

SECTION 9 COMMERCIAL ZONES

9.0 General Provisions

Within the Commercial (C) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 9.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) and of this Zoning By-law.

9.1 Permitted Uses

In conformity with the Standard Regulations (9.2), General Regulations (9.3) and the applicable Special Regulations corresponding to the zoning category in Sections 9.4 to 9.9.

Permitted Uses in Commercial Zones	Additional Regulations	C-1	C-2	C-3	C-4	C-5	C-6
Amusement Arcade		✓					✓
Antiques Store & Collectables Store		✓	✓				✓
Apartment – Residential	1, 10	✓	✓	✓	✓		
Appliance Store		✓	✓	✓			✓
Art Gallery		✓	✓				
Artisan Studio/Maker Space		✓	✓				
Assembly Hall/Auditorium/Stadium	10	✓	✓	✓			✓
Auction Centre							✓
Automobile Body Repair and Painting / Body Shop							✓
Automobile Parts and Accessories Supplier		✓	✓			✓	✓
Automobile Sales and Service			✓			✓	✓
Automotive Sales Lot			✓			✓	✓
Automobile Service Station			✓			✓	✓
Automobile Washing Establishment						✓	✓
Bakery		✓	✓				✓
Bake Shop		✓	✓	✓	✓		
Banquet Hall / Event Centre /Private Hall		✓	✓				✓
Bed and Breakfast Establishment			✓				
Beer, Liquor or Wine Store		✓	✓	✓	✓		✓
Book Store		✓	✓	✓	✓		
Building or Lumber Supply Outlet			✓				✓
Business Incubator		✓	✓	✓			✓
Business or Professional Office		✓	✓	✓	✓		✓

Permitted Uses in Commercial Zones	Additional Regulations	C-1	C-2	C-3	C-4	C-5	C-6
Cannabis Dispensaries		✓	✓				
Carpet, Wall, Draperies and Floor Covering Store		✓	✓	✓			✓
Catering Service		✓	✓	✓			✓
Child Care	10	✓	✓	✓	✓		
Club – Commercial		✓	✓	✓			✓
Club – Private		✓	✓	✓			✓
Commercial Entertainment		✓	✓	✓			✓
Commercial Greenhouse or Nursery or Garden Centre			✓				✓
Commercial Laundry							✓
Commercial Parking Facility		✓	✓				✓
Commercial Printing/Digital Services		✓	✓	✓			✓
Commercial Recreation		✓ ²	✓	✓ ²			✓
Commercial School/Trade School		✓	✓	✓			✓
Commercial Wellness Facility		✓ ²	✓	✓ ²	✓ ²		✓
Conference/Convention Centre		✓	✓				✓
Construction, Farm, and Industrial Equipment Sales and Service Store			✓				✓
Contractor's Office			✓				✓
Contractor's Yard			✓				
Convenience Store		✓	✓	✓	✓	✓	✓
Cultural Entertainment Facility		✓	✓				✓
Data Service Operation		✓	✓	✓			✓
Department Store		✓	✓				
Do-It-Yourself Beer/Liquor and Wine Making Establishment/Home Brewing Outlet		✓	✓	✓			✓
Drive-Thru Service Facility		✓	✓	✓			✓
Drug Store/Pharmacy		✓	✓	✓	✓		
Duplex – Residential	10		✓				
Dwelling Conversion	10		✓				
Electrical Supply Store		✓	✓	✓			✓
Electronic/Computer Store		✓	✓	✓			✓
Emergency Services (Ambulance, Fire and Police)		✓	✓	✓	✓		✓
Farmer's Market		✓	✓				✓
Farm Implement Sales Outlet			✓				✓
Feed Supply Depot		✓	✓				✓
Financial Establishment		✓	✓	✓	✓		✓

