

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE

15.1 PERMITTED RESIDENTIAL USES

- one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage

15.2 PERMITTED NON-RESIDENTIAL USES

- bakery or bakeshop
- bank
- bowling alley
- building supply and equipment establishment
- business or professional office
- (500-2007-0003) - catering establishment
- clinic, health care
- clinic, veterinary (animal hospital), but not including outdoor canine runs or animal containment areas
- club, commercial or private
- dry cleaning establishment
- equipment sales establishment
- funeral home
- garden centre
- garage, mechanical
- hawker or pedlar use
- hotel
- (2015-0057) - kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law
- laundromat
- leisure vehicle sales establishment
- motel or motor hotel
- motor vehicle cleaning establishment
- motor vehicle fuel bar
- motor vehicle sales and/or rental establishment - automobile, commercial and/or recreational vehicles
- parking lot, commercial
- place of amusement
- (500-98-003) - police station
- printing shop
- refreshment vehicle, bicycle unit or cart
- restaurant
- retail store, convenience
- service shop, heavy, light or personal
- studio
- terminal, bus or truck

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- theatre
- tourist information centre
- wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 185 square metres
- accessory buildings, structures and uses to any permitted use

15.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof.

15.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

MOTOR VEHICLE FUEL BAR, MECHANICAL GARAGE, HOTEL, MOTEL OR MOTOR HOTEL

In accordance with the provisions of Section 13 hereof.

OTHER USES

(a) LOT FRONTAGE (MINIMUM) 30 metres

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

(b) LOT AREA (MINIMUM) 4000 sq metres

(c) FRONT YARD (MINIMUM) 12 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 metres.

(d) EXTERIOR SIDE YARD (MINIMUM) 12 metres

- except that in the case of a lot flanking on Highway 48, the minimum exterior side yard shall be 14 metres.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

(e) REAR YARD (MINIMUM) 8 metres

(f) INTERIOR SIDE YARD (MINIMUM) 6 metres

- except that where said yard abuts a Residential or Transitional Zone, its minimum shall be 9 metres.

(g) LOT COVERAGE (MAXIMUM) 30%

(h) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(i) OPEN STORAGE

Open storage of goods, materials, boats and vehicles shall be permitted in the Highway Commercial (C2) Zone subject to the following provisions:

- such open storage is a permitted use or accessory to the use of the main building on the lot;
- such open storage is not located within the minimum yards required for a 'C2' zone; and,
- such open storage does not cover more than 30% of the lot area.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

15.5 SPECIAL PROVISIONS

15.5.1 **BLOCK A, PLAN 290;** 'C2-1'
(Map 2)

Notwithstanding the requirements of Section 6.9 (b), 13.1 (c) and (d) and 15.1 hereof, one dwelling unit in a storey above the existing mechanical garage situated on the land which is designated 'C2-1' in Schedule 'A' hereto shall be permitted.

15.5.2 **PART LOT 1, CONCESSION 2 (G);** 'C2-2'
(Map 1)

In the area designated 'C2-2' in Schedule 'A' hereto, a church, a bowling alley and billiard parlour shall be permitted non-residential uses in addition to those shown in Section 15.2.

15.5.3 **PART OF LOTS 285, 286 AND 287, PLAN 318;** 'C2-3'
(Map 8)

In the area designated 'C2-3' in Schedule 'A' hereto, a ceramics business and pottery school shall be permitted uses in addition to those shown in Section 15.2.

Notwithstanding Section 15.1, a dwelling unit within a non-residential building shall be permitted on those lands zoned 'C2-3' in Schedule 'A' hereto.

Notwithstanding Sections 5.28 (b), (h) and (i), the permitted uses, accessory uses and ingress and egress driveways will be confined to the building and areas specifically designated in Schedule 'B-11' attached hereto.

15.5.4 **DELETED BY BY-LAW 500-2022-0008**

15.5.5 **PART OF LOT 6, CONCESSION 6 (G);** 'C2-5'
(Map 1)

In the area designated 'C2-5', a wholesale establishment which conducts retail sales on the

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

Further, the main entrance to the site shall be from The Queensway and a secondary entrance shall be from McMillan Drive.

