The following provisions shall apply to the use of land and the construction of buildings in all C2 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. **PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes. These uses shall be permitted in either a shopping centre or on an individual basis.

1. **Main Commercial Uses**
   a) ambulance service;
   b) assembly hall;
   c) bake shop;
   d) bank and/or trust company;
   e) billiard parlour;
   f) bowling alley;
   g) business, professional and/or administrative office;
   h) coin-operated laundry;
   i) commercial school;
   j) dry cleaning establishment;
   k) eating establishment;
   l) hotel;
   m) labour union hall;
   n) medical clinic;
   o) monument shop;
   p) motel;
   q) motor vehicle body shop, only if wholly enclosed;
   r) motor vehicle rental agency;
   s) motor vehicle repair garage;
   t) motor vehicle sales room and lot;
   u) printing and/or publishing establishment;
   v) public parking area;
   w) retail store;
   x) service shop;
   y) tavern;
   z) taxi stand;
   aa) theatre;
   bb) undertaking establishment;

2. **Main Community Facility Uses**

   All Community Facility Uses permitted in Part Y.

3. **Main Residential Uses**

Dwelling units above the first floor of commercial uses other than motor vehicle body shops, motor vehicle sales rooms and lots and/or motor vehicle repair garages.

4. **Accessory Uses, Buildings or Structures**

Any use, building or structure, which is subordinate and customarily incidental to a main use of the building.

2. **ZONE REQUIREMENTS FOR COMMERCIAL USES**

1. **Front Yard Depth (minimum)**

   Nil
(2) Rear Yard Depth (minimum) Nil, except

Where the rear yard abuts a lot located in a Residential Zone or RH Zone, or where the rear yard abuts an existing residential dwelling, in which case, a minimum rear yard of 7.5 m. shall be provided, of which the 1.5 m. of land abutting the lot line shall be maintained as landscaped area. In the case of a through lot, no landscaped area shall be required.

(3) Interior Side Yard Width (minimum) Nil, except

Where the side yard abuts a lot located in a Residential Zone or RH Zone, or where the side yard abuts an existing residential dwelling, in which case, a minimum side yard of 7.5 m. shall be provided, of which the 1.5 m. of land abutting the lot line shall be maintained as landscaped area.

10942 (4) Height (maximum) 10.6 m.

3. ZONE REQUIREMENTS FOR RESIDENTIAL USES

(1) Gross Floor Area (minimum per dwelling unit)
   a) Bachelor 28.0 sq. m.
   b) 1 Bedroom 42.0 sq. m.
   c) 2 Bedrooms 55.5 sq. m.
   d) 3 Bedrooms 69.5 sq. m.
   e) 4 Bedrooms 79.0 sq. m.
   f) for each additional Bedroom 9.3 sq. m.

10413 (2) Notwithstanding the provisions of Part C, Section 15(1) parking shall be provided in accordance with the requirements of Part C, Section 14.

4. FOR CHURCH PROVISIONS

See Part Y, Section 2.

5. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

5a. OUTDOOR PATIO PROVISIONS

Within this Part N, an outdoor patio shall be permitted when developed in association with a permitted eating establishment, subject to the requirements of Section 24 of Part C.

6. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

7. FOR OFF-STREET LOADING PROVISIONS

See Part C, Sections 16 and 17.

8. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Subsection 1(1) of this Part, the existing private clubs, at the locations listed below, are permitted, in addition to those uses listed in Section 1 of this Part. These existing private clubs shall be subject to the zone regulations of Part Y, Section 2 of this By-Law.
Location of Private Club

a) 187 Front Street  
b) 399 Front Street  
c) 132 Pinnacle Street  

10746 (2) Notwithstanding the provisions of Subsection 1(1) of this Part N, in the area zoned C2-1, the uses permitted shall be limited to parking and/or a garden centre and/or open air retail sales area including the sale of garden products and supplies, nursery stock, Christmas trees, and small garden machinery, subject to the provisions of Part N, Sections 1(4), 2, 5, 6 and 7.

10851 (3) Notwithstanding the provisions of Section 1 of this Part N, in the area zoned C2-2 permitted uses will be restricted to a 68 unit motel.