Permitted Uses in Commercial Zones	Additional Regulations	C-1	C-2	C-3	C-4	C-5	C-6
Fitness Equipment Store		✓	✓	✓			✓
Fitness Centre/Studio		✓	✓	✓	✓		✓
Flee Market		✓	✓				
Florist		✓	✓	✓	✓		
Food Store / Supermarket		✓	✓	✓	✓		
Free space	3	✓	✓	✓	✓		✓
Funeral home		✓	✓				✓
Furniture Store		✓	✓	✓			✓
Gas Bar	4	✓	✓	✓		✓	✓
General Merchandise Store		✓	✓	✓			
Government Services		✓	✓	✓	✓	✓	✓
Hairdresser, Barber, Beautician and/or Aesthetician		✓	✓	✓	✓		
Hardware Store		✓	✓	✓			
Health Services Facility/Clinic		✓	✓	✓	✓		✓
Home Improvement Center		✓	✓	✓			✓
Hotel or Motel	4.25 10	✓	✓				✓
Indoor Storage and Warehousing			✓				✓
Industrial Equipment Sales and Rental			✓				✓
Interior Decorator		✓	✓	✓			
Laboratory			✓				✓
Landscape or Lawn Spraying Business			✓				✓
Laundromat		✓	✓	✓	✓		✓
Laundry and/or Dry-Cleaning Facility		✓	✓	✓	✓		✓
Library		✓	✓	✓	✓		
Light Industrial			✓				
Mass General Merchandise		✓	✓				
Medical/Dental Laboratory and/or Supplies		✓	✓				✓
Microbrewery, Winery and Distillery	5	✓	✓				✓
Miniature Golf Course							✓
Museum		✓	✓				
Night Club		✓	✓				✓
Office – Business / Commercial /Professional		✓	✓	✓	✓		✓
Office Equipment Sales		✓	✓				✓
Office Supply Store		✓	✓	✓			✓
Personal Service Shop		✓	✓	✓	✓		

Permitted Uses in Commercial Zones	Additional Regulations	C-1	C-2	C-3	C-4	C-5	C-6
Pets and Pet Supply		✓	✓	✓	✓		✓
Photofinishing Establishment		✓	✓	✓	✓		✓
Place of Worship	10	✓	✓	✓	✓		✓
Postal Services Outlet		✓	✓	✓	✓		✓
Public Garage			✓			✓	✓
Recreational Vehicle Sales and Rental Establishment			✓			✓	✓
Rental Service			✓	✓			✓
Research and Development		✓	✓	✓			✓
Restaurant		✓	✓	✓	✓	✓	✓ ¹⁰
Restaurant – Drive-Thru		✓	✓	✓		✓	✓ ¹⁰
Retail Store – Other Merchandising	6	✓ ⁷	✓	✓			
Retail Department Store-Type Merchandise		✓	✓	✓			
Sales, Service and Repair - Small Engines and Machinery			✓				✓
Self-Storage Building			✓				✓
Senior Citizen Centre		✓		✓	✓		
Service and Repair Enterprise – All			✓				✓
Service and Repair - Household and/or Personal Items Only		✓	✓	✓			✓
Single Detached – Residential	10		✓				
Specialty Food Store		✓	✓	✓	✓		✓
Studio		✓	✓	✓	✓		✓
Tavern/Bar/Pub		✓	✓	✓	✓		✓
Taxi Stand/Office/Bus Depot		✓	✓			✓	✓
Theatre		✓	✓				✓
Theatre for Performing Arts		✓	✓				✓
Training Facility			✓				✓
Train Station		✓	✓	✓	✓	✓	✓
Travel Agency		✓	✓	✓	✓		
Veterinarian Clinic or Office		✓	✓	✓	✓		✓
Wholesale Outlet		✓	✓	✓			✓
Accessory Uses							
Accessory Dwelling Units within a Single-Detached Only	4.4 ¹⁰		✓				
Buildings or Structures Accessory to the Foregoing Permitted Uses including Buggy Shelters	9.2	✓	✓	✓	✓	✓	✓