15.5.8 (Deleted by By-law 500-2008-0010)

15.5.9 **PART OF LOT 4, CONCESSION 3 (NG);** 'C2-9'
(Map 2)

Notwithstanding Section 15.1 and 15.2, in the area designated 'C2-9' in Schedule 'A' hereto, a restaurant having a maximum floor area of 305 square metres, excluding the cellar area, and one single family dwelling unit located in the rear or above the restaurant, shall be the only permitted uses.

15.5.10 **PART OF BLOCK B, PLAN 397;** 'C2-10'
(Map 2)

Notwithstanding Section 15.2, in the area designated 'C2-10', a bus garage or terminal, a mechanical garage and a heavy service shop, shall not be permitted.

Further, the total amount of floor area devoted to retail sales shall not exceed 929 square metres.

15.5.11 **PART OF LOT 5, CONCESSION 8 (NG);** 'C2-11'
(Map 1)

Notwithstanding Section 15.4 (i), in that area designated 'C2-11' in Schedule 'A' hereto, open storage shall not be permitted beyond the easterly limit of the existing non-residential building and all open storage shall be completely screened from view from the King's Highway 48.

15.5.12 **PART LOT 21, CONCESSION 4 (NG);** 'C2-12'
(Map 1)

Notwithstanding Section 15.2, in that area designated 'C2-12' a motor vehicle sales and/or rental establishment - automobile, towing service and mechanical garage shall be permitted uses.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- golf course, miniature
- restaurant
- retail use accessory to a hotel or motel
- service shop, personal
- theatre
- tourist information centre
- accessory buildings, structures
and uses to any permitted use

However, these additional uses shall not be permitted until such time as an occupancy permit has been issued for the hotel or motel uses.

Further notwithstanding the above and pursuant to Section 5.10, in that area along the east limit of subject lands, no development or the placement of fill material shall be permitted unless approved in writing by the Lake Simcoe Region Conservation Authority.

In addition, notwithstanding Section 15.4 (i), no open storage shall be permitted on site.

15.5.21

PART OF LOT 2, CONCESSION 5 (G);

**'C2-22'
(Map 1)**

Notwithstanding Sections 15.1 and 15.2, in the area designated 'C2-22', only the following uses shall be permitted:

- antique shop or craft shop
- building supply and equipment establishment
- business or professional office
- clinic, veterinary (animal hospital)
- club, commercial or private
- garden centre
- leisure vehicle sales establishment
- motor vehicle sales and/or rental
establishment - automobile
- motor vehicle cleaning establishment
- printing shop
- restaurant
- tourist information centre
- accessory buildings, structures

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- building supply and equipment establishment
- business or professional office
- club, commercial or private
- dry cleaning outlet
- equipment sales establishment
- garden centre
- garage, mechanical
- hawker or pedlar use
- leisure vehicle sales establishment
- motel or motor hotel
- motor vehicle fuel bar
- motor vehicle sales and/or rental establishment
 - automobile, commercial and/or recreational vehicles
- parking lot, commercial
- place of amusement
- refreshment vehicle, bicycle unit or cart
- restaurant, having a maximum seating area of 30 square metres and a maximum seating capacity for 27 persons
- retail store, convenience
- service shop, light
- studio
- theatre
- tourist information centre
- warehouse
- wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 300 square metres
- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Sections 2.34 and 2.88, in the area designated 'C2-28', the following definitions shall apply:

BUSINESS OR PROFESSIONAL OFFICE: means a building in which one or more persons are employed in the management direction or conducting of a business or where professionally qualified persons and their staff serve clients who seek advice or

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

(500-96-043)

(Map 1)

Notwithstanding Section 15.1 **PERMITTED RESIDENTIAL USES**, in the area designated 'C2-31' in Schedule 'A' to the By-law, the permitted residential uses shall be either one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage, or alternatively one single family dwelling.

