

6.2.3 C2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

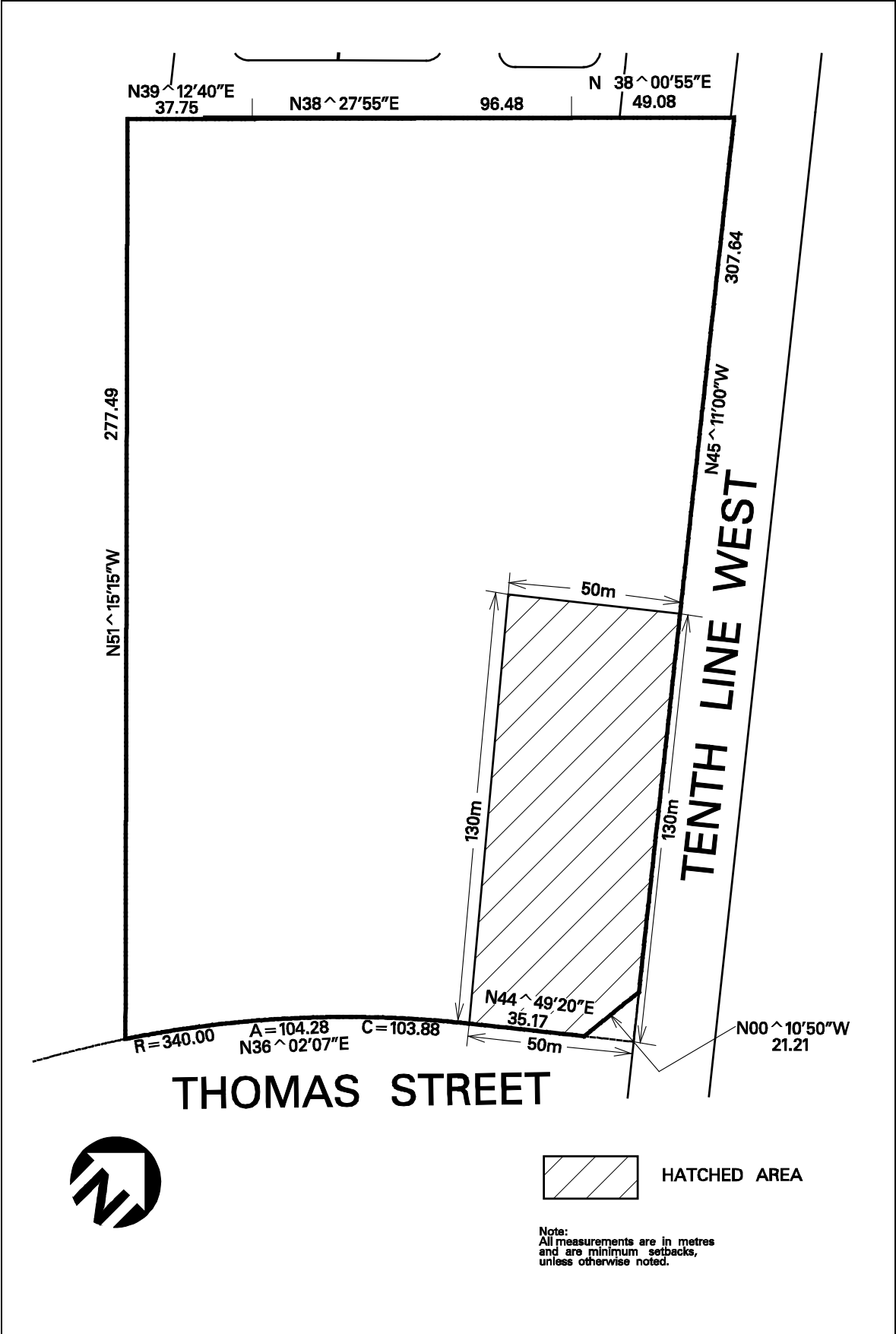
6.2.3.1	Exception: C2-1	Map # 13	By-law: 0202-2013
In a C2-1 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Regulations			
6.2.3.1.1	The provisions of Lines 1.0 to 3.0 in Table 2.1.2.1.1 contained in Subsection 2.1.2 of this By-law shall not apply		
6.2.3.1.2	Maximum gross floor area - non-residential	18 905 m²	
6.2.3.1.3	Minimum depth of a landscaped buffer measured from a lot line abutting a Residential Zone	3.2 m	
6.2.3.1.4	Minimum depth of a landscaped buffer measured from a lot line abutting North Service Road	1.7 m	
6.2.3.1.5	Minimum number of parking spaces per 100 m² gross floor area - non-residential	4.4	