Permitted Uses in Commercial Zones	Additional Regulations	C-1	C-2	C-3	C-4	C-5	C-6
Buildings or Structures Accessory to a Single-Detached or Duplex	4.1/4.2		✓				
Buildings for Horse Transportation	4.3		✓				
Home Occupation Accessory to Single Detached	4.24 ⁸		✓				
Limited Accessory Retail	9.3 d)	✓	✓	✓	✓	✓	✓
Outdoor Patio	9.3 j)	✓	✓	✓	✓	✓	✓
Outdoor Display and Sales Area	3 ⁹	✓	✓	✓			✓
Outdoor Storage	⁹		✓				✓
Pharmacy Accessory to Health Service Facility	9.3 h)	✓	✓	✓	✓		✓
Short Term Rental	4.37 ¹⁰	✓	✓	✓	✓		
Note: Reg. noted in the column above refers to regulations in addition to the regulations in Section 9.2. 1) See the applicable special regulations in Section 9.4 to 9.9 that provides requirements for the development of apartment units with a permitted commercial use. 2) All commercial recreational uses shall be conducted within an enclosed building or structure, unless otherwise permitted. 3) Free Space refers to community use, rent free, for various public uses such as arts, culture, or to encourage start-up businesses or start up-office space. In addition, such Free Space may also be used as amenity space required as part of a permitted residential use which may be provided on the street floor frontage of a building in place of a commercial use. 4) Convenience Retail, limited to a maximum Gross Floor Area (GFA) of 300 square metres, may be part of a Gas Bar or Automotive Service Station. 5) A Microbrewery, Winery and Distillery may be prohibited or restricted in certain mixed-use buildings that contain residential uses and/or other public uses as determined by the Ontario Building Code. 6) Retail Store – Other Merchandise refers to retail operation, such as apparel and accessories store, camera shop, gift, novelty and souvenir store, household merchandise and furnishings store, jewelry store, sporting goods store, toys, and hobby store, etc., that are not specifically listed in Section 9.1. If a specific retail store listed in Section 9.1 is not permitted in a particular zone that allows Retail Store – Other Merchandise, such prohibited retail store shall not be construed to be permitted as a Retail Store – Other Merchandise. 7) See Section 9.4 a) which list certain retail uses that are prohibited in the C-1 Zone. 8) Permitted only with a singled detached, unless the home occupation is only an office which is allowed in other housing types -see Section 4.24. 9) Special regulations for each zoning category for restrictions/prohibition related to Outdoor Storage or Outdoor Display and Sales Area. 10) Notwithstanding anything contrary, where the (F), (FF), (FW), (SE) or (RBA) suffix is applied to a property or portion thereof within any Commercial Zone, a use noted in Section 9.1 above with a Number 10 suffix shall only be permitted if a permit or written consent is obtained from the GRCA or in compliance with the corresponding Overlay Zone provisions in Section 15.							

9.2 Standard Regulations

The following regulations for the respective Commercial Zones apply to all permitted uses listed in Section 9.1