Furthermore, notwithstanding Section 15.2 **PERMITTED NON-RESIDENTIAL USES**, only the following non-residential uses shall be permitted:

- building supply and equipment establishment
- business or professional office
- equipment sales establishment
- garden centre
- garage, mechanical
- hawker or pedlar use
- leisure vehicle sales establishment
- motor vehicle cleaning establishment
- motor vehicle fuel bar
- motor vehicle sales and/or rental establishment
- automobile, commercial and/or recreational vehicles
- parking lot - commercial
- printing shop
- retail store, convenience
- service shop, heavy, light or personal
- terminal, bus or truck
- wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 185 square metres
- accessory buildings, structures and uses to any permitted use

15.5.31
(500-96-048)

PART OF LOT 5, CONCESSION 7 (G)
PART 1, REFERENCE PLAN 65R-6088

'C2-32'
(Map 1)

Notwithstanding Section 15.2 **PERMITTED NON-**

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RESIDENTIAL USES, in the area designated 'C2-32' in Schedule 'A' hereto, only the following uses shall be permitted:

- antique shop
- business or professional office (excluding medical or dental practitioner)
- equipment sales establishment
- garden centre
- kennel (for training purposes only, excludes boarding)
- leisure vehicle sales establishment
- retail store, convenience
- studio
- tourist information centre
- wholesale establishment within a building of which at least 25% is used for retail sales; retail sales area may not exceed 300 square metres; and which is considered a dry industrial use as per Section 2.215
- accessory buildings, structures and uses to any permitted use

Notwithstanding the above, the maximum number of employees for the above uses serviced by the existing septic system shall not exceed twelve. For purposes of this sub-section, existing shall mean existing as of December 1, 1996.

Further, the following shall be permitted upon issuance of a Certificate of Approval by the Region of York Health Department:

- auction sales

15.5.32
(500-97-062)

PART OF LOT 7, CONCESSION 3 (NG)

'C2-33'
(Map 2)

Notwithstanding Section 15.1 & 15.2 only the following uses shall be permitted:

- any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- pursuant to Section 5.42 herein
- bank
 - bowling alley
 - business or professional office
 - clinic, health care
 - clinic, veterinary (animal hospital) but not including outdoor canine runs or animal containment areas
 - club, commercial or private
 - commercial use incidental to, and on the same site as, an industrial use
 - dry cleaning establishment
 - hotel
 - leisure vehicle sales establishment
 - motel or motor hotel
 - motor vehicle cleaning establishment
 - motor vehicle fuel bar
 - motor vehicle sales and/or rental establishment - automobile, commercial and/or recreational vehicles
 - printing shop
 - public storage building
 - refreshment vehicle, bicycle unit or cart
 - restaurant
 - service shop, light or personal
 - studio
 - theatre
 - tourist information centre
 - warehouse
 - wholesale establishment
 - accessory buildings, structures and uses to any permitted uses

Notwithstanding Section 15.1 and 15.2 the following uses shall not be permitted within 90 metres of an area zoned Low Density Urban Residential (R2) and within 50 metres of an area zoned Medium Density Urban Residential (R3):

- motor vehicle cleaning establishment
- motor vehicle fuel bar
- restaurant (including stacking spaces)

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- club, commercial or private

Notwithstanding Sections 15.4 (c), (d), (e), and (f), the following provisions shall apply:

YARDS (MINIMUM) 15 metres

- provided that where the yard abuts a Residential or Institutional Zone, the minimum yard shall be increased to 20 metres.
- provided that where the yard abuts a Commercial Zone the minimum yard shall be decreased to 6 metres.

Notwithstanding Section 15.4 (i) no open storage will be permitted.

Notwithstanding Section 5.31 (a) the minimum width of the planting strip shall be 8 metres where the site abuts a Residential or Institutional zone. A planting strip 3 metres in width will be required along all other lot lines.

