

SECTION 20 - GENERAL COMMERCIAL (C2) ZONE

20.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all General Commercial (C2) Zones.

20.2 PERMITTED USES

(a) **COMMERCIAL USES**

- Animal hospitals in wholly enclosed buildings
- Assisted Living House
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Car washes
- Catering establishments
- Clinics
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Motor Vehicle Repair Shops
- Nursing Home
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Public Libraries
- Public parking garages

- Public parking lots
- Public transportation depots including bus stations and rail stations
- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

(c) Uses, buildings and structures accessory to any permitted commercial use.

20.3 REGULATIONS

Minimum Lot Area	450 sq. m.
Minimum Lot Frontage	15m
Maximum Lot Coverage	40%
Minimum Front Yard	6m
Minimum Side Yard – 4.0m except:	<p>(i) Where the yard abuts a Commercial Zone and access is available to the rear yard by a public or private lane, minimum nil.</p> <p>(ii) Where the yard abuts a Commercial Zone and no access is available to the rear yard except by means of the side yard, one yard shall have a minimum width of 4.0m, the other yard shall have a minimum width of nil</p> <p>(iii) Where the yard abuts a street, minimum 3.0m</p> <p>(iv) Where the yard abuts any Residential Zone, minimum 4.5m</p>

Minimum Rear Yard – 6.0m except:	<ul style="list-style-type: none"> (i) Where the yard abuts a Commercial or Industrial Zone and access is available to the rear of the building on the said lot by means of a public or private lane, minimum nil (ii) Where the building contains residential accommodation of one or more storeys in height, minimum 10.5m (iii) Where the yard abuts any Residential Zone, minimum 10.5m (iv) Where the yard abuts a street, minimum 3.0m
Maximum Building Height	<ul style="list-style-type: none"> i) 2.5 storeys ii) 12m

20.4 DELETED

20.5 REGULATIONS FOR DWELLING UNITS

The provisions of Subsection 18.2 shall apply.

20.6 REGULATIONS FOR ACCESSORY BUILDINGS

The regulations of Subsection 18.4 shall apply.

20.7 DELETED

20.8 REGULATIONS FOR CAR WASHES

The regulations of Subsection 23.5 shall apply.

20.9 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE GENERAL COMMERCIAL (C2) ZONE

C2-50 (66-1993) 237 Niagara Boulevard

Deleted by Amending By-law No. 2-2018.

C2-115 (53-1994) 1101 DiPietro Street

These lands are zoned "General Commercial C2-115 Zone" and all of the provisions that relate to lands zoned "General Commercial C2 Zone" by this by-law shall apply to those lands zoned "General Commercial C2-115 Zone" except that notwithstanding the permitted uses set out in Subsection 20.2(a), the lands shown as "C2-115" on Schedule