Regulations	C-1	C-2	C-3	C-4	C-5	C-6
a) Minimum Lot Area (m²)						
i) Serviced	N/A	700	2000	2000	1390	700
ii) Un-serviced	N/A	2000	2000	2000	1390	N/A
b) Minimum Lot Width (m)						
i) Serviced	N/A	16	30	30	30	16
ii) Un-serviced	N/A	30	30	30	30	N/A
c) Minimum Building Line (m)						
Setback – Front Wall	0 ¹	6	6	6	6	6
d) Minimum Building Line (m)						
Setback – Flankage	0	6	6	6	6	6
e) Minimum Side Yard (m)						
i) Residential Use	0	1.2 ²	6	6	N/A	N/A
ii) Non- Residential Use	0	1.2/3 ³	6	6	6	3
f) Minimum Rear Yard (m)	4.5	7.5	7.5	7.5	6	7.5
g) Buffer Strips	In conformity with the provisions of Section 4.11					
h) Max. Building Height (m)	30 ⁴	10.5	15 ⁵	10.5	10.5	10.5
i) Maximum Total GFA (m²)						
Commercial Uses	N/A	N/A	3000 ⁶	1200	N/A	N/A
j) Maximum Lot Coverage %	N/A	45	50	40	50	N/A
k) Parking & Loading Requirements	In conformity with the provisions of Section 5					
l) Landscape Area – Front Yard	In conformity with Section 4.30 for only those permitted single detached or duplex uses					
All measurements in metric – liner measurements in metres (m) and floor/lot area measurements in square metres (m²).						
Gross Floor Area – GFA.						
1. See Section 9.4 c) for additional building setback requirements.						
2. 1.2 m for a permitted single detached and duplex dwelling unless required parking is located in the side yard which then requires 3 m.						
3. 1.2 m to a 1 storey permitted non-residential use and 3 m for more than 1 storey of a permitted non-residential use or mixed commercial/residential apartment use						
4. Maximum height is 30 metres or 8 storeys, whichever is less.						
5. Maximum height is 15 metres or 4 storeys, whichever is less.						
6. The maximum GFA prescribed in the C-3 zone shall not limit the GFA permissions for a food store/supermarket and two retail units as outlined in Section 9.6 c).						

9.3 General Regulations

- a) Any use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission, or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes is prohibited.
- b) The recycling of animal oil or waste products, a rendering plant, abattoir, or slaughterhouse is prohibited.
- c) The operation of a junk, scrap, wrecking or storage yard for used material of any kind is prohibited. This prohibition is not intended to prohibit the indoor storage of items permitted in certain zones as outlined in Section 9.1.
- d) Limited Accessory Retail permitted as an accessory uses in Section 9.1 is a retail or wholesale outlet or showroom for the display, rent and/or sale of only those goods manufactured, assembled, or produced on the premises and shall be limited to a maximum of 15% of the Gross Floor Area (GFA) of the industrial operation, which is measured by the area of the display area, plus a (1) metre aisle space around the display and includes all service counters.
- e) More than one (1) main and/or accessory building shall be permitted on any lot within this Zone subject to complying to the applicable regulations in this Zoning By-law.
- f) Notwithstanding the Minimum Lot Area, Lot Width and Side Yard Setback for Serviced Lots in the Commercial Zones, if the units within an existing building that are on full municipal services are being subdivided into separate and conveyable lots, then the Minimum Lot Area shall be 350 square metres, the Minimum Lot Width shall be 11 metres, the Shared Side Yard may be zero and the Interior Side Yard shall be 3.0 metres. Any new lot being created must have frontage on a public road, satisfy the Parking/Loading requirements in this By-law and have an appropriate Right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a public road.
- g) The minimum setback of a service pump island for use dispensing fuel shall be 4.5 metres from lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be a minimum 3 metres from the street lot line. In addition, the minimum setback of associated storage tanks shall be 3 metres from any lot line.
- h) A pharmacy accessory to a health service facility as permitted in Section 9.1 shall not exceed 50 square metres.
- i) Laboratory and Research and Development facilities, which test or use hazardous or toxic material/chemicals shall be prohibited.
- j) A permitted restaurant or tavern / bar / pub use or hospitality area for a microbrewery / winery / distillery may include an outdoor seating area (i.e., Outdoor Patio) as an accessory use and is subject to the following:
 - i) No Outdoor Patio shall be permitted within a yard where more than one lot line adjoins lands which are within a residential zone;
 - ii) Notwithstanding ii) above, an Outdoor Patio within the C-1 Zone that has only the rear lot line adjoining a residential zone, an Outdoor Patio shall be