15.5.33
(500-98-009)

PART OF LOT 7, CONCESSION 8 (NG)

'C2-34'
(Map 1)

Notwithstanding Section 15.1 **PERMITTED RESIDENTIAL USES** and 15.2 **PERMITTED NON-RESIDENTIAL USES**, in the area designated 'C2-34' in Schedule 'A' hereto, only the following uses shall be permitted:

- existing dwelling (as shown on Schedule 'B-17')
- fruit/vegetable stand
- parking lot, commercial
- refreshment vehicle, bicycle unit or cart
- buildings, structures and uses accessory to the residential use of the property

Further, the following shall be permitted upon issuance of a Certificate of Approval by the Region of York Health Department:

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- dwelling unit within a non-residential building
- bakery or bake shop
- garden centre
- motor vehicle sales and/or rental establishment - automobile
- retail store, convenience
- restaurant
- service shop, light
- studio
- tourist information centre
- wholesale establishment within a building of which at least 25% is used for retail sales and which is considered a dry industrial use as per Section 2.215
- accessory buildings, structures and uses to any permitted use

Any expansions or additions to the existing dwelling, or any proposed construction of an additional dwelling or structure on the property would be subject to the approval of Lake Simcoe Region Conservation Authority and would require a floodplain analysis.

For the purposes of this by-law a fruit/vegetable stand shall mean the retail sale of only fruits and vegetables. Such retail sale shall take place within the existing dwelling or in an unenclosed building or structure.

Furthermore, a mechanical garage and/or mechanical repairs shall not be permitted as an accessory use to any permitted use.

15.5.34
(500-2000-0016)

PART OF LOT 13, CONCESSION 3 (NG)

'C2-35'
(Map 1)

In that area designated 'C2-35' in Schedule 'A' attached hereto, notwithstanding Section 2.82, as it pertains to exclusions from the calculation of non-residential floor area, in addition to the exclusions listed, the area in a restaurant/tavern devoted to a walk-in cooler shall also be excluded

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

from the calculation of non-residential floor area. The maximum total gross floor area of the proposed building and patio shall be 550 square metres.

Further, notwithstanding Section 5.28(b), the required number of parking spaces to be provided on site shall be 64, regardless of building size or use.

Further, notwithstanding Section 2.168 and 5.45, an outdoor dining area shall be a permitted use and shall be located only on the easterly side of the building, setback a minimum of 5 metres from the front lot line. Furthermore, the erection of a 2.5 metre acoustical fence or barrier shall be required where the outdoor dining area faces the south lot line and the acoustical fence or barrier shall be erected prior to the use of the outdoor dining area. The design and location of the acoustical fence or barrier shall be reviewed and approved at the site plan stage.

Further, notwithstanding Section 15.4(b), (c), and (f), the required minimum lot area shall be 3500 square metres, the minimum front yard shall be 5 metres and the minimum setback from the southerly lot line where it abuts a property containing a residential use shall be increased to 17 metres.

Further, notwithstanding Section 15.2, in that area designated 'C2-35' in Schedule 'A' attached hereto, the only permitted non-residential uses shall be as follows:

- bank
- business or professional office
- clinic, health care
- clinic, veterinary (animal hospital) but not including outdoor canine runs or animal containment areas.
- club, commercial or private
- hotel
- motel or motor hotel
- restaurant which may include an outdoor dining area

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- service shop, light or personal
- studio
- tourist information centre
- accessory buildings, structures and uses to any permitted uses.

15.5.35
(500-2000-0016)

PART OF LOT 13, CONCESSION 3 (NG)

'C2-36'
(Map 1)

In that area designated 'C2-36' in Schedule 'A' attached hereto, notwithstanding Section 5.28(b) the minimum number of parking spaces required for a theatre shall be one space per six fixed seats.

Further, notwithstanding Section 15.2, in that area designated 'C2-36' in Schedule 'A' attached hereto, the only permitted non-residential uses shall be as follows:

- any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.42 herein.
- bank
- bingo hall
- bowling alley
- business or professional office
- clinic, health care
- clinic, veterinary (animal hospital) but not including outdoor canine runs or animal containment area.
- club, commercial or private
- commercial use incidental to, and on the same site as, an industrial use
- day nursery
- hotel
- motel or motor hotel
- motor vehicle cleaning establishment
- printing shop
- restaurant
- school, private or commercial
- service shop, light or personal
- studio

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- theatre
- tourist information centre
- warehouse
- wholesale establishment
- accessory buildings, structures and uses top any permitted uses.

