

SECTION 15 – VILLAGE SERVICE COMMERCIAL (C2) ZONE

15.1 PERMITTED USES

Within any Village Service Commercial (C2) 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:

- An accessory residential apartment(s)
- An accessory use in accordance with Section 5.2 of this By-law
- Any use permitted in the R1 Zone
- Antique shop
- Assembly hall
- Automobile sales and service
- Automobile service station
- Bank or financial institution
- Beer, wine or liquor store
- Boutique, craft or specialty shop
- Building supply outlet
- Business or professional office
- Commercial school
- Convenience store
- Day nursery or day care centre
- Dry cleaning and laundering establishment
- Farm supply dealer
- Farmer's market
- Funeral home
- Garden centre, greenhouse or nursery
- Gas bar
- Institutional uses
- Library
- Medical clinic
- Motel
- Nursing home
- Parking lot
- Personal service shop
- Place of entertainment or recreation
- Processing, storage and sales of agricultural products
- Recreational trailer sales and service establishment

Restaurant
Retail store
Service shop
Taxi or bus depot or courier service
Veterinary clinic
Video rental

15.2 REGULATIONS

Within any Village Service Commercial (C2) 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:

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| 15.2.1 | Minimum Lot Area | 800 m ² (2624.7 ft ²) |
| 15.2.2 | Minimum Lot Frontage | 15.0 m (49.2 ft) |
| 15.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 15.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 15.2.5 | Minimum Interior Side Yard | |
| | One Side | 1.8 m (5.9 ft) |
| | Other Side | 3.0 m (9.8 ft) |
| 15.2.6 | Minimum Exterior Side Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 15.2.7 | Maximum Building Height | 11.0 m (36.1 ft) |
| 15.2.8 | Maximum Lot Coverage | 35 % |
| 15.2.9 | Regulations for Residential Uses | |

Any permitted R1 zone use shall be erected in accordance with the applicable R1 zone provisions.

15.2.10 Outdoor Display

The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Sections 5.20.

15.3 REGULATIONS FOR AUTOMOBILE SERVICE STATIONS & ANY NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF AUTOMOTIVE FUELS

15.3.1	Minimum Lot Area	0.4 ha (1.0 ac)
15.3.2	Minimum Lot Frontage	30.0 m (98.4 ft)
15.3.3	Minimum Front Yard	10.0 m (32.8 ft) subject to Section 5.18
15.3.4	Minimum Rear Yard	7.5 m (24.6 ft)
15.3.5	Minimum Interior Side Yard	3.0 m (9.8 ft)

Where the Interior Side Lot Line abuts a Residential Zone or land in use for residential purposes, the minimum interior side yard width is 7.5 m (24.6 ft).

15.3.6	Minimum Exterior Side Yard	7.5 m (24.6 ft) subject to Section 5.18
15.3.7	Minimum Landscaped Area	10%
15.3.8	Maximum Building Height	11.0 m (36.1 ft)
15.3.9	Pump Island Location	

Notwithstanding any other provisions of this By-law, to the contrary, a pump island may be located within any front yard or exterior side yard provided:

- 1) Light standards, signs, fuel pump islands and fuel pumps may be located in any required minimum yard at a distance of not less than 4.5 m (14.8 ft) from any street line.
- 2) Where the lot is a corner lot, no portion of any pump island shall be located within a Daylight Triangle as defined in this by-law.
- 3) A residential dwelling unit is not permitted as an accessory use in the same building as an automobile service station.
- 4) A buffer strip shall be required where an automobile service station abuts a residential use.
- 5) The surface of all ramps, driveways, service areas, off-street parking and loading areas shall be paved.