- permitted within the front yard or flankage, but not within the interior/shared side yard;
- iii) Notwithstanding ii) above, an Outdoor Patio within the C-1 Zone that has only the side lot line adjoining a residential zone, an Outdoor Patio shall be permitted within the interior side yard or flankage not adjacent to the residential zone;
 - iv) No Outdoor Patio shall be located above the first storey floor elevation of the main building where the Outdoor Patio adjoins a residential zone unless the Outdoor Patio is a distance of a minimum of 30 metres from the boundary of the residential zone;
 - v) An Outdoor Patio that is permitted within a side or rear yard shall be located a minimum of 1 metres from the lot line;
 - vi) An Outdoor Patio permitted within a front yard and/or flankage shall have a minimum 0 metre setback to the street line; and
 - vii) An Outdoor Patio shall not encroach onto or impact a required parking space on the lands and shall be a minimum 3 metres away from any loading space and 1 metre away from any parking space, parking aisle or driveway.

9.4 Special Provision for C-1 Zone

- a) Notwithstanding Section 9.1 which permits Retail Store – Other Merchandise in the C-1 zone, the following retail uses are prohibited:
 - i) Auction Centre,
 - ii) Automotive Sales and Service,
 - iii) Building Supply Outlet,
 - iv) Commercial Greenhouse, Garden Centre, and Nursery except for such uses that are accessory to a General Merchandise Store, a Mass General Merchandise Store, or a Food Store/Supermarket,
 - v) Construction, Farm and Industrial Equipment Sales and Service Establishment,
 - vi) Farm Implement Sales and Service Establishment,
 - vii) Sale or storage of bulk fertilizers, and
 - viii) Recreational Vehicles Sales and Rental Establishment.
- b) The operation of uses in the C-1 Zone shall be conducted within an enclosed building or structure, except for the following uses:
 - i) Parking or loading of a vehicle,
 - ii) Outdoor Patio of a restaurant or tavern/bar/pub,
 - iii) Outdoor sales and display area of merchandise,
 - iv) Flea Market or Farmer's Market, and
 - v) Transient trader or food vehicle licensed by the Township.

- c) In addition to Minimum Building Line – Front Wall Setback provisions in Section 9.2, the following applies:
 - i) That the portion of the building above the 4th storey shall be step back from the portion of the building 4 storeys and below a minimum of 1.5 metres; and
 - ii) An “Angular Plane” requirement shall be applied to all buildings within the C-1 Zone adjacent to all residential zoned properties, which means a flat surface extending from a lot line and projecting over a lot, at a specified angle measured up from the horizontal, through which no part of a structure on the lot may penetrate. The Angular Plane is to be measure from a point at grade on the identified lot line, and then a 45-degree plane is established over the C-1 Zone lot.
- d) Minimum ceiling height on the main floor of C-1-Zoned building shall be 4.25 metres.
- e) Outdoor Storage is prohibited but this does not include the outdoor display and sales area of merchandise as an accessory use to a permitted retail operation.
- f) All main buildings shall have a permitted ground floor commercial use and shall have their front façade oriented towards the Regional Road or a Township collector road if there is no Regional Road adjacent to it. For the purpose of this provision, front façade shall include a front entrance, which shall be useable.
- g) Thirty (30%) percent of the ground level, non-residential building façade and sides of the buildings adjacent to the street should be transparent with window and/or doors.
- h) The front façade of the building on a corner or through lot of a Regional Road shall face the Regional Road. For the purpose of this provision, front façade shall include a front entrance, which shall be useable.
- i) Notwithstanding the foregoing, no building or structure of less than 30 square metres shall be located in the front yard for a C-1 Zone lot within the Settlement of St. Jacobs (except C-1 Zone lots on Sawmill Road and Parkside Drive) as illustrated in Schedules ‘B14, ‘B15’ and ‘B16’ of this Zoning By-law.
- j) The following regulations shall apply to all Apartment – Residential established in the C-1 Zone:
 - i) That the building conforms to the requirements of all other by-laws of the Township;
 - ii) That each Residential Dwelling Unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres;
 - iii) That each dwelling unit may share a common hallway and/or have individual direct outside access in conformity with the Building Code. An apartment unit with a primary access through another apartment unit is prohibited;
 - iv) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard;
 - v) Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use; and
 - vi) The minimum number of parking spaces is 1.0 spaces per unit plus parking required for the permitted commercial use(s).

