

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:

11.2.9.1	Minimum Lot Area	800 m ² for first 4 units plus 100m ² for each additional unit
11.2.9.2	Minimum Lot Frontage	30 m
11.2.9.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.9.4	Minimum Rear Yard	7.5 m
11.2.9.5	Minimum Interior Side Yard	4.5 m
11.2.9.6	Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
11.2.9.7	Maximum Lot Coverage	35%
11.2.9.8	Maximum Building Height	11 m
11.2.9.9	Number of Units	1 or more dwelling unit(s) shall be permitted on the upper floors of the commercial establishment

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

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

11.2.11.1	Minimum Lot Area	200 m ²
11.2.11.2	Minimum Lot Frontage	6 m
11.2.11.3	Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
11.2.11.4	Minimum Rear Yard	7.5 m
11.2.11.5	Minimum Interior Side Yard	2 m
11.2.11.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
11.2.11.7	Maximum Lot Coverage	35%
11.2.11.8	Maximum Building Height	9 m