

## Section 11 Local Commercial (C2) Zone

No person shall use any land or erect, alter or use any building or structure in the Local Commercial (C2) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

### 11.1 Permitted Uses

- Apartments above, behind or below permitted non-residential uses
- Bakery
- Convenience Store
- Gift Shop
- Personal Service Establishment
- Laundromat

### 11.2 Zone Requirements

Minimum Lot Area.....230 m<sup>2</sup> (2,475.7 ft<sup>2</sup>)  
Minimum Lot Frontage..... 8 m (26.25 ft)

#### Main Buildings

Maximum Lot Coverage.....50%  
Maximum Height..... ~~1 storey or~~  
7.5 m (14.6 ~~24.61~~ ft), whichever is lesser

#### Minimum Yard Requirements

Front Yard ..... 4.5 m (14.76 ft)  
Interior Side Yard  
Where not attached to  
another building ..... 2 m (6.56 ft)  
Where attached to  
another building ..... 0 m (0 ft)  
Exterior Side Yard ..... 3 m (9.84 ft)  
Rear Yard..... 7.5 m (24.61 ft)

#### Accessory Buildings and Structures

Maximum Lot Coverage.....10%  
Maximum Height.....In accordance with Sections 3.2(g)  
Minimum Yard Requirements .....In accordance with  
Sections 3.2(c) and (f)

### 11.3 Additional Provisions

- (a) **Uses** in the Local Commercial (C2) Zone shall be serviced by **full municipal services**.
- (b) In the Local Commercial (C2) Zone, **commercial uses** shall not have a **gross floor area** exceeding 150 m<sup>2</sup> (1,614.59 ft<sup>2</sup>).



(c) **Buffer Strip**

Where the Local Commercial (C2) Zone abuts an Institutional (I) Zone, Open Space (OS) Zone, **residential zone** or lands where the main use is residential, a **buffer strip** shall be provided and maintained along the abutting **lot lines** having a minimum width of 2 m (6.56 ft) and shall be in compliance with Section ~~3.4~~ 3.6 of this By-Law.

(d) In the Local Commercial (C2) Zone, non-residential uses shall occupy a minimum of 50% of the **gross floor area** of the **building** or **structure** in which it is located.

(e) **Dwelling Units**

(i) **Apartments** shall be permitted above, behind and below permitted non-residential uses listed in Section 11.1, and such apartments shall be provided with parking in accordance with this By-Law.

(ii) In addition to paragraph (e)(i), no non-residential **place** where gasoline, petroleum products or any other highly flammable, toxic or explosive products are handled shall have contiguous **dwelling units** above, behind or below such non-residential use. Where such dwelling units exist and the use of the non-residential place changes to a **use** involving the aforementioned products the said dwelling unit(s) shall cease to be occupied as a dwelling unit(s).

~~(e)~~(f) **Accessory uses, buildings and structures**, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

## 11.4 Site Specific Provisions

