

**PART 13 - HIGHWAY COMMERCIAL (C2) ZONE**

13.1 **USES PERMITTED**

13.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Highway Commercial (C2) Zone, except for one or a maximum of two of the following uses:

13.1.1.1 Animal Hospital or Veterinary Clinic

13.1.1.2 Bed and Breakfast Establishment

13.1.1.3 Hotels, Motels, or Motor hotels

13.1.1.4 Motor vehicle sales establishment, motor vehicle service station, motor vehicle fuel bar, dry-land marina

13.1.1.5 Recreational establishment

13.1.1.6 Restaurant, drive-in restaurant

13.1.1.7 Retail sales establishment, within a wholly enclosed building, for:

- (a) furniture, home furnishings and home decorating supplies
- (b) major appliances
- (c) motor vehicle, marine and recreational vehicle accessories exclusive of the sale of motorized snow vehicles
- (d) building or home improvement supplies
- (e) recreational equipment
- (f) garden and nursery supplies
- (g) farm, business or institutional equipment and machinery

13.1.1.8 Tourist Information Centre

13.1.1.9 One dwelling unit as part of a building containing another permitted use

13.2 **ZONE PROVISIONS**

13.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Highway Commercial (C2) Zone, except in conformity with the following zone provisions:

13.2.1.1 Lot Area (min.) 2000 sq. m

13.2.1.2 Lot Frontage (min.) 45 m

13.2.1.3 Yard Requirements (min.)  
(a) front 6 m

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|-----|---------------|------|
| (b) | interior side | 9 m  |
| (c) | exterior side | 9 m  |
| (d) | rear          | 12 m |
- 13.2.1.4 Lot Coverage (max.) 35 %
- 13.2.1.5 Building Height (max.) 11 m
- 13.2.1.6 Gross Floor Area (min.)
- |     |   |            |
|-----|---|------------|
| (a) | Residential units - 55 sq. m plus 14 sq. m for each habitable room in excess of 4 |            |
| (b) | All other uses  | no minimum |
- 13.2.1.7 Landscaped Open Space (min.) 20 %
- 13.2.1.8 Residential Dwellings (max. per lot) 1 d.u.
- 13.2.2 Motor Vehicle Service Stations and Fuel Bars
- 13.2.2.1 No portion of any fuel pump island or fuel pump island canopy, shall be located closer than 6 metres from any street line or daylighting triangle.
- 13.2.2.2 The minimum distance between access driveways shall be 9 metres.
- 13.2.2.3 The interior angle of intersection between an access driveway and the street shall not be less than 45 degrees nor greater than 90 degrees.
- 13.2.2.4 All repair and mechanical servicing of motor vehicles shall be conducted within a wholly enclosed building.
- 13.2.3 No building or structure may be erected and no use may be established in the Highway Commercial (C2) Zone unless the lot upon which it is to be situated is serviced by a municipal sewer system.

13.3 **HIGHWAY COMMERCIAL EXCEPTION ZONES**

13.3.1 HIGHWAY COMMERCIAL EXCEPTION ONE (C2-1) ZONE

13.3.1.1 Notwithstanding subsection 13.1.1, lands zoned "C2-1" may only be used for a coin operated motor vehicle washing establishment.

13.3.1.2 Notwithstanding articles 13.2.1.1 and 13.2.1.3 clauses (a) and (b), lands zoned C2-1 shall be subject to the following zone provisions:

- |                               |      |
|-------------------------------|------|
| (a) lot area (min.)           | 1 ha |
| (b) front yard (min.)         | 24 m |
| (c) interior side yard (min.) | 6 m  |

13.3.2 HIGHWAY COMMERCIAL EXCEPTION TWO (C2-2) ZONE

13.3.2.1 Notwithstanding subsection 13.1.1, land zoned C2-2 may only be used for the following uses:

- (a) Boat Sales Establishment
- (b) Hotel, motel or motor hotel but excluding an adult entertainment parlour
- (c) Motor Vehicle Sales Establishment which shall permit the retail sale, leasing or renting of motor vehicles and includes, within a wholly enclosed building, a sales office and washing and waxing of motor vehicles. This shall not include the retailing of motor fuels, tire sales or repairs to motor vehicles such as engine repairs, tune-ups, auto-body work, painting, muffler, radiator and transmission repairs;
- (d) Restaurant or drive-in restaurant
- (e) Retail sales within a wholly enclosed building of the following:
  - (i) major electrical appliances
  - (ii) motor vehicle, boat, camper and marine accessories
  - (iii) broadloom and draperies
  - (iv) small garden equipment
  - (v) equipment and machinery for business, medical and educational professionals
  - (vi) household furnishings
  - (vii) garden and nursery supplies
  - (viii) sporting goods
  - (ix) home improvement supplies
- (f) One dwelling unit located within a building used for another permitted use