15.5.36
(500-2001-0004)

LOTS 24 AND 25, REGISTERED PLAN 425

'C2-37'
(Map 2)

Notwithstanding Section 15.2 **PERMITTED NON-RESIDENTIAL USES**, on lands designated 'C2-37' in Schedule 'A' attached hereto, a retail store use shall also be permitted in addition to those uses permitted therein, with the exception of an equipment sales establishment, and a bus or truck terminal which shall not be permitted uses.

Further, the following provisions shall also apply to lands designated 'C2-37' in Schedule 'A' and also shown in Schedule 'B-33' attached hereto:

Notwithstanding Section 5.7, the display of vehicles shall be permitted with a minimum setback of nil from the southerly, easterly and westerly lot lines for only a 'motor vehicle sales and/or rental establishment - automobile, commercial and/or recreational vehicles' use.

Notwithstanding Section 5.31, the provision of a planting strip shall not be required along the westerly lot line for only a 'motor vehicle sales and/or rental establishment - automobile, commercial and/or recreational vehicles' use.

Notwithstanding Section 5.40, the trailer which forms the northerly portion of the existing building labelled 'sales office' on Schedule 'B-33' attached hereto, shall be permitted to be used for commercial purposes.

Notwithstanding Section 15.4 (c), the minimum front yard setback for the existing building labeled 'sales office' on Schedule 'B-33' attached hereto, shall be 5.7 metres.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

Notwithstanding Section 15.4 (f), the minimum southerly interior side yard setback shall be 6 metres except for the existing building labeled 'car wash shed' on Schedule 'B-33' attached hereto, for which the minimum southerly interior side yard setback shall be 1.5 metres.

Notwithstanding Section 15.4 (i), in addition to the provisions noted in Section 15.4 (i), open storage accessory to any permitted use shall be permitted in the rear yard only.

And finally, for the purposes of the above, any reference to existing buildings shall mean those buildings as shown in Schedule 'B-33', attached hereto.

15.5.37 **PART OF LOT 7, CONCESSION 3 (NG)** **'C2-38'**
(500-2002-0012) **BLOCK 55, PLAN 65M-3332** **(Map 2)**

In that area designated 'C2-38' and shown in heavy outline in Schedule 'A' hereto, notwithstanding Section 2.82, as it pertains to exclusions from the calculation of non-residential floor area, in addition to the exclusions listed, a walk-in cooler shall also be excluded from the calculation of non-residential floor area, as it applies to a restaurant use.

Further, for the purposes of Section 2.168, the definition of a restaurant shall also include an outdoor dining area.

Further, notwithstanding Section 5.31, a planting strip having a minimum width of 3 metres shall be provided along the westerly rear lot line and southerly side lot line.

Further, notwithstanding Section 15.1 **PERMITTED RESIDENTIAL USES** and Section 15.2 **PERMITTED NON-RESIDENTIAL USES** only the following uses shall be permitted:

- bank
- banquet hall

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- bowling alley
- business or professional office
- clinic, health care
- clinic, veterinary (animal hospital) but not including outdoor canine runs or animal containment areas
- club, commercial or private
- dry cleaning establishment
- hotel
- leisure vehicle sales establishment
- motel or motor hotel
- motor vehicle cleaning establishment
- motel vehicle fuel bar
- motor vehicle sales and/or rental establishment
 - automobile, commercial, and/or recreational vehicles
- refreshment vehicle, bicycle unit or cart
- restaurant which may include an outdoor dining area
- service shop, light or personal
- studio
- theatre
- tourist information centre
- wholesale establishment
- accessory buildings, structures, and uses to any permitted uses.

Further, notwithstanding Sections 15.4 (c), (d), (e), 13.1 (e) and 13.2 (e), the following provisions shall apply:

YARDS (MINIMUM)

Front Yard (Minimum)	6 metres
Southerly Side Yard (Minimum)	6 metres
Rear Yard (Minimum)	20 metres

Notwithstanding the minimum setbacks noted above, the minimum setback for an outdoor dining area from the southerly and easterly lot lines shall be 3 metres.