6.2.3.2	Exception: C2-2	Map #	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i>

6.2.3.3	Exception: C2-3	Map # 57	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C2-3 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.3.3.1	(1) Gas Bar (2) Motor Vehicle Wash Facility - Restricted (3) Motor Vehicle Service Station (4) <i>deleted</i> (5) Garden Centre (6) Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant		
Regulations			
6.2.3.3.2	Minimum landscaped area along Tenth Line West and Thomas Street	3.0 m	
6.2.3.3.3	Minimum front yard	3.0 m	
6.2.3.3.4	Minimum exterior side yard	3.0 m	
6.2.3.3.5	Minimum interior side yard	7.5 m	
6.2.3.3.6	Minimum rear yard	7.5 m	

Exception C2-3 continued on next page

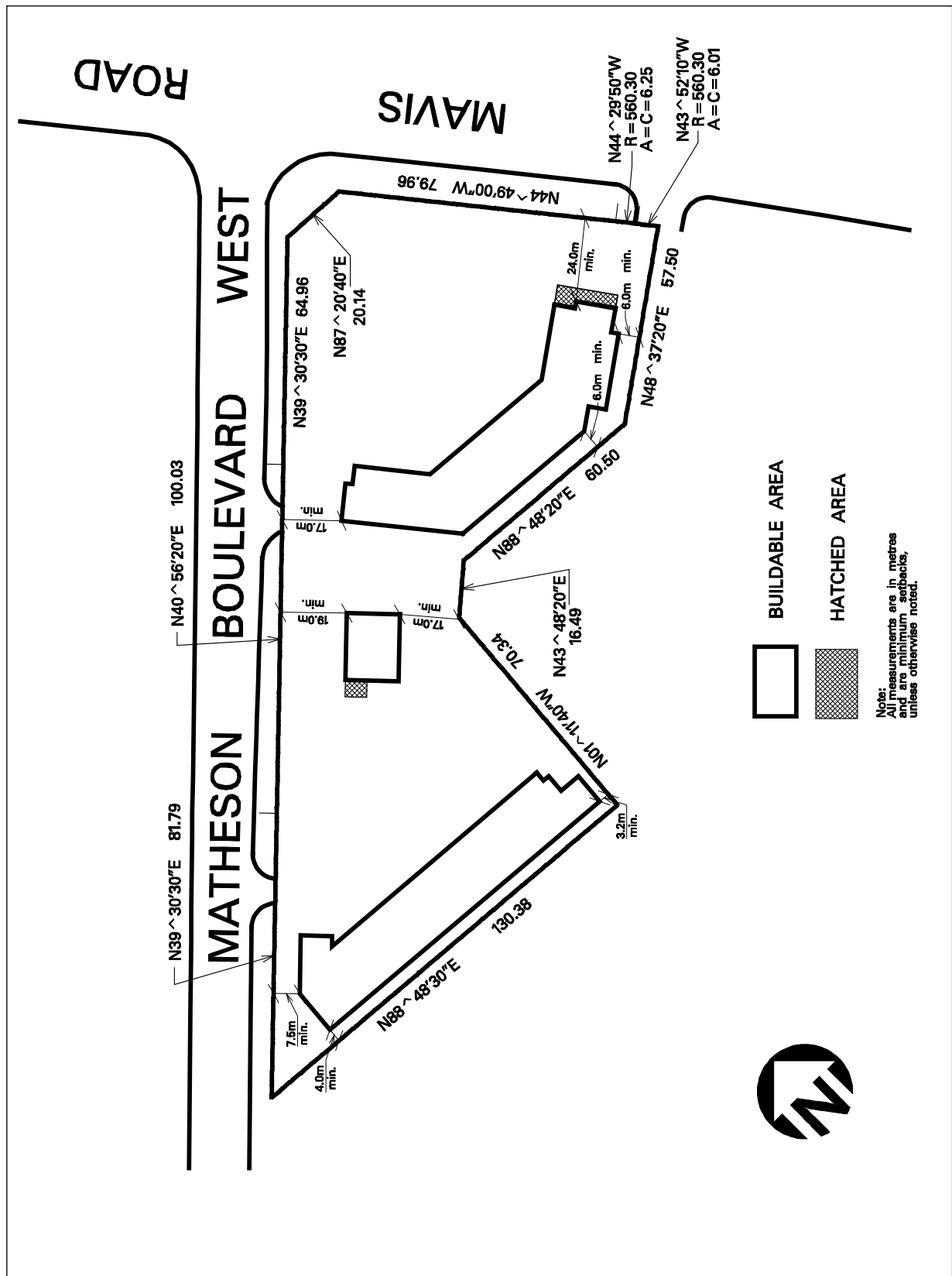
6.2.3.3	Exception: C2-3	Map # 57	By-law: 0111-2019/ LPAT Order 2021 March 09
Exception C2-3 continued from previous page			
6.2.3.3.7	Minimum building setback within the hatched area identified on Schedule C2-3 of this Exception		3.0 m
6.2.3.3.8	Maximum building setback within the hatched area identified on Schedule C2-3 of this Exception		4.5 m
6.2.3.3.9	An outdoor patio shall only be permitted within the hatched area identified on Schedule C2-3 of this Exception		