10942 (4) Notwithstanding the provisions of Subsection 2(4) of this Part N, in the area zoned C2-3, the minimum height shall be 3 storeys or 10.6 m. whichever is the greater, and the maximum height shall be 4 storeys.

(5) Notwithstanding the provisions of Subsection 2(4) of this Part N, in the area zoned C2-4 the maximum height shall be 6 storeys.

(6) Notwithstanding the provisions of Subsection 1(1) of this Part N, in the area zoned C2-5, the uses permitted shall be limited to "a public parking area."

(7) Notwithstanding the provisions of Subsection 2(4) of this Part N, in the area zoned C2-6, no maximum height limitation shall apply.

(8) Notwithstanding the provisions of Subsection 2(4) of this Part N, in the area zoned C2-7, the maximum height shall be five storeys.

10967 (9) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-8, the uses permitted shall be limited to business, professional and/or administrative offices.

11022 (10) Notwithstanding the provisions of Subsection 1(1) of this Part N, in the area zoned C2-9, the uses permitted shall be restricted to "a new and used car sales lot".

11358 (11) Within an area zoned C2-10 the uses as contained in this Part N, Section 1 are permitted subject to the provisions of this Part N, and in addition a motor vehicle gasoline bar is permitted subject to the provisions of Part S.

11574 (12) Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-11, the uses permitted shall be restricted to "an eating establishment".

11799 (13) Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-12 the uses permitted shall be limited to a business, professional and/or administrative office within the existing building. Furthermore, the use of the existing associated off-street parking area on the site shall be restricted to parking in conjunction with a business, professional and/or administrative office.

11814 (14) Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-13, the uses permitted shall be restricted to a bake shop, bank and/or trust company, business, professional and/or administrative office, coin-operated laundry, commercial school, eating establishment, medical clinic, public parking area, retail store and service shop.

12054 (15) Notwithstanding the provisions of Section 2(3) of this Part N, in the area zoned C2-14, the minimum interior side yard width shall be 1.5 m.
Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-15, the main commercial uses shall be limited to a bake shop, a bank and/or trust company, a business, professional, and/or administrative office, a coin-operated laundry, a commercial school, an eating establishment, a medical clinic, a public parking area, a retail store, a service shop, and a veterinary hospital.

Notwithstanding the zone requirements of Sections 2(2) and 2(3) of this Part N, and the provisions of Part C, Section 15(2)d), within the area zoned C2-15, the minimum rear yard depth shall be 25.0 m., the minimum interior side yard width shall be Nil, and minimum distance between the off-street parking area and the side or rear lot line shall be 0 m.

Deleted by By-Law 2003-09 January 13, 2003

Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-17, the main commercial uses permitted shall be limited to a bake shop, a bank and/or trust company, a business, professional and/or administrative office, a coin-operated laundry, an eating establishment, a motor vehicle rental agency and/or sales room and lot, a public parking area, a retail store, and a service shop.

Notwithstanding the zone requirements of Sections 2(2), 2(3) and 2(4) of this Part N, and the provisions of Part C, Section 15(1)c) of this By-Law, within the area zoned C2-17, the following provisions shall apply:

(i) Rear Yard Depth (minimum) 15.0 m.

and no landscaped area abutting the rear lot line shall be required

(ii) Interior Side Yard Width (minimum)

(a) on the north side Nil
(b) on the south side 5.8 m.

and no landscaped area abutting the side lot lines shall be required

(iii) Height (maximum) 1 storey

(iv) Width of access aisle to parking spaces (minimum) 3.3 m.

C2-18 amended November 15, 1988 and replaced by following:

Notwithstanding the provisions of Subsection 2(4) of this Part N, within the area zoned C2-18, the maximum building height shall be six (6) storeys.

Furthermore, notwithstanding the provisions of Part C, Section 14. within the area zoned C2-18, the following shall be the off-street parking requirements:

i) 1.25 parking spaces per residential unit;

ii) 3.5 parking spaces per 93.0 sq. m. of gross leasable floor area. (Gross leasable floor area not to include pedestrian walkways or other common areas within the development.)
12603 (20) Notwithstanding the provisions of Section 1.(1) of this Part N, within the area zoned C2-19, the uses permitted shall be restricted to a motor vehicle body shop, motor vehicle rental agency, motor vehicle repair garage, motor vehicle sales room and lot, business, professional, and/or administrative office, medical clinic, printing and/or publishing establishment, retail store, and service shop.

