

## **SECTION 11- COMMERCIAL DISTRICT 2 (C2)**

### **(1) COMMERCIAL DISTRICT 2.1 (C2.1)**

#### **(a) PERMITTED USES**

- i. A tourist home, boarding, lodging or rooming house, within a swelling existing on the effective date of this by-law;
- ii. A bake shop not exceeding 500 square metres in gross floor area; a retail store, excepting a retail store for the sale, lease or rental of any of the following: (Amended by B/L 7142, Feb. 2, 1982)
  - Lumber, sand aggregate, pre-cast concrete products, concrete blocks, roofing materials or any similar building supplies;
  - Fuels, scrap metal, rags, used vehicle parts;
  - Buses, farm tractors, farm implements, mobile home dwellings, combination trucks or vehicles of the tractor trailer and semi-trailer type, motor vehicles, construction vehicles and equipment; (Amended by B/L 10237, May 30, 1990)
  - Machinery, machine tools and equipment for industrial use
- iii. A laundry or dry cleaners, provided there is operated and maintained in conjunction therewith, a pick-up depot;
- iv. A business and/or professional office;
- v. An ambulance service, automobile sales lot which has a lot line which abuts Tecumseh Road East, Tecumseh Road West, Walker Road or Central Avenue; a banquet hall, bank or other financial use, blueprinter, cab stand, catering service, club, business and/or driving school; delivery service, frozen food locker, furniture upholsterer, funeral home, greenhouse, health studio, hotel interior decorator, marina, motel, morgue, parking area, photographic studio, places of entertainment and/or

recreation; a post office, public house, light repair shop, restaurant provided there is no drive-in service; a showroom, studio of a music, dramatics, dancing, or art teacher; tavern, taxidermist, travel service; (Amended by B/L 4629, Feb.5/75; B/L 7142, Feb.2/82; B/L 7148, July 6/82; B/L 10237, May 30/90)

- vi. Any of the following uses lawfully existing on the effective date of this by-law:

An automobile repair garage, collision shop, car wash, drive-in restaurant, an electrical, plumbing, heating and/or landscape contractor; printing shop, metal working and woodworking shop, siding, roofing or similar building maintenance or improvement use, service station, sign painting; (Amended by B/L 3533, May 6, 1970 AND AMENDED by B/L 11094, Aug. 18/92)

- vii. The manufacturing and/or processing of any product intended solely for retail sale on the premises;
- viii. Any building or use of the Corporation;
- ix. Any use similar or accessory to a permitted use;
- x. A public parking area; (Added by B/L 7035, Sept. 11, 1981)
- xi. A personal service shop. (Added by B/L 7148, July 6, 1982)

(b) PERMITTED SIGNS (Deleted by B/L 7752, March 27, 1984)

(c) EXISTING USE REGULATIONS

- i. The existing uses referred to in sub-paragraph (vi) of paragraph (a) shall be permitted only on a lot lawfully used for such purpose on the effective date of this by-law provided, however, that the foregoing shall not apply to prevent the enlargement or extension of the land, building or structure onto any adjoining lot within a C2.1 district.

(d) GENERAL REGULATIONS

- i. Minimum building setback - 3 metres from a side and/or rear lot line where such lot line abuts the boundary of a Residential District and is not separated therefrom by a public street or lane;
- ii. Maximum building height - 13.5 metres;
- iii. Minimum lot width - 30 metres for an automobile sales lot;

(Added B/L 10237, May 30, 1990)

- iv. An automobile sales lot shall not be permitted on lands comprising Lots 504 and 505, Registered Plan 1126, on the southeast corner of Walker Road and Lappan Avenue, except in accordance with the provisions of clause (vvvv), of subsection 15, of Section 14 of this by-law.

(Added By B/L 10237, May 30, 1990 AND AMENDED by B/L 12341, Oct. 19/95)