Schedule C2-3
Map 57

6.2.3.4	Exception: C2-4	Map #	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i>

6.2.3.5	Exception: C2-5	Map # 37W	By-law:
In a C2-5 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.3.5.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant		
Regulations			
6.2.3.5.2	Maximum gross floor area - non-residential	3 830 m ²	
6.2.3.5.3	An outdoor patio shall only be permitted within the hatched area identified on Schedule C2-5 of this Exception		
6.2.3.5.4	All site development plans shall comply with Schedule C2-5 of this Exception		



Schedule C2-5
Map 37W

6.2.3.6	Exception: C2-6	Map #	By-law: 0190-2014, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

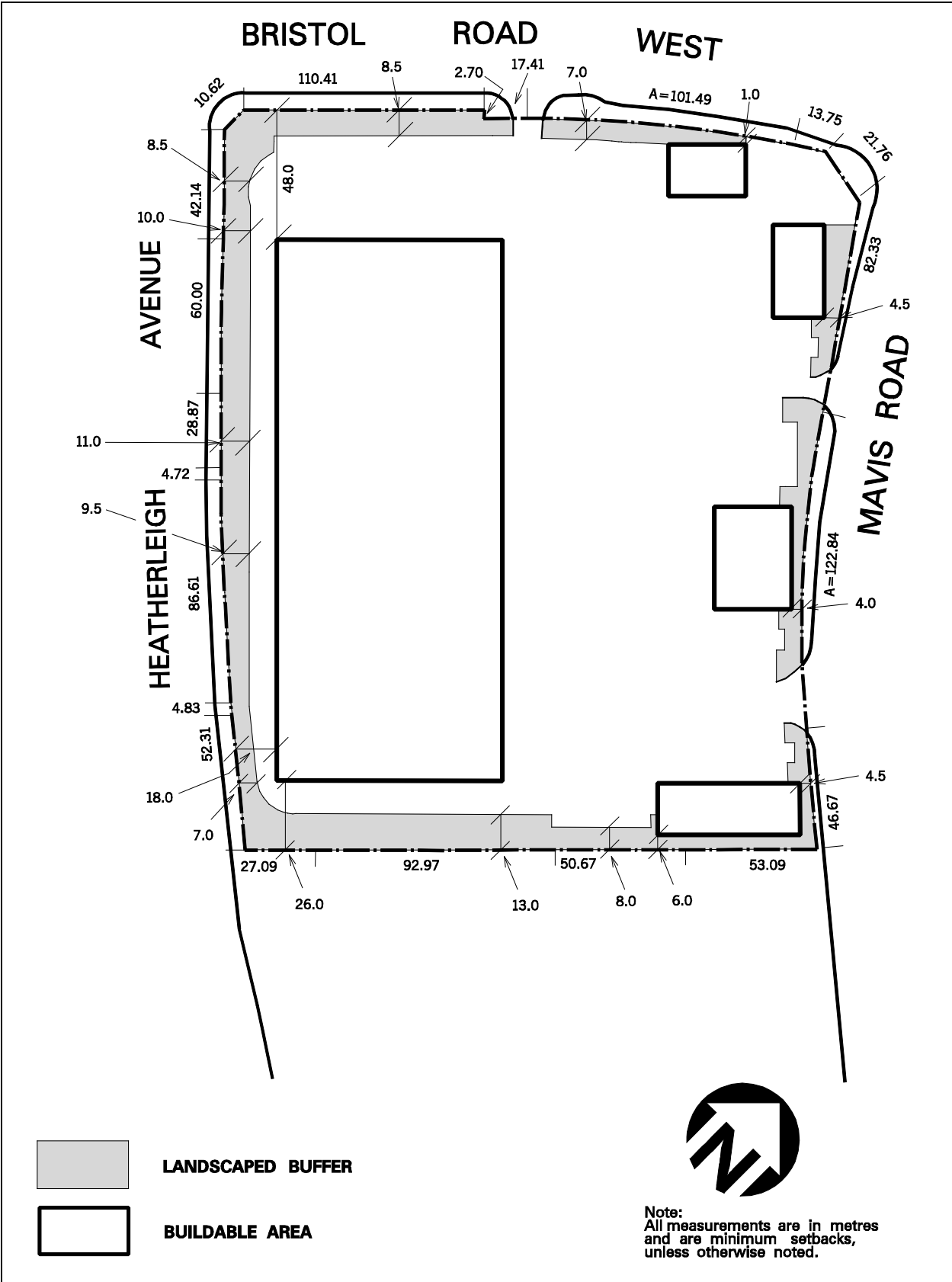
6.2.3.7	Exception: C2-7	Map # 36W	By-law:
In a C2-7 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.3.7.1	(1)	Motor Vehicle Repair Facility - Restricted	
	(2)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
Regulations			
6.2.3.7.2	Minimum depth of a landscaped buffer abutting the rear yard		3.0 m
6.2.3.7.3	The lot line abutting Hurontario Street shall be deemed to be the front lot line		
6.2.3.7.4	Minimum rear yard		8.5 m
6.2.3.7.5	Minimum loading spaces		0