12653 (21) Notwithstanding and in addition to the provisions of Section 14. of Part C, and notwithstanding the provisions of Section 7. of this Part N, within the area zoned C2-20, the following provisions shall apply to any permitted commercial school use, and/or business, professional and/or administrative office, which uses shall not exceed 929.0 sq. m. gross floor area:

(i) the minimum number of required parking spaces shall be 30 spaces;

(ii) no off-street loading facilities shall be required.

12759 (22) Notwithstanding the zone requirements of Section 2.(3) of this Part N, within the area zoned C2-21, the following provisions shall apply:

(i) Interior Side Yard Width (minimum):

(a) on the north side 0.4 m.

and no landscaped area abutting the north side lot line shall be required

(b) on the south side Nil

12948 (23) Notwithstanding the provisions of Section 1 of this Part N, within the area zoned C2-22, the permitted uses shall be restricted to business, professional, administrative and/or government offices and/or residential dwelling units above the first floor of permitted commercial uses.

Notwithstanding the zone requirements of Subsections 2(1), 2(2), 2(3) of this Part N, and the provisions of Part C, Subsection 15(2)d) of this By-Law, within the area zoned C2-22, the following provisions shall apply:

i) Front Yard Depth (minimum) 7.5 m.

ii) Rear Yard Depth (minimum) 7.5 m.

iii) Interior Side Yard Depth (minimum) 7.5 m.

iv) Outside Side Yard Depth (minimum) 7.5 m.

v) Landscaped Strip Adjacent to Residential Zone (minimum width) 3.0 m.

12951 (24) Notwithstanding the zone requirements of Section 1 and Subsection 2(3), of this Part N within the area zoned C2-23, the uses permitted shall be limited to a private club, assembly hall, bake shop, bank and/or trust company, business, professional and/or administrative office, eating establishment, labour union hall, medical clinic, and service shop, and the minimum interior side yard width shall be 3.0 metres.

13040 (25) Notwithstanding the parking provisions of a retail store, but in addition to the provisions of Part C, Section 14, within the area zoned C2-24, the portion of the building used for storage area shall provide parking on the basis of one (1) parking space per 92.9 sq. m. of gross floor area used for storage.

13424 (26) Notwithstanding the provision of Subsection 1(1) of this Part N, within the area zoned C2-25, in addition to those uses already permitted, a Recreational Facility shall be a permitted use.
In addition to the provision of Section 2(4) of this Part N, within the area zoned C2-26, a minimum building height of two (2) storeys shall be required.

Notwithstanding the provisions of Subsections 1.(1), and 1.(3) of this Part N, within the area zoned C2-27, permitted uses shall be restricted to business, professional, and/or administrative offices, and/or residential apartments.

Furthermore, notwithstanding the provisions of Subsections 2.(2), 2.(3) and Section 6. of this Part N, within the area zoned C2-27, the following provisions shall apply:

a) rear yard depth (minimum) Nil
b) side yard width (minimum) Nil
c) distance of parking area from rear lot line Nil
d) number of parking spaces (minimum) 2

Notwithstanding the provisions of Subsection 1.(1) of this Part N, within the area zoned C2-28, the following shall be permitted uses:

a) ambulance service;  
b) bake shop;  
c) bank and/or trust company;  
d) business, professional and/or administrative office;  
e) commercial school;  
f) eating establishment;  
g) labour union hall;  
h) medical clinic;  
i) monument shop;  
j) printing and/or publishing establishment;  
k) public parking area;  
l) retail store;  
m) service shop;  
n) theatre;  
o) undertaking establishment.

Notwithstanding the provisions of Subsection 2.(3) of this Part N, within the area zoned C2-29, a 1.5 metre wide landscaped strip shall not be required adjacent to the north and west property lines.

Notwithstanding the provisions of Section 1. of this Part N, within the area zoned C2-30, the following uses shall be permitted:

- business, professional and/or administrative office  
- coin operated laundry  
- service shop  
- retail store (not to include the sale of any food or beverage products)  
- residential dwelling units above first floor commercial uses.

