

SECTION 21 - CENTRAL BUSINESS DISTRICT COMMERCIAL (C2A) ZONE

21.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Central Business District Commercial (C2A) Zones.

21.2 PERMITTED USES

(a) **COMMERCIAL USES**

- Animal hospitals in wholly enclosed buildings
- Automobile Service Stations
- Bake shops
- Banks and Financial Institutions
- Brewers' Retail outlets
- Building supply sales
- Business or professional offices
- Candy kitchens
- Clinics
- Catering establishments
- Commercial schools
- Custom brokers
- Custom workshops
- Day Nursery
- Department stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Garden centres
- Hotels
- Laundries and Laundromats
- Liquor Control Board of Ontario outlets
- Motels
- Personal service shops
- Pet Day Care Establishments
- Pharmacies
- Places of entertainment or recreation or assembly
- Post offices
- Printing establishments
- Private or commercial clubs
- Private parking lots
- Public Libraries
- Public parking garages
- Public parking lots
- Public transportation depots including bus stations and rail stations

- Religious, fraternal or public institutions
- Retail stores
- Service shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Taxi establishments
- Undertaking establishments
- Vehicle sales and rental establishments
- Veterinarian Clinic in wholly enclosed buildings
- Video Outlet Sales and Rental Establishments

(b) Dwelling units

(c) Uses, buildings and structures accessory to any permitted commercial use.

21.3 REGULATIONS

Minimum Lot Area	no minimum
Minimum Lot Frontage	no minimum
Minimum Front Yard	no minimum
Minimum Interior Side Yard	no minimum except that where an interior side yard abuts a Residential Zone, the minimum interior side yard width shall be 2.5m
Minimum Exterior Side Yard	no minimum
Minimum Rear Yard	4.5m except where any part of the building is used for residential purposes, the minimum rear yard shall be 10m
Maximum Gross Floor Area	no maximum
Maximum Building Height	i) 3 storeys ii) 12m
Parking Exceptions	all lands within the C2A Zone shall be exempted from the parking and loading requirements of this By-law with the exception of buildings containing dwelling units where the provisions of Subsection 18.2(d) shall apply.

21.4 REGULATIONS FOR DWELLING UNITS

All of the provisions of Subsection 18.3 shall apply, except that notwithstanding the regulations contained in Subsection 18.3 (d), a minimum of one (1) parking space shall be provided for each dwelling unit via one, or a combination of the following means:

- a) On the same lot as the dwelling unit, or
- b) In a dedicated area within a municipal parking lot through a licence agreement or paid permitting system for a municipal parking lot that is located within 200 m of the property containing the dwelling unit, or
- c) In an area of a private parking lot that contains an easement in favour of the owner of the dwelling unit that is located within 200 m of the property containing the dwelling unit.

21.5 REGULATIONS FOR ACCESSORY BUILDINGS

The regulations of Subsection 18.4 shall apply.

21.6 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE CENTRAL BUSINESS DISTRICT COMMERCIAL (C2A) ZONE

C2A-212 (156-1999) 54 Jarvis Street

These lands are zoned “Central Business District Commercial C2A-212 Zone” and all of the provisions that relate to lands zoned “Central Business District Commercial C2A Zone” by this By-law shall apply to those lands zoned “Central Business District Commercial C2A-212 Zone” except that in addition to the permitted uses set out in Section 21.2(a), these lands may also be used for an amusement machine establishment.

C2A-274 (167-1992) 4002 Erie Road (Relocated to CMU2-274)

C2A-321(H) (22-04) 4020 Erie Road (Relocated to CMU2-321)

C2A-419 (102-10) Bridgeburg Central Business District

These lands are zoned "Central Business District Commercial C2A-419 Zone" and all of the provisions that relate to lands zoned " Central Business District Commercial C2A Zone" by this by-law shall apply to those lands zoned " Central Business District Commercial C2A-419 Zone" on the attached Schedule A-4 subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 18.2(f), the required residential open space may also be provided by way of private open-air balcony space directly adjoining a residential unit.

- b) Notwithstanding the requirements of Subsection 21.3, the maximum building height of a building in this district shall be three (3) stories.

C2A-420 (102-10) Bridgeburg Central Business District

These lands are zoned "Central Business District Commercial C2A-420 Zone" and all of the provisions that relate to lands zoned " Central Business District Commercial C2 Zone" by this by-law shall apply to those lands zoned " Central Business District Commercial C2A-420 Zone" on the attached Schedule A-4 subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 18.2(f), the required residential open space may also be provided by way of private open-air balcony space directly adjoining a residential unit.
- b) Notwithstanding the requirements of Subsection 21.3, the maximum building height of a building in this district shall be ten (10) stories.

C2A-421 (102-10) Bridgeburg Central Business District

These lands are zoned "Central Business District Commercial C2A-421 Zone" and all of the provisions that relate to lands zoned " Central Business District Commercial C2A Zone" by this by-law shall apply to those lands zoned " Central Business District Commercial C2A-421 Zone" on the attached Schedule A-4 subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 18.2(f), the required residential open space may also be provided by way of private open-air balcony space directly adjoining a residential unit.
- b) Notwithstanding the requirements of Subsection 21.3, the maximum building height of a building in this district shall be three (3) stories.
- c) Notwithstanding the requirements of Section 12.2(a), the subject lands may also be used for an amusement machine establishment.

C2A-485 (31-13) 209 Jarvis Street South Side Of Jarvis Street, West Of Central Avenue

These lands are zoned "Central Business District Commercial (C2A) Zone C2A-485 Zone", and all of the provisions of By-law NO. 129-90 as amended that relate to lands zoned "Central Business District Commercial (C2A) Zone" by this by-law shall apply to those lands zoned "Central Business District (C2A) Zone C2A-485 Zone" on the attached Appendix 1 shall be subject to the following special provisions:

- a) In addition to the list of Permitted Uses in Section 21.2, the lands shown on Appendix "1" may also be used as a parking area subject to the provisions of Section 6.20.

- b) Notwithstanding the provisions of “Section 18.2 Regulations for Dwelling Units Permitted in Commercial Zones C1, C2, C2A, C3, C5 and C7,” dwelling units shall be permitted to occupy a maximum of 49% of the ground floor area of buildings, provide that no part of such dwelling unit, except for the entranceway has frontage onto a public street.

C2A-486 (33-13) (Relocated to CMU4-486)

C2A-660 (51-2021) 80-84 and 94 Jarvis Street

These lands are zoned “Central Business District Commercial (C2A-660) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Central Business District Commercial (C2A) Zone” by this by-law shall apply to those lands zoned “Central Business District Commercial (C2A-660) Zone” subject to the following special regulations:

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|---|--|
| a) Maximum Building Height | 5 storeys (16 meters) |
| b) Residential Open Space
(private open-air balcony space) | 6.3 square metres per unit of open-air balcony |