Finally, notwithstanding Section 15.4 (i) no open storage shall be permitted.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

15.5.38
(500-2005-0006)

PART OF LOT 13, CONCESSION 3 (NG)

'C2-39'
(Map 1)

Notwithstanding Sections 15.1 & 15.2 only the following non-residential uses shall be permitted:

- Any industrial undertaking that is conducted and wholly contained within an enclosed building and is not a prohibited use pursuant to Section 5.42 herein
- bakery or bakeshop
- bank
- building supply and equipment establishment
- business or professional office
- clinic, health care
- clinic, veterinary (animal hospital) but not including outdoor canine runs or animal containment areas
- club, commercial or private
- contractor's or tradesman's shop
- dry cleaning outlet
- dry cleaning establishment
- equipment sales/rental establishment
- hawker or pedlar
- laundromat
- printing shop
- police station
- retail store
- refreshment vehicle, bicycle unit or cart
- restaurant
- service shop, heavy, light or personal
- taxi dispatch office
- telecommunications tower
- tourist information centre
- warehouse
- wholesale establishment
- welding shop
- accessory buildings, structures, and uses to any permitted use

Notwithstanding Section 15.4 (i) the open storage of

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

following non-residential uses shall be permitted:

- bakery or bakeshop
- bank
- bowling alley
- business or professional office
- clinic, health care
- clinic, veterinary (animal hospital), but not including outdoor canine runs or animal containment areas
- club, commercial or private
- dry cleaning establishment
- funeral home
- hotel
- laundromat
- place of amusement
- police station
- printing shop
- restaurant
- retail store, convenience
- service shop, personal
- studio
- tourist information centre
- (500-2007-0003) - wholesale establishment within a building of which at least 25% is used for retail sales; retail sales may not exceed 185 square metres
- accessory buildings, structures and uses to any permitted use

b) Notwithstanding Sections 15.4 (c), (d), (h) and (i) the following zoning provisions shall apply:

FRONT YARD (MINIMUM) 3 metres
- with the exception of an unenclosed patio which may have a nil setback

EXTERIOR SIDE YARD (MINIMUM) 3 metres

HEIGHT OF BUILDING (MAXIMUM) 15 metres
or 4 storeys whichever is less

OPEN STORAGE Prohibited

c) The minimum setback for any building or

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

structure to a sight triangle shall be 1 metre.

- d) Notwithstanding Section 5.28 (a), the minimum parking space size for any parking spaces constructed along the westerly lot line shall be 2.7 x 5.7 metres.
- e) Further, notwithstanding Section 5.28 (b) the required number of parking spaces shall be calculated on the basis of 5.5 spaces per 95 square metres for the ground floor area and 3.5 spaces per 95 square metres for any floor area above or below the ground floor. At such time as the cross access to any future development on the abutting lands to the west and north are constructed, a deficiency of 6 parking spaces may be permitted.
- f) Notwithstanding Section 5.25 (a), 1 (one) loading space shall be required.

15.5.42

(500-2007-0004)

**PART OF LOT 23, CONCESSION 7 (NG)
S/S BASELINE ROAD**

**'C2-43'
(Map 7)**

Notwithstanding Sections 15.1 and 15.2, on land shown in heavy outline and designated 'C2-43' in Schedule 'A' attached hereto, a towing service and one dwelling unit within the second storey of a non-residential building containing a mechanical garage shall also be permitted uses.

Furthermore, a 'towing service' shall be defined as "a building, structure and/or premises used for the dispatching of tow trucks, and the temporary storage of disabled motor vehicles or motor vehicles impounded for a breach of the law, but does not include a recycling facility, a storage depot, or public storage".

Further, notwithstanding Section 5.31, a planting strip with a minimum width of 3 metres shall be required along all lot lines.

Further, notwithstanding Sections 13.1 (c) and 15.4 (c), the minimum front yard shall be 27 metres.

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Further, notwithstanding Section 15.4 (i), an impound yard or open storage of motor vehicles accessory to a towing service shall only be permitted in the rear yard and shall maintain a minimum rear yard of 3 metres. Furthermore, said impound yard or open storage shall be restricted to the location identified in an approved Site Plan Agreement.