(g) A maximum of three of the following:

- (i) A retail establishment selling art and craft objects and antiques
- (ii) A real estate office
- (iii) An insurance office
- (iv) A personal service shop
- (v) A local convenience store, having a maximum floor area of 115 square metres
- (vi) A motor vehicle registration office

13.3.2.2 Notwithstanding the requirements of articles 13.2.1.1, 13.2.1.4, 13.2.1.5, 13.2.1.6 and 13.2.1.7 and in addition to the requirements of subsection 13.2.1 shall be subject to the following zone provisions:

- (a) Minimum lot area 3000 sq. m
- (b) Maximum number of premises 4
- (c) The maximum number of motor vehicles and boats for sale and lease or rental in conjunction with a motor vehicle or boat sales establishment or combination thereof shall be 30;
- (d) Maximum gross floor area of all buildings:
  - 465 square metres if a motor vehicle or boat sales establishment is one of the uses
  - 920 square metres if no motor vehicle or boat sales establishment is on the lot as a use. If buildings in excess of 465 square metres are erected, then no motor vehicle or boat sales establishment shall be permitted.
- (e) Maximum lot coverage 30 %
- (f) Maximum building height 8 m
- (g) Minimum landscaped open space 15 %
- (h) The buildings on the lot shall be connected to the municipal sanitary sewer;
- (i) If a motor vehicle or boat sales establishment is established on the lot, that portion of the lot used for the display of vehicles or boats shall be located a minimum of 20 metres from the east lot line.
- (j) For the purposes of the C2-2 Zone, a restaurant may include an eating establishment licenced by the Liquor Licencing Board of Ontario provided that the sale and preparation of food or meals forms the principle activity of the establishment. A restaurant shall not include a bar or tavern.
- (k) For the purposes of the C2-2 Zone small garden equipment shall mean machinery having an engine not exceeding 25 horsepower.

13.3.3 HIGHWAY COMMERCIAL EXCEPTION THREE (C2-3) ZONE

13.3.3.1 Notwithstanding subsection 13.1.1, land zoned C2-3 may only be used for the following uses:

- (a) business and professional offices
- (b) dry cleaning depot
- (c) financial institutions
- (d) medical clinics
- (e) pharmacy

13.3.3.2 Notwithstanding articles 13.2.1.1, 13.2.1.2, 13.2.1.3 clauses (b) and (c), 13.2.1.4, 13.2.1.6 clause (b), 3.14.1.2 and 3.14.2.1, land zoned C2-3 shall be subject to the following zone provisions:

- (a) lot area (min.) 2890 sq. m
- (b) lot frontage (min.) 45 m
- (c) side yard (min.) 6 m
- (d) lot coverage (max.) 20 %
- (e) gross floor area (max.) 1200 sq. m
- (f) parking spaces (min.) 36 spaces
- (g) loading spaces (min.) 1 space

13.3.4 HIGHWAY COMMERCIAL EXCEPTION FOUR (C2-4) ZONE

13.3.4.1 Notwithstanding subsection 13.1.1, land zoned ``C2-4'' may only be used for the following uses:

- (a) Bed and Breakfast establishment;
- (b) Motor vehicle sales establishment;
- (c) Retail sales, within a wholly enclosed building, of motor vehicle accessories
- (d) Dwelling unit in a building containing another permitted use.

13.3.4.2 Notwithstanding Section 3.10 and articles 13.2.1.1, 13.2.1.2, 13.2.1.8 and clause 13.2.1.3(b), land zoned ``C2-4'' shall be subject to the following zone provisions:

- (a) lot area (min.) 900 sq.m
- (b) lot frontage (min.) 15 m
- (c) interior side yard (min.) on the west side for an existing building 1.2 m
- (d) dwelling units (max.) 2
- (e) landscaped buffer width west side lot line (min.) 1 m with an opaque wooden fence.

(B/L 1997-12)

13.3.5 HIGHWAY COMMERCIAL EXCEPTION FIVE (C2-5) ZONE

13.3.5.1 Notwithstanding articles 13.1.1, 13.2.1.1 and 13.2.1.2, land zoned ``C2-5'', may only be used for an Animal Hospital and/or Veterinary Clinic and shall be subject to the following zone provisions:

- (a) lot area (min.) 1,130 sq.m.
- (b) lot frontage (min.) 21 m.

(B/L 2004-03)