- k) Notwithstanding the parking provisions in Section 5, the following regulations apply for permitted uses in the C-1 Zone unless Section 5.2 g) applies (i.e., Existing C-1 Zoned Parking):
- i) Off-street parking shall be provided equal to fifty per cent (50%) of the requirements for each specific use as set out in Section 5 of this Zoning By-law, save and except that Residential Uses, including the residential component of a Mixed-Use Building, shall provide a minimum of one (1) parking space per Dwelling Unit;
 - ii) In no case shall less than one (1) space be provided for each permitted use. In all cases where a fraction of a parking space is required by this calculation, the next highest whole number shall be deemed to be the minimum requirement; and
 - iii) Where in a Zone C-1 the provision of off-street parking on the same lot as the use, building or structure requiring such off-street parking is located is impossible (or impractical), such off-street parking facilities may be located on another lot within Zone C-1 or Zone C-2. Where off-street parking is provided on a lot other than the lot containing the building or use for which the parking is required, the owner of the lot upon which the parking is located shall, at his own expense, cause to be registered in the Registry Office an undertaking from the owner to the Township of Woolwich against the title of the property to guarantee that the land required for parking by this By-law shall continue to be so used only for this purpose until such time as the Township shall relieve the owner of said undertaking, at which time the owner shall have provided alternate parking space in conformity with the regulations contained in this By-law.

9.5 Special Provision for C-2 Zone

- a) Outdoor storage may be located in a rear yard but shall not be located in any front yard or any required side yard unless Section 4.9 applies.
- b) Nothing in the foregoing is to be construed to permit the sale or storage of bulk fertilizers.
- c) The following regulations shall apply to all Apartment – Residential established in the C-2 Zone:
 - i) Dwelling Unit or Units are permitted in a C-2 Zone building provided that the street floor frontage contains a permitted commercial use, but such permitted use shall not be an Automobile Service Station, Gas Bar or Public Garage. Not more than one (1) dwelling unit may be situated at ground level and attached to such use;
 - ii) That the building conforms to the requirements of all other by-laws of the Township;
 - iii) That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres;

- iv) That each residential dwelling unit shall have a direct means of access to a public street by means of halls and/or stairs;
 - v) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard; and
 - vi) The minimum number of parking spaces is 1.5 spaces per unit plus parking required for the permitted commercial use(s).
- d) Notwithstanding the requirements of Section 5 related to Off-Street Parking contained in this Zoning By-law, where in a Zone C-2 the provisions of off-street parking on the same lot as the use, building or structure requiring such off-street parking is located is impossible (or impractical), such off-street parking facilities may be located on another lot within the same Zone C-2 as the use, building or structure requiring such parking. Where off-street parking is provided on a lot other than the lot containing the building or use for which the parking is required, the owner of the lot upon which the parking is located shall, at his own expense, cause to be registered in the Registry Office an undertaking from the owner to the Township of Woolwich against the title of the property to guarantee that the land required for parking by this By-law shall continue to be so used only for this purpose until such time as the Township shall relieve the owner of said undertaking, at which time the owner shall have provided alternate parking space in conformity with the regulations contained in this Zoning By-law.

