

SHOPPING CENTRE COMMERCIAL ZONE (C2)**12.1 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 for one or more of the following C2 uses:

12.1.1 Residential Uses

a *dwelling unit* in the second *storey* of a non-residential *building*.

12.1.2 Non-Residential Uses

Any of the following *uses* are *permitted* in the C2 Zone provided such *uses* form part of a *shopping centre*:

an administrative office of the *Corporation*, the *County*, the Province of Ontario or the Dominion of Canada;  
an artist studio;  
a bakeshop;  
a bank or financial institution;  
a banquet hall;  
a brewers retail outlet;  
a *business or professional office*;  
a *convenience store*;  
a commercial club;  
a *commercial school*;  
a *customer contact centre office*;  
a *drug store*;  
a *dry cleaning establishment*;  
an *eating establishment*;  
a finance office;  
a florist shop;  
a health club;  
a *laundry shop*;  
a *medical clinic*;  
a music school;  
a *personal service shop*;  
a photographic studio;  
a *place of entertainment*;  
a *public library*;  
a retail builder's supply shop;  
a retail food store with a maximum gross floor area of 2,325 square metres;  
a retail nursery;  
a *retail store*;  
a *service shop*;  
a taxi stand or station.

SHOPPING CENTRE COMMERCIAL ZONE (C2)**12.2 ZONE PROVISIONS**

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:

<b>TABLE 12.2 – ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Non-Residential Uses</b>	<b>Dwelling Unit in the Second Storey of a Non-Residential Building</b>
<b>Lot Area</b>		
Minimum	no provision	
<b>Lot Coverage</b>		
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	25% of the <i>lot area</i>	
<b>Lot Frontage</b>		
Minimum	30.0 m	
<b>Lot Depth</b>		
Minimum	30.0 m	
<b>Front Yard Depth and Exterior Side Yard Width</b>		
Minimum	10.0 m	
<b>Rear Yard Depth</b>		
Minimum	6.0 m except that where the <i>rear lot line</i> abuts a Residential or Development Zone, the minimum <i>rear yard depth</i> shall be 10.0 m	
<b>Interior Side Yard Width</b>		
Minimum	6.0 m except that where the <i>interior side lot line</i> abuts a Residential or Development Zone, the minimum <i>interior side yard width</i> shall be 10.0 m	
<b>Setback</b>		
Minimum Distance	22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule "B" of this By-law	
<b>Landscaped Open Space</b>		
Minimum	10% of the <i>lot area</i>	

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<b>TABLE 12.2 – ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Non-Residential Uses</b>	<b>Dwelling Unit in the Second Storey of a Non-Residential Building</b>
<b>Gross Floor Area</b> Maximum	4,650 m <sup>2</sup> for a <i>Shopping Centre</i>	the <i>gross floor area</i> of the residential portion of a non-residential <i>building</i> shall not exceed the total <i>gross floor area</i> of the non-residential <i>use</i>
<b>Height</b> Maximum	11.0 metres provided that the <i>building</i> does not exceed two (2) <i>storeys</i>	
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein	

**12.2.1 Provision for Residential Use in the Second Storey of a Non-Residential Building:**

- i) Where a residential *use* is *permitted* in a non-residential *building*, the provisions contained in Table 12.2 shall apply to both the residential and non-residential components of the development together and are not cumulative.

**12.2.2 Open Storage:**

- i) *Open storage* of goods or materials shall not be *permitted* and all *uses*, other than a taxi stand or station, shall be conducted within enclosed *buildings*.

**12.3 SPECIAL PROVISIONS****12.3.1 C2-1 NORWICH AVENUE AND PARKINSON ROAD (KEY MAP 74)**

12.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 12.1.2 of this By-law.

12.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

**12.3.1.2.1 Gross Floor Area:**

Maximum 1,675 m<sup>2</sup>

SHOPPING CENTRE COMMERCIAL ZONE (C2)12.3.1.2.2 *Height of Building:*

Maximum	11 metres
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12.3.1.2.3 *Parking Spaces*

Minimum	112 spaces
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12.3.1.2.4 That all of the provisions of the C2 Zone in Section 12.2 of this By-Law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.3.2 **C2-2 SPRINGBANK AVENUE (KEY MAP 51)**

12.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 12.1.2 of this By-law.

12.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.2.2.1 *Lot Coverage:*

Maximum for all <i>main buildings and accessory buildings</i>	25% of the <i>lot area</i>
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12.3.2.2.2 *Rear Yard Depth:*

Minimum	7.5 metres
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12.3.2.2.3 *Landscaped Open Space:*

Minimum	5% of the <i>lot area</i>
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12.3.2.2.4 That all of the provisions of the C2 Zone in Section 12.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

12.3.3 **C2-3 INGERSOLL AVENUE (KEY MAP 46)**

12.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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Ground Floor:	a variety store; a <i>business or professional office</i> .
Second Floor:	maximum of 4 apartment units.

