

SECTION 20 – DOWNTOWN COMMERCIAL (C2) ZONE

PURPOSE OF THE ZONE

The purpose of the Downtown Commercial (C2) Zone is to:

- (1) accommodate a broad range of uses including commercial, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Downtown Commercial** in the Community Official Plan;
- (2) foster and promote compact, mixed-use pedestrian-oriented development;
- (3) recognize the area's rich architectural heritage, visual landmarks, mix of land uses and importance to the community's social fabric;
- (4) impose development standards that will promote intensification while ensuring that the street continuity, scale and character is maintained, and that the uses are compatible and complement the surrounding land uses.

20.1 USES PERMITTED

No person shall within the C2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses and provided it is serviced by municipal water supply and sanitary sewers.

(a) Residential Uses

- A dwelling unit or units in the form of apartments in the upper storeys of a non-residential building or to the rear of a non-residential store front use.

(b) Non-Residential Uses

amusement centre
animal care
animal clinic
artist studio
assembly hall
bakery
bank
bank machine
bar
bed and breakfast
catering establishment
cinema
club, commercial
commercial use
community centre
convenience store
day nursery
drive-through facility

dry cleaner's distribution station
home-based business – Professional Use
home-based business – Domestic and household arts
hotel
institution
medical facility
museum
nightclub
office
outdoor commercial patio
parking lot
personal service business
place of assembly
place of worship
post office
public and private parks
recreational and athletic facility
restaurant
retail food store
retail store
service and repair shop
theatre

20.2 ZONE PROVISIONS

- (1) 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.

TABLE 20.2 C2 ZONE PROVISIONS

Provisions	Permitted
Lot Area, Minimum (m ²)	Nil
Lot Frontage, Minimum (m)	Nil
Front Yard, Minimum (m)	Nil
Rear Yard, Minimum (m)	Nil
where the yard abuts a lot line in residential zone	3
Side Yard, Minimum (m)	Nil
where the yard abuts a lot in a residential zone	3
Exterior Side Yard, Minimum (m)	12
Maximum Height (m)	14

- (2) Dwelling Units in accordance with Section 7.3.2 and accessory detached dwellings in accordance with Section 7.3.3.

20.3 SPECIAL PROVISIONS

20.3.1 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-1' the following provisions shall apply:

- 1) the minimum side yard width for a building existing at the date of the passage of the By-law shall be 0.17 m (0.55 ft);
- 2) the minimum number of parking spaces shall be 10;

- 3) the maximum number of 5 parking spaces may be located off site; and
 - 4) a parking area shall be located no closer than 0.8 m (26 ft) to a lot line or street.
- 20.3.2 Notwithstanding their 'C2' zoning designation, lands designated as 'C2-2' to this By-law may be used in compliance with the C2 zone provisions contained in this By-law, excepting however, that:
- 1) two accessory residential dwelling units may be permitted;
 - 2) one non-residential local commercial unit not to exceed 185 m² may be permitted;
 - 3) the total number of on-site parking spaces required for the permitted residential and non-residential units shall be six (6);
 - 4) the front yard, side yard, exterior side yard and rear yard setbacks and the maximum building height shall be as they exist with the existing structure on the date of the passing of the By-law; and
 - 5) the minimum landscaped open space shall be as it existed on the date of the passing of the By-law.
- 20.3.3 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-3' the permitted uses shall be restricted to an automobile washing establishment.
- 20.3.4 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-4' the permitted uses shall include residential uses in accordance with the R2 zone provisions.
- 20.3.5 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-5' the permitted uses shall include five residential dwelling units without the existence of non-residential uses.
- 20.3.6 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-6' the following additional provisions apply:
- 1) a triplex shall be included as a permitted residential use.
- 20.3.7 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-7' the permitted uses shall include a duplex dwelling in accordance with the R2 zone provisions.
- 20.3.8 Notwithstanding their 'C2' zoning designation, lands designated as 'C2-8' to this By-law may be used in compliance with the C2 zone provisions contained in this By-law, excepting however, that:
- 1) Cash-in-lieu of Parking provisions shall be extended to two accessory residential apartment units.
- 20.3.9 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-9' the permitted uses shall include a maximum of 5 dwelling units, one of which may be permitted in the basement.
- 20.3.10 Notwithstanding their 'C2' zoning designation, on those lands delineated as 'C2-10' to this By-law, development shall be permitted in accordance with the R3 zone provisions, excepting however that:

- 1) the minimum front yard shall be 7 m (22.9 ft); and
- 2) the minimum rear yard shall be 7 m (22.9 ft).

20.3.11 Notwithstanding their 'C2' zoning designation, lands designated as 'C2-11' to this By-law, may be used in compliance with the C2 zone provisions contained in this By-law, excepting however, that:

- 1) the maximum building height is 18 m (59 ft).

20.3.12 Notwithstanding their "C2" zoning designation, on those lands delineated as "C2-12" permits an apartment as a permitted use without the existence of non-residential uses