15.5.43 DELETED BY BY-LAW 500-2022-0008

15.5.44 PART OF LOT 4, CONCESSION 3 (NG) 'C2-45'
(500-2008-0008) E/S THE QUEENSWAY SOUTH (Map 2)

Notwithstanding Sections 15.1 and 15.2 on land shown in heavy outline and designated 'C2-45' in Schedule 'A' attached hereto only the following non-residential uses shall be permitted:

- bakery or bakeshop
- bank
- bowling alley
- business or professional office
- catering establishment
- clinic, health care
- clinic, veterinary (animal hospital), but not including outdoor canine runs or animal containment areas
- club, commercial or private
- dry cleaning establishment
- funeral home
- garden centre
- hawker or pedlar use
- laundromat
- place of amusement
- police station
- printing shop
- refreshment vehicle, bicycle unit or cart
- restaurant
- retail store
- service shop, light or personal
- studio

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- theatre
- tourist information centre
- accessory buildings, structures and uses to any permitted use.

Notwithstanding Section 15.4 (c), the minimum front yard shall be 5 metres.

Further, notwithstanding Section 15.4 (e), the minimum rear yard shall be 14 metres.

Further, notwithstanding Section 15.4 (i), open storage/display of goods and materials shall not exceed 700 square metres and such area shall be located in accordance with an approved site plan.

Notwithstanding Section 2.82, "*floor area, non-residential*" shall be defined as "the total floor area of a non-residential building, including any outdoor garden centre/retail display area, basement, or cellar area designed or used for non-residential purposes, but excluding any utility room, washroom, janitorial closet, stairwell, hallway, permanent stock room, staff lunch room, indoor loading area receiving vestibule, indoor garbage storage vestibule, and accessory office space", for the purpose of calculating parking requirements.

Further, notwithstanding Section 5.25 (a), a minimum of one loading space shall be required for a one-unit commercial building containing up to 1800 square metres of non-residential floor area.

Further, notwithstanding Section 5.28 (b), parking shall not be required for outdoor storage areas that are strictly designed for storage and not intended for the retailing or display of goods to the general public. In the event that any outdoor areas become utilized for a garden centre or for the retailing or display of goods available to the general public, parking must be provided in accordance with Section 5.28 (b).

Further, notwithstanding Section 5.28(i), the appropriate road authority through the site plan

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- wholesale establishment within a building of which at least 25% is used for retail sales
- accessory buildings, structures, and uses to any permitted use

Further, notwithstanding Sections 15.4 (a) to (f), the following requirements shall apply:

Lot Frontage (Minimum)	120 metres
Lot Area (Minimum)	2 hectares
Front Yard (Minimum)	3 metres
Exterior Side Yard (Minimum)	14 metres
Rear Yard (Minimum)	9 metres
Interior Side Yard (Minimum)	9 metres

Further, notwithstanding Section 5.28 (i), the maximum width of an access driveway shall be in accordance with the requirements and approval of the respective road authority.

Further, notwithstanding Section 5.31, a planting strip with a minimum width of 3 metres shall be required along all lot lines, with interruptions for vehicle and pedestrian access permitted.

(500-2011-0007) Further, notwithstanding any other provisions herein, while the '(H)' Holding symbol is in place on lands shown in heavy outline and designated 'C2-46(H)' in Schedule 'A' attached hereto, no buildings or structures shall be permitted to be erected, and the lands may only be used for those uses which legally existed prior to May 24, 2011, being the date of the passing of this by-law by Town Council. Pursuant to Section 36 of the Planning Act, R.S.O. 1990, as amended, Council shall enact a by-law to remove the '(H)' Holding symbol from said lands under the following circumstances:

- (i) written confirmation from the Town's Director of the Engineering and Public Works Department that site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, has been granted by the Town of Georgina Site Plan Committee; and,

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- iii) Parking Area Set Back from Interior Side and Rear Lot Lines for existing building - NIL
- iv) Planting Strip requirement for existing building - Not Required

Furthermore, the permitted uses, accessory uses, ingress and egress driveways and parking areas will be confined to the existing building and areas specifically designated in Schedule 'B-65' attached hereto.