9.6 Special Provision for C-3 Zone

- a) The operation of uses in a C-3 Zone shall be conducted within an enclosed building or structure, except for the following:
 - i) the parking or loading of a vehicle,
 - ii) the Outdoor Patio of a restaurant or tavern/bar/pub,
 - iii) the outdoor sales and display area of merchandise, and
 - iv) a transient trader or food vehicle licensed by the Township.
- b) No Restaurant use shall exceed 300 square metres of GFA.
- c) No Retail or Wholesale use shall exceed 600 square metres of GFA except for:
 - i) a food/supermarket which may have a maximum GFA of 5000 square metres; and
 - ii) and up to two units for retailing of general merchandise may each have a maximum GFA of 1000 square metres.
- d) Outdoor Storage is prohibited but this does not include the outdoor display and sales area of merchandise as an accessory use to a permitted retail operation.
- e) Nothing in the foregoing is to be construed to permit the sale or storage of bulk fertilizers.

- f) The following regulations shall apply to all Apartments – Residential established in the C-3 Zone:
 - i) Dwelling Unit or Units are permitted in a C-3 Zone building provided that the street floor frontage contains a permitted commercial use, but such permitted use shall not be a Gas Bar. Not more than one (1) dwelling unit may be situated at ground level and attached to such use;
 - ii) That the building conforms to the requirements of all other by-laws of the Township;
 - iii) That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres;
 - iv) That each residential dwelling unit shall have a direct means of access to a public street by means of halls and/or stairs;
 - v) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard; and
 - vi) The minimum number of parking spaces is 1.5 spaces per unit plus parking required for the permitted commercial use(s).

9.7 Special Provision for C-4 Zone

- a) The operation of uses in a C-4 Zone shall be conducted within an enclosed building or structure, except for the following:
 - i) the parking or loading of a vehicle,
 - ii) the Outdoor Patio of a restaurant or tavern/pub/bar,
 - iii) the outdoor sales and display area of merchandise, and
 - iv) a transient trader or food vehicle licensed by the Township.
- b) No Restaurant use shall exceed 250 square metres of GFA.
- c) No Retail or Wholesale use shall exceed 300 square metres of GFA.
- d) Outdoor Storage is prohibited but this does not include the outdoor display and sales area of merchandise as an accessory use to a permitted retail operation.
- e) Nothing in the foregoing is to be construed to permit the sale or storage of bulk fertilizers.
- f) The following regulations shall apply to all Apartments – Residential established in the C-4 Zone:
 - i) Dwelling Unit or Units are permitted in a C-4 Zone building provided that the street floor frontage contains a permitted commercial use. Not more than one (1) dwelling unit may be situated at ground level and attached to such use;
 - ii) That the building conforms to the requirements of all other by-laws of the Township;
 - iii) That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 17.5 square metres;
 - iv) That each residential dwelling unit shall have a direct means of access to a public street by means of halls and/or stairs;

- v) That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard; and
- vi) The minimum number of parking spaces is 1.5 spaces per unit plus parking required for the permitted commercial use(s).

9.8 Special Provision for C-5 Zone

- a) In no case shall a dwelling unit be permitted as an accessory use to any use permitted in the C-5 Zone as outlined in Section 9.1.
- b) Outdoor Storage is prohibited but this does not include the outdoor display and sales area of merchandise as an accessory use to a permitted retail operation or if Section 4.9 applies.

9.9 Special Provision for C-6 Zone

- a) That all permitted retail uses in the C-6 Zone as outlined in Section 9.1, except a Convenience Store, shall have a minimum GFA of 465 square metres.
- b) The minimum GFA for a freestanding Office Building shall be 275 square metres.
- c) All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front façade facing a Regional Road. For the purpose of this provision, front façade shall include front entrances, which shall be useable.
- d) Outdoor Storage which may be located in a rear yard but shall not be located in any front yard or any yard adjacent to a Regional Road, except for uses regulated by Section 4.9.
- e) Outdoor display and sales area shall be permitted in the front yard provided the total area used for outdoor display and sales area shall not exceed 25% of the total area of the front yard, shall not be located within 5.0 metres from a property line adjacent to a Regional Road and 3.0 metres from any other street line, nor closer to any side lot line than the required side yard abutting such lot line.