6.2.3.8	Exception: C2-8	Map # 19	By-law:
In a C2-8 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Uses Not Permitted			
6.2.3.8.1	(1)	Place of Religious Assembly	
	(2)	Library	
	(3)	Pet Store	
	(4)	Commercial School	
	(5)	Newspaper Office	
	(6)	Taxi Office	
	(7)	Recreational Establishment	
	(8)	Private Club	
Regulations			
6.2.3.8.2	Maximum gross floor area - non-residential		610 m ²
6.2.3.8.3	Minimum depth of a landscaped buffer abutting any street		4.0 m
6.2.3.8.4	Minimum number of parking spaces per 100 m ² gross floor area - non-residential		5

6.2.3.9	Exception: C2-9	Map # 25	By-law:
In a C2-9 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.3.9.1	(1)	Gas Bar	
Regulation			
6.2.3.9.2	Minimum separation distance of a propane storage tank to a Residential Zone		125.0 m

6.2.3.10	Exception: C2-10	Map # 08	By-law:
In a C2-10 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.3.10.1	(1)	Outdoor garden centre accessory to a retail store	
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C2-10 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended upon satisfaction of the following requirements:</p> <p>(1) confirmation from the Transportation and Works Department that all matters pertaining to the construction of a storm outlet sewer, and a storm trunk sewer required to service the site have been resolved;</p> <p>(2) confirmation from the Ministry of the Environment that the decontamination of the site has been completed, and verification that it has been carried out to the level required for the proposed use;</p> <p>(3) payment to the City of all planning processing fees in relation to the development of the site;</p> <p>(4) payment of all applicable development levies or imposts, required by the City, the Region of Peel, Alectra Inc., or any statutory levies, in accordance with the development levy policies applicable to the site at the time of payment, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made;</p> <p>(5) execution, if requested, of a Servicing Agreement satisfactory to the City and the Region of Peel.</p>			

