAR YARD DEPTH (MINIMUM) | |
| | (i) Automobile Service Station | 7.5 m |
| | (ii) Other Uses | No Minimum |

- (g) LOT COVERAGE (MAXIMUM)
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|--------------------------------|------------|
| (i) Automobile Service Station | 30% |
| (ii) Other Uses | No Maximum |
- (h) LANDSCAPED OPEN SPACE (MINIMUM)
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|--------------------------------|------------|
| (i) Automobile Service Station | 5% |
| (ii) Other Uses | No Maximum |
- (i) DWELLING UNITS
- (i) Unless within an existing structure constructed as a dwelling, no dwelling units shall be located on the first floor
- (ii) Conversion of vacant floor space above a commercial use in a C2 Zone to residential dwelling units shall be permitted
- (j) HEIGHT (MAXIMUM) 7.5 m
- (k) AUTOMOTIVE USE PUMP LOCATION
- Notwithstanding any other provisions of this By-Law to the contrary, a pump island together with canopy and kiosk may be located within any front yard or exterior side yard provided:
- (i) The minimum distance between any portion of the pump island and any lot line shall be 5.0 metres; and
- (ii) Where the lot is a corner lot, no portion of any pump island shall be located closer than 3.0 metres to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being distant 12 metres from the intersection of such lines
- (l) OPEN STORAGE
- No open storage of goods, materials or waste shall be permitted.
- (m) Accessory Uses, Parking, etc. in accordance with the provisions of Section 3 hereof

(4) SPECIAL PROVISIONS

(a) C2-1 (GROUND FLOOR RESIDENTIAL)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-1 on Schedule "A" hereto, the permitted uses shall be restricted to three (3) dwelling units which shall be permitted on the ground floor of the existing building in addition to four (4) existing senior citizen apartments, as well as the two (2) existing dwelling units located above the first floor.

(b) C2-2 (SPECIAL PROVISIONS)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-2 on Schedule "A" hereto, the permitted uses shall be any uses permitted in a C2 Zone with the exception of all automotive uses. The open storage, including storage of goods for sale, in the front and exterior side yard shall also be prohibited. The front yard shall be the established front yard and shall be landscaped.

(c) C2-3 (FRONT YARD PARKING)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-3 on Schedule "A" hereto, the required parking to accommodate building expansion will be permitted in the front yard.

(d) C2-4

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-4 on Schedule "A" hereto, a car wash shall be permitted in addition to any use permitted in a C2 zone. The following zone regulations shall apply:

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| (i) Front Yard Depth (Minimum) | 15m |
| (ii) Rear Yard Depth (Minimum) | 7.5m |
| (iii) Interior Side Yard Width (Minimum) | 7.0m |
| (iv) Exterior Side Yard Width (Minimum) | 15m |

(e) C2-5

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-5 on Schedule "A" hereto, the following uses shall be permitted:

- (i) an art gallery
- (ii) a financial institution
- (iii) a cinema
- (iv) a department store
- (v) a dwelling unit restricted to above the first
- (vi) a financial institution
- (vii) a funeral home
- (viii) a hardware store
- (ix) a hotel or motel
- (x) an institutional use
- (xi) a personal service establishment
- (xii) a pharmacy
- (xiii) a place of entertainment

- (xiv) a printing establishment
- (xv) a public use
- (xvi) a recreational establishment
- (xvii) a restaurant
- (xviii) a retail store
- (xix) a shopping centre
- (xx) a studio
- (xxi) a tavern
- (xxii) a theatre
- (xxiii) a veterinarian's clinic - no animal housed overnight
- (xxiv) a video rental establishment
- (xxv) a wholesale use accessory to a permitted use

All other regulations of the By-Law shall apply

(f) C2-6 (ELGIN FEEDS)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C2-6 on Schedule "A" hereto, an open air farmer's market shall be permitted in addition to the uses permitted in the C2 zone. A zero lot line setback shall also be permitted for existing buildings and structures from the lot line that crosses in a north-south direction with the lot affected by this special provision zone.