

SECTION 11 – VILLAGE SERVICE COMMERCIAL (C2) ZONE

11.1 Permitted Uses

Within any Village Service Commercial Zone, no *person* shall *use* any *lot* or *erect, alter* or *use* any *building* or *structure* for any purpose except one or more of the following *uses*:

- *Accessory Use* (Section 4.2)
- *Assembly Hall*
- *Automobile Service/Gas Station*
- *Commercial School*
- *Courier Service*
- *Dry Cleaning and Laundering Establishment*
- *Dwelling, Accessory Second Unit* (Section 4.4)
- *Dwelling, Apartment*
- *Dwelling, Cluster Townhouse*
- *Dwelling, Semi-Detached*
- *Dwelling, Single Detached*
- *Dwelling, Street Fronting Townhouse*
- *Dwelling, Retirement Home*
- *Entertainment/Recreation Establishment*
- *Farmer's Market*
- *Financial Institution*
- *Funeral Home*
- *Garden Centre*
- *Hotel or Motel*
- *Institutional Uses*
- *Office*
- *Parking Lot*
- *Pet Grooming*
- *Plaza Complex*
- *Restaurant*
- *Retail Store*
- *Service Shop*
- *Taxi or Bus Depot*
- *Veterinary Clinic*

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

11.2 Regulations

Within any Village Service Commercial Zone, no **person** shall **use** any **lot** or **erect, alter** or **use** any **building** or **structure** for any purpose except in accordance with the following requirements:

11.2.1	Minimum Lot Area	800 m ²
11.2.2	Minimum Lot Frontage	15 m
11.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
11.2.4	Minimum Rear Yard	7.5 m
11.2.5	Minimum Interior Side Yard	1.8 m
11.2.6	Minimum Exterior Side Yard	7.5 m (Section 4.19 & Section 4.20)
11.2.7	Maximum Lot Coverage	35%
11.2.8	Maximum Building Height	11 m

11.2.9 Regulations for Apartment Dwellings and Retirement Homes:

Apartments are only permitted on the upper floors of commercial establishments. Commercial uses must occupy the entire ground floor, and for the purposes of this regulation, 1 or more dwelling unit(s) shall be permitted.

11.2.10 Regulations for Cluster Townhouse Dwellings:

11.2.10.1	Minimum Lot Area	200 m ² per unit
11.2.10.2	Minimum Lot Frontage	18 m
11.2.10.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.10.4	Minimum Rear Yard	7.5 m
11.2.10.5	Minimum Interior Side Yard	4.5 m
11.2.10.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
11.2.10.7	Maximum Lot Coverage	35%
11.2.10.8	Maximum Building Height	9 m

11.2.12 Regulations for Street Fronting Townhouse Dwellings (Per Unit):

11.2.1	Minimum Lot Area	200 m ²
11.2.2	Minimum Lot Frontage	6 m
11.2.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.4	Minimum Rear Yard	7.5 m

11.2.5	Minimum Interior Side Yard	2 m
11.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
11.2.7	Maximum Lot Coverage	35%
11.2.8	Maximum Building Height	9 m