12.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-3 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.3.2.1 *Height of Building:*

Maximum	2 storeys
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12.3.3.2.2 *Parking Spaces*

Minimum	43 spaces
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12.3.3.2.3 That all of the provisions of the C2 Zone in Section 12.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

12.3.4 **C2-4      DEVONSHIRE AVENUE AT SPRINGBANK AVENUE      (KEY MAP 25)**

12.3.4.1 Notwithstanding any provisions of By-law Number 8626-10 to the contrary, no person shall within any C2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

a retail food store with a maximum gross floor area of 3,011 m<sup>2</sup>  
one or more of the following uses with a total maximum gross floor area of not more than 2,094 m<sup>2</sup>:  
any use permitted in Subsection 12.1.2 of this By-law.

12.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C2-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.4.2.1 *Front Yard Depth:*

Minimum	8.5 m
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12.3.4.2.2 *Rear Yard Depth:*

Minimum	12.0 m
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12.3.4.2.3 *Interior Side Yard:*

Minimum	9.2 m
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Maximum	26%
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12.3.4.3. That all the provisions of the C2 Zone in Section 12.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Amended by By-Law 8862-13)

12.3.5 **C2-5 DUNDAS STREET AT CLARKE STREET SOUTH (KEY MAP 65)**

12.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

any of the following *uses*, provided such *uses* form part of a *shopping centre*:

- an artist studio;
- a bakeshop;
- a bank or financial institution;
- a brewers retail outlet;
- a *business or professional office*;
- a *convenience store*;
- a *commercial school*;
- a *customer contact centre office*;
- a *drug store*;
- a *dry cleaning establishment*;
- an *eating establishment*;
- a finance office;
- a gas bar with kiosk;
- a health club;
- a *laundry shop*;
- a *medical clinic*;
- a music school;
- a *personal service shop*;
- a photographic studio;
- a print shop;
- a retail builder's supply shop;
- a retail food store with a maximum gross floor area of 2,515 square metres (25,995 sq ft);
- a *retail store*;
- a *service shop*;
- a taxi stand or station.

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12.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-5 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.5.2.1 *Gross Floor Area for a Shopping Centre:*

Maximum	3,915 m <sup>2</sup>
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12.3.5.2.2 *Exterior Side Yard Width:*

Minimum	7.0 m
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12.3.5.2.3 *Lot Coverage:*

Maximum	29.5% of the <i>lot area</i>
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12.3.5.2.4 That all the provisions of the C2 Zone in Section 12.2 of this By-law shall apply and further, that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

12.3.6 **C2-6 EAST SIDE OF HURON STREET, NORTH OF KNIGHTSBRIDGE ROAD (KEY MAP 48)**

12.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 12.1 of this By-law, except that the following uses shall not be permitted:

a banquet hall;  
a commercial club;  
an eating establishment;  
a shopping centre.

12.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-6 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.6.2.1 *Parking Spaces:*

Minimum	6
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12.3.6.2.2 That all other provisions of the C2 Zone in Section 12.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8795-12)

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SHOPPING CENTRE COMMERCIAL ZONE (C2)**12.3.7 C2-7 DEVONSHIRE AVENUE AND CARDINAL DRIVE (KEY MAPS 53 & 54)**

12.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*an automobile service station;*  
 a bank or financial institution;  
*a banquet hall;*  
 a brewers retail outlet;  
*a convenience store;*  
 a commercial club;  
*a commercial school;*  
*a customer contact centre office;*  
*a drug store;*  
*a dry cleaning establishment;*  
*an eating establishment;*  
 a florist shop;  
 a health club;  
*a laundry shop;*  
*a medical clinic;*  
*a personal service shop;*  
 a retail builder's supply shop;  
 a retail nursery;  
*a retail store;*  
*a service shop;*  
*a specialty food store;*  
 a taxi stand or station

12.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C2-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.3.7.2.1 *Gross Floor Area Provisions:*

- i) The Total *Gross Floor Area* of all uses in the C2-7 Zone shall not exceed **5,855 square metres**.
- ii) Further to Section 12.3.7.2.1i) the *Gross Floor Area* for a combination of following uses shall not exceed **2,790 square metres**:

*a bank or financial institution;*  
 a brewer's retail outlet;  
*a drug store;*  
*a florist shop;*  
*a retail store;*  
*a specialty food store*

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- iii) Further to Section 12.3.7.2.1ii), the Maximum *Gross Floor Area* for an individual use referenced in Section 12.3.7.2.1ii) shall not exceed:
- |   |                            |
|---|----------------------------|
| i) <i>Bank or Financial Institution</i> | <b>465 square metres</b>   |
| ii) <i>Specialty Food Store</i>         | <b>929 square metres</b>   |
| iii) <i>Drug Store</i>                  | <b>1,395 square metres</b> |
| iv) <i>Retail Store</i>                 | <b>1,395 square metres</b> |
- 12.3.7.3 That all the provisions of the C2 Zone in Section 12.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8924-14)

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