

# SECTION 11 – VILLAGE SERVICE COMMERCIAL (C2) ZONE

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## 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)
- *Accessory Dwelling Unit* (Section 4.4.4)
- *Assembly Hall*
- *Automobile Service/Gas Station*
- *Commercial School*
- *Courier Service*
- *Dry Cleaning and Laundering Establishment*
- *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:

<b>11.2.1</b>	<b>Minimum Lot Area</b>	800 m <sup>2</sup>
<b>11.2.2</b>	<b>Minimum Lot Frontage</b>	15 m
<b>11.2.3</b>	<b>Minimum Front Yard</b>	7.5 m (Section 4.19 & Section 4.20)
<b>11.2.4</b>	<b>Minimum Rear Yard</b>	7.5 m
<b>11.2.5</b>	<b>Minimum Interior Side Yard</b>	1.8 m
<b>11.2.6</b>	<b>Minimum Exterior Side Yard</b>	7.5 m (Section 4.19 & Section 4.20)
<b>11.2.7</b>	<b>Maximum Lot Coverage</b>	35%
<b>11.2.8</b>	<b>Maximum Building Height</b>	11 m
<b>11.2.9</b>	<b>Regulations for Apartment Dwellings and Retirement Homes:</b>	
	<b>11.2.9.1</b> Minimum Lot Area	800 m <sup>2</sup> for first 4 units plus 100 m <sup>2</sup> for each additional unit
	<b>11.2.9.2</b> Minimum Lot Frontage	30 m
	<b>11.2.9.3</b> Minimum Front Yard	6 m (Section 4.19 & Section 4.20)
	<b>11.2.9.4</b> Minimum Rear Yard	7.5 m
	<b>11.2.9.5</b> Minimum Interior Side Yard	4.5 m
	<b>11.2.9.6</b> Minimum Exterior Side Yard	6 m (Section 4.19 & Section 4.20)
	<b>11.2.9.7</b> Maximum Lot Coverage	35%
	<b>11.2.9.8</b> Maximum Building Height	11 m
<b>11.2.9.9</b> Dwelling Units Above Commercial Use	1 or more dwelling unit(s) shall be permitted on the upper floors of the commercial establishment	

[Amended by By-law 19-2018] [Amended by By-law 7-2022]

**11.2.10 Regulations for Cluster Townhouse Dwellings:**

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

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

<b>11.2.1</b>	<b>Minimum Lot Area</b>	200 m <sup>2</sup>
<b>11.2.2</b>	<b>Minimum Lot Frontage</b>	6 m
<b>11.2.3</b>	<b>Minimum Front Yard</b>	6 m (Section 4.19 & Section 4.20)
<b>11.2.4</b>	<b>Minimum Rear Yard</b>	7.5 m
<b>11.2.5</b>	<b>Minimum Interior Side Yard</b>	2 m
<b>11.2.6</b>	<b>Minimum Exterior Side Yard</b>	4.5 m (Section 4.19 & Section 4.20)
<b>11.2.7</b>	<b>Maximum Lot Coverage</b>	35%
<b>11.2.8</b>	<b>Maximum Building Height</b>	9 m