6.2.3.11	Exception: C2-11	Map # 37W	By-law: 0137-2013
In a C2-11 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.3.11.1	(1) Gas Bar (2) Motor Vehicle Service Station (3) Motor vehicle wash facility - restricted which may include a convenience retail and service kiosk (4) Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant (5) Drive-through window accessory to a drug store (6) Garden centre , outdoor display, storage and sales area and light truck rentals, accessory to a retail store greater than 1 200 m ²		
Regulations			
6.2.3.11.2	The provisions of Lines 1.0, 2.0 and 3.0 in Table 2.1.2.1.1 contained in Subsection 2.1.2 and the regulations contained in Subsection 3.1.4 of this By-law shall not apply		
6.2.3.11.3	Maximum gross floor area - non-residential	17 000 m ²	
6.2.3.11.4	Maximum gross floor area - non-residential of a retail store greater than 1 200 m ²	13 250 m ²	
6.2.3.11.5	Maximum area used for an outdoor garden centre	2 950 m ²	
6.2.3.11.6	An outdoor patio shall be permitted within a required landscaped buffer subject to the regulations contained in Sentence 6.2.3.11.7		
6.2.3.11.7	Minimum setback of a motor vehicle service station, gas bar, motor vehicle wash facility - restricted or outdoor patio to a Residential Zone	60.0 m	
6.2.3.11.8	Number of loading spaces required for a retail store greater than 1 200 m ²	2	
6.2.3.11.9	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	4.1	
6.2.3.11.10	All site development plans shall comply with Schedule C2-11 of this Exception		



Schedule C2-11
Map 37W

6.2.3.12	Exception: C2-12	Map # 30	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C2-12 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.3.12.1	(1)	<i>deleted</i>	
	(2)	Banquet Hall/Conference Centre/Convention Centre	
	(3)	Overnight Accommodation	
	(4)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
	(5)	Outdoor garden centre accessory to a retail store	

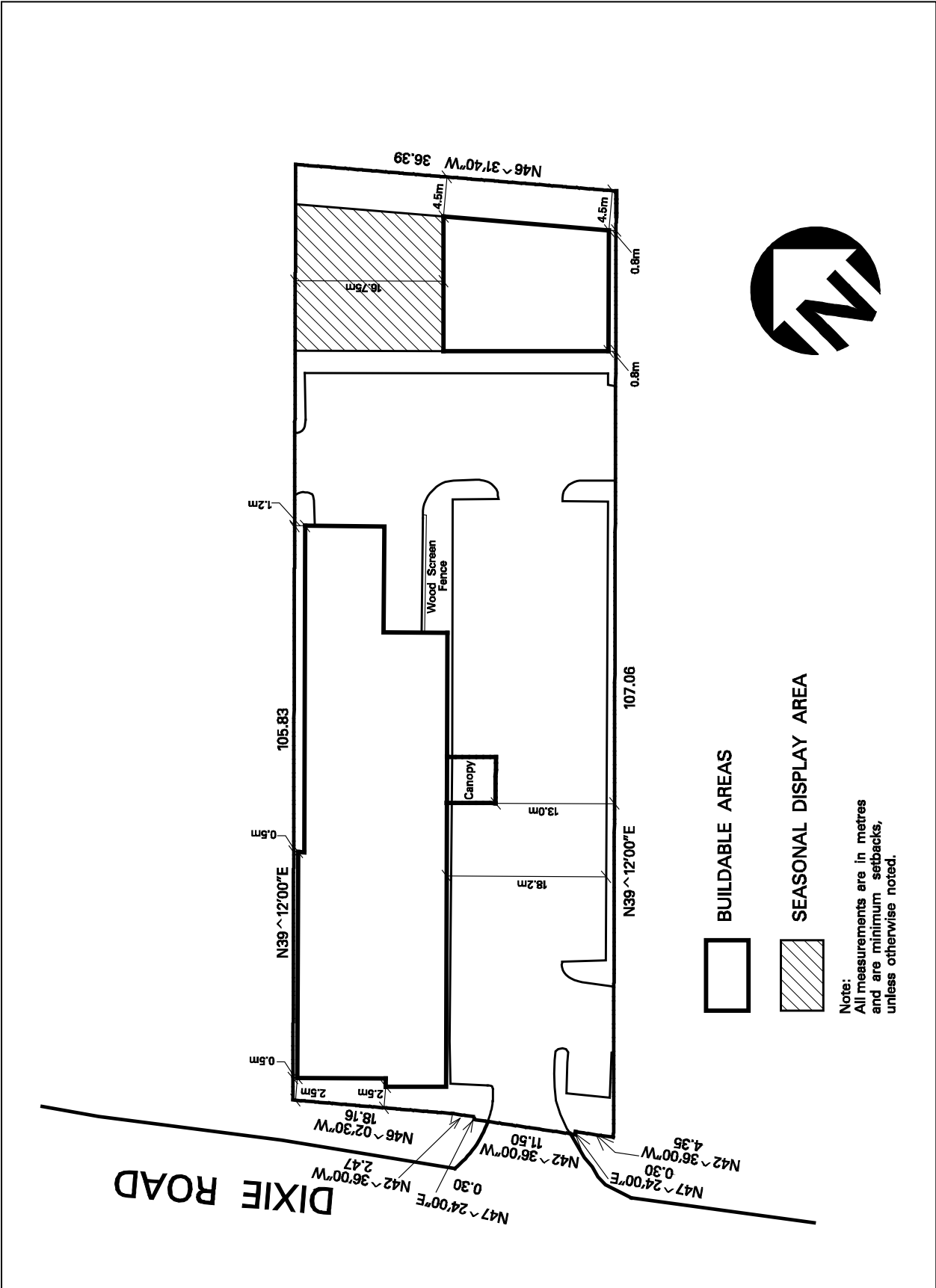
6.2.3.13	Exception: C2-13	Map # 37W, 58	By-law: 0212-2015
In a C2-13 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.3.13.1	(1)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
Regulation			
6.2.3.13.2	Maximum area used for an outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant , shall not exceed 20% of the gross floor area of the restaurant, convenience restaurant or take-out restaurant		