15.5.48 **PART LOT 1, CONCESSION 4 (NG)** **'C2-49(H)'**
(500-2010-0009) **N/E CORNER WOODBINE AVENUE** **(Map 1)**
AND RAVENSHOE ROAD

Notwithstanding Sections 15.1 and 15.2, on those lands designated 'C2-49(H)' in Schedule 'A' hereto, only the following non-residential uses shall be permitted:

- clinic, veterinary (animal hospital) but not including outdoor canine runs or outdoor animal containment areas;
- motor vehicle fuel bar (and accessory convenience retail store);
- motor vehicle cleaning establishment;
- restaurant;
- tourist information centre;
- accessory buildings, structures, and uses to any permitted use.

Further, notwithstanding Section 5.28(i), the maximum width of a combined ingress and egress driveway shall be that which is approved by the respective road authority.

Finally, notwithstanding the permitted uses of the 'C2-49(H)' zone, where a Holding (H) symbol is used in conjunction with the 'C2-49(H)' zone in Schedule 'A', the lands may only be used for those uses which legally existed prior to July 19, 2010, being the date of the passing of this by-law by Town Council. The Holding (H) symbol shall not be

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

removed until;

- (i) written confirmation from Town's Director of Engineering and Public Works that site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, has been granted by the Town of Georgina Site Plan Committee;
- (ii) all existing signs have been removed. *(Note: The erection of any future signs must be approved pursuant to the Town's Sign By-law);*
- (iii) written confirmation from the Town's Director of Planning and Building that arrangements have been made to the satisfaction of the Director, regarding the erection of a municipal entry feature at the intersection of Woodbine Avenue and Ravenshoe Road, including the conveyance of any easements, if required, and the approval of plans and/or drawings, and;
- (iv) the respective road authority has agreed to the design of the ingress and egress driveways on Woodbine Avenue and Ravenshoe Road.

15.5.49 **PART LOT 1, CONCESSION 8 (G) AND MORE** **'C2-50'**
 (500-2022-0008) **SPECIFICALLY DESCRIBED AS PARTS 1 AND 2** **(Map 6)**
ON PLAN 65R-13192 AND PART LOT 34, PLAN 248
AND PART LOT 1, CONCESSION 8 (G) AND
PART LOT 34, PLAN 248
20971, 20977, 20979 & 20987 DALTON ROAD

a) Notwithstanding Sections 15.2, 15.4, the following requirements shall apply on lands shown in heavy outline and designated 'C2-50' in Schedule 'A' attached hereto:

Zone	C2-50
Front Yard (Minimum)	12.0 m to the main building 65.0 m to accessory buildings
South Interior Side Yard (Minimum)	48.0 m to the main building 20.0 m to accessory buildings

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

North Interior Side Yard (Minimum)	19.0 m to the main building 28.0 to accessory buildings
Rear Yard (Minimum)	50.0 m to main building 11.5 m to the accessory buildings

- a) Notwithstanding Section 5.28 (b), the following minimum parking ratios shall be permitted:
 - a. 3.5 parking spaces per 95 m² of non-residential floor area in the main building.
 - b. 1 parking space per 95 m² of non-residential floor area in accessory buildings.
- b) Notwithstanding Section 2.123, the shared lot line with Dalton Road shall be deemed to be the Front Lot Line.
- c) Notwithstanding Section 5.25 (a) and (d), a minimum of 1 loading space is required for a maximum of 2,300 m² of non-residential floor area in the main building.
- d) Notwithstanding Section 15.4 (h) the maximum height of an accessory building shall not exceed 7.5 metres.
- e) Notwithstanding Section 5.31 (a), a planting strip is not required abutting a Residential or Commercial zone.
- f) Notwithstanding Section 5.31 (a), a planting strip provided along the exterior side lot line with Grew Boulevard must have a minimum width of 1.5 metres.
- g) Notwithstanding Section 5.35, where a Regional Road intersects with a local road, a minimum sight triangle of 9 metres is required.
- h) Notwithstanding Section 15.4 (i), the open storage of goods and materials shall be permitted within the minimum rear and side yards of the main building and accessory buildings.

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE (cont.)

- i) The open storage of goods and materials shall have a minimum yard of 0.5 metres.
- j) Goods and materials in open storage shall not exceed a height of 7.5 metres.