Furthermore, notwithstanding the provisions of Subsection 2.(1) and 2.(4) of this Part N, within the area zoned C2-30, the minimum required front and outside side yard setbacks shall be 7.5 m. and the maximum height shall be two storeys.

Notwithstanding the provisions of Subsection 1.(1) of this Part N, within the area zoned C2-31, a home furnishings and accessories retail store and a business and/or professional office and the uses permitted in Subsection 1.(1) of Part Y - Community Facility zone shall be permitted uses within the existing building.

Furthermore, notwithstanding the provisions of Section 2.(2) of this Part N and the provisions of Section 14, 15.(2)(a), (d) and 17(1) of Part C within the area
zoned C2-31 the following provisions shall apply to the existing building and parking area:

(i) Rear Yard Depth (minimum) $\geq 1.5$ m.

(ii) Number of Parking Spaces (minimum) 8

(iii) Landscaped area between the parking area and the adjacent street on the south side of the property (minimum) Nil

(iv) Landscaped area adjacent to residential zone (minimum) $\geq 1.0$ m

(v) Loading Space Length (minimum) $\geq 7.5$ m

Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-32, the following main commercial uses shall be permitted:

- bake shop;
- bank and/or trust company;
- bowling alley;
- business, profession, and/or administrative office;
- coin-operated laundry;
- dry cleaning establishment;
- eating establishment;
- medical clinic;
- motor vehicle rental agency;
- motor vehicle sales room and lot;
- printing and/or publishing establishment;
- retail store;
- service shop;
- taxi stand.

Furthermore, notwithstanding the provisions of Subsection 2(1) of this Part N, within the area zoned C2-32, the minimum front yard depth shall be $7.5$ m.

99-153 (34) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-33, the main permitted use shall be limited to a parking area.

99-120 (35) Notwithstanding the provisions of Subsection 1(1) and 2(3) of this Part N, within the area zoned C2-34, the following uses shall be permitted: retail store, offices, eating establishment and service shop. The minimum interior side yard width shall be nil and no side yard landscaped buffer shall be required.

Furthermore, the parking requirements of Part C, Sections 14 and 15 shall not apply to the lands zoned C2-34, provided that a minimum of four (4) parking spaces are permitted on site.

99-185 (36) Notwithstanding the provisions of Subsection 1(3), and 2(2) of this Part N, within the area zoned C2-35, the following shall apply: a 1.5 m landscaped buffer shall not be required within the minimum 7.5 m rear yard setback and a dwelling unit above or together with the main commercial use on the ground floor shall be permitted.

2000-41 (37) DELETED BY BY-LAW NUMBER 2004-162 NOVEMBER 8, 2004
PART N - C2 GENERAL COMMERCIAL ZONE

2001-47 (38) Notwithstanding but in addition to the requirements of Section 2 (3) of this Part N and the requirements of Section 15 (2) (d) of Part C, adjacent to a Residential zone, within the area zoned C2-37 the following special provisions shall apply:

- a 1.5 metre landscaped buffer shall not be required provided that a privacy fence is constructed adjacent to the Residential zone.

Furthermore, not withstanding but in addition to the provisions of Subsection 1(1) of this Part N, the following uses shall be permitted:

- a rental and service business for commercial and industrial equipment
- light manufacturing, assembly, processing and fabricating of goods and materials
- warehousing and storage of goods
- wholesale business.

2002-05 (39) Notwithstanding the provisions of Part C, Section 14, within the area zoned C2 - 38, the minimum number of parking spaces shall be eleven (11).

2003-123 (40) Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2 - 39, a non personal service or repair operation shall be the only permitted use and that a retail outlet for the purpose of selling goods stored or assembled on the premises shall be a permitted accessory use provided such outlet is part of the main building and occupies not more than ten (10) per cent of the gross floor area of the main building.

For the purpose of the C2-39 zone a "non personal service or repair operation" shall be defined to mean a use other than a motor vehicle related use, associated with the provision of a non personal service or trade, including a plumbers shop, a painter's shop, a carpenter's shop, an electrician's shop, a building heating and cooling systems shop, or other similar and like uses which provide installation, maintenance and/or repair services.