6.2.3.14	Exception: C2-14	Map # 52W	By-law:
In a C2-14 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.3.14.1	(1)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
	(2)	Garden Centre	
	(3)	Outdoor garden centre accessory to a retail store	
Regulations			
6.2.3.14.2	Maximum number of outdoor patios accessory to a restaurant, convenience restaurant or take-out restaurant		1
6.2.3.14.3	An outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant shall only be located along the lot line abutting McLaughlin Road		

6.2.3.15	Exception: C2-15	Map # 36W	By-law: 0082-2021
In a C2-15 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.3.15.1	(1)	Outdoor garden centre accessory to a retail store	

6.2.3.16	Exception: C2-16	Map # 38E	By-law:
In a C2-16 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.3.16.1	(1)	Garden Centre	
	(2)	Outdoor garden centre accessory to a retail store	

6.2.3.17	Exception: C2-17	Map # 19	By-law:
In a C2-17 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.3.17.1	(1)	Outdoor seasonal display area accessory to a retail store used for a fruit market	
Uses Not Permitted			
6.2.3.17.2	(1)	Place of Religious Assembly	
	(2)	Restaurant	
	(3)	Take-out Restaurant	
	(4)	Commercial School	
	(5)	Newspaper Office	
	(6)	Taxi Office	
	(7)	Recreational Establishment	
Regulations			
6.2.3.17.3	Maximum gross floor area - non-residential		1 080 m ²
6.2.3.17.4	Maximum gross floor area - non-residential used for a fruit market		870 m ²
6.2.3.17.5	Maximum gross floor area - non-residential used for an outdoor seasonal display area accessory to a retail store used for a fruit market		260 m ²
6.2.3.17.6	All site development plans shall comply with Schedule C2-17 of this Exception		



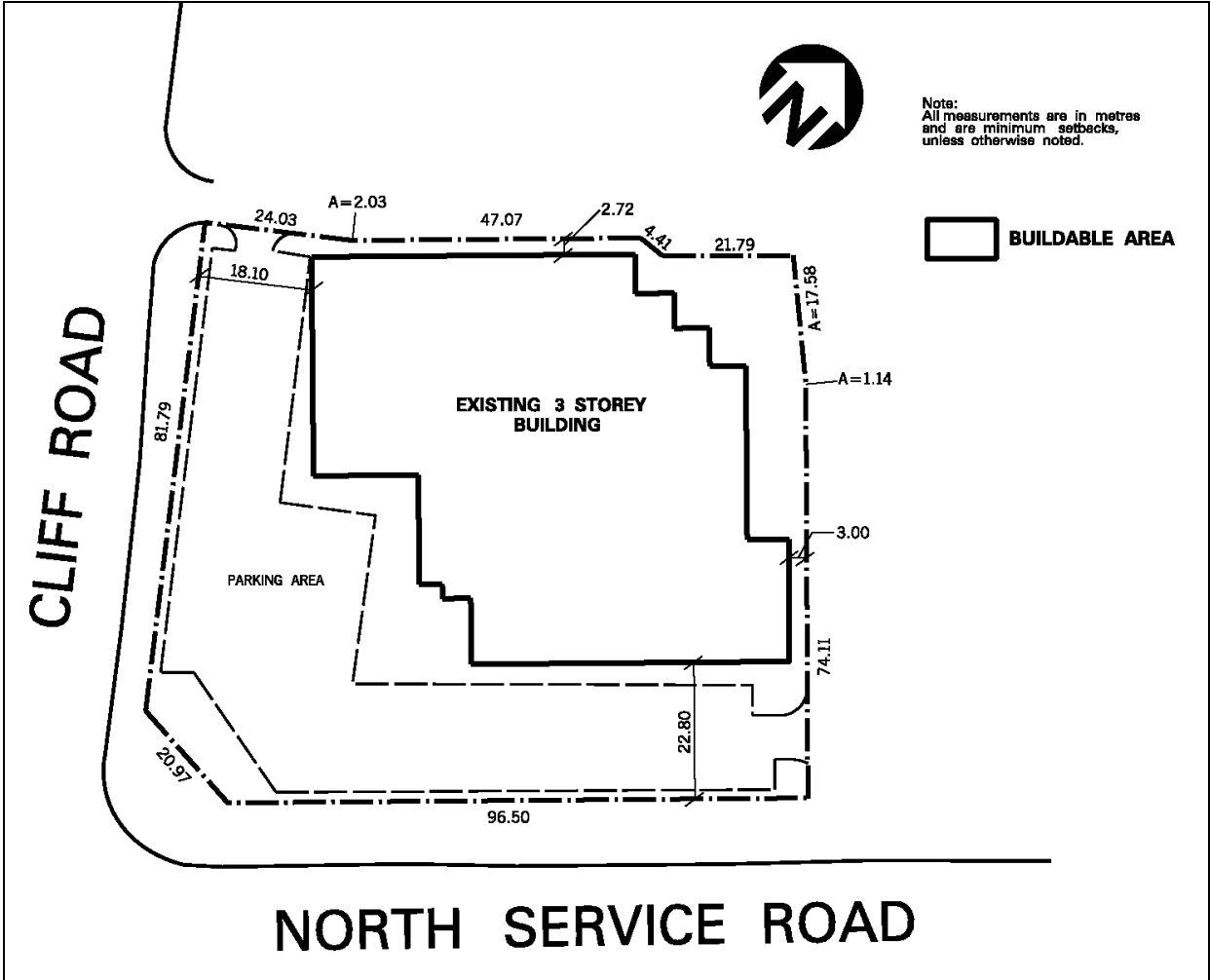
Schedule C2-17
Map 19

6.2.3.18	Exception: C2-18	Map # 55	By-law: 0226-2008
In a C2-18 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.3.18.1	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		

6.2.3.19	Exception: C2-19	Map # 57	By-law: 0157-2009, 0212-2015
In a C2-19 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.3.19.1	(1)	<i>deleted</i>	
	(2)	Entryway Feature	
	(3)	Outdoor patio accessory to a restaurant or take-out restaurant	
Uses Not Permitted			
6.2.3.19.2	(1)	Convenience Restaurant	
	(2)	Funeral Establishment	
	(3)	Recreational Establishment	
	(4)	Entertainment Establishment	
	(5)	University/College	
Regulations			
6.2.3.19.3	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.3.19.4	The provisions contained in Table 6.2.1 of this By-law shall not apply to an entryway feature		
6.2.3.19.5	Maximum gross floor area - non-residential used for a restaurant and/or take-out restaurant	810 m ²	
6.2.3.19.6	Maximum encroachment of an awning into the required front yard	0.8 m	

6.2.3.20	Exception: C2-20	Map #	By-law: 0289-2009, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.3.21	Exception: C2-21	Map # 14	By-law: 0063-2012, 0103-2013, 0181-2018/LPAT Order 2019 February 15
In a C2-21 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses /regulations shall apply:			
Regulations			
6.2.3.21.1	Condominium roads, driveways and aisles are permitted to be shared with abutting lands zoned RA4-28 and