2004-29 (41) DELETED BY BY-LAW NUMBER 2008-202 NOVEMBER 10, 2008

2008-202 (41) Notwithstanding the provisions of Section 1(1) of this Part N, within the area zoned C2-40 a retail store, business, professional and/or administrative office, storage/warehouse use, non personal service or repair operation, coin-operated laundry, amusement facility, eating establishment, bake shop, bank and/or trust company, medical clinic, catering business, take-out restaurant, and printing and/or publishing establishment shall be the only permitted uses.

For the purpose of the C2-40 zone an eating establishment use shall be limited to a maximum of 307 square metres of gross floor area and shall not be permitted to have a drive-through facility. For the purpose of the C2-40 zone a 'non personal service or repair operation' shall be defined to mean a use other than a motor vehicle related use, associated with the provision of a non personal service or trade, including a plumbers shop, a painter's shop, a carpenter's shop, an electrician's shop, a building heating and cooling systems shop, or other similar and like uses which provide installation, maintenance and/or repair services.

2004-122 (42) Notwithstanding the provisions of Sections 1(1) and 2(3) of this Part N, and Sections 15 (1) c), (2) a) and (2) d) of Part C, within the area zoned C2-41 a business, professional and/or administrative office shall be the only permitted use, subject to a minimum interior (north) yard width of 1.5 metres, a minimum interior parking aisle width of 6.0 metres and a Nil separation distance between the parking area and the interior (north) side lot line and the south street line, respectively.
PART N - C2 GENERAL COMMERCIAL ZONE

2004-194 (43) Notwithstanding the provisions of Subsections 1(1) and 2(3) of this Part N, within the area zoned C2-42, the uses shall be limited to a maintenance and storage facility for a shuttle bus and limousine service, a car wash and laundromat, subject to a minimum interior (north) side yard width of 0.4 metres.

2005-159 (44) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-43, the uses shall be limited to a mini storage facility, a business, administrative and/or professional office, public parking area, retail store, the sale of new and used motor vehicles including motor vehicle detailing and maintenance, and service shop.

2005-217 (45) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-44, the commercial use of the property shall be limited to a service shop to be located on the first floor.

2006-166 (46) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-45, the commercial uses of the property shall be limited to, on the main floor of the existing building only, a bank and/or trust company, professional and/or administrative office, eating establishment with a maximum of 36 seats, medical clinic, not including a drug rehabilitation centre, retail store and a service shop, as well as on-site public parking. In addition, no landscaped areas abutting a lot line shall be required.

2006-184 (47) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-46, a veterinary hospital shall be a permitted use in addition to the uses permitted by Subsection 1(1).

2012-119 (48) Notwithstanding the provisions of Subsections 1(1) of this Part N, within the area zoned C2-47 the permitted use shall be restricted to an off-street parking area.

2013-25 (49) Notwithstanding the provisions of Subsection 1(1) of this Part N, within the area zoned C2-48 an after school centre shall be a permitted use in addition to the uses permitted by Section 1.

2019-60 (50) Notwithstanding the provisions of Subsection 15 (1) a), b), or g) of Part C, and Subsections 6 and 7 of this Part N, within the area zoned C2-49, parking areas are not required to be provided on the same lot on which the main use is located and parking spaces of 5.5 metres in length are permitted.

2019-114 (51) Notwithstanding the provisions of subsection 1(1) of Part N, within the area zoned C2-50, a methadone dispensary shall be a permitted use in addition to the uses permitted by Section 1.

2020-05 (52) Notwithstanding the provisions of Subsection 15 (1) a), b), or g) of Part C, and Subsections 6 and 7 of this Part N, within the area zoned C2-51, a parking lot supplementary to the development at 2 Dundas Street West is a permitted use and parking spaces of 5.5 metres in length are permitted.

2020-44 (53) Notwithstanding the provisions of Subsections 2 (1), 2 (2), and 2 (3) of this Part N within the area zoned C2-52 the following provisions shall apply:

(i) Lot Frontage (minimum): 16.0 m.
(ii) Front Yard Depth (minimum): 12.0 m.
(iii) Rear Yard Depth (minimum): 7.5 m.
(iv) Interior Side Yard Width (minimum): 3.0 m.

9. In preparing amending By-Law Number 10980, Subsection 9 was inadvertently missed.
10. FOR DAY NURSERY PROVISIONS

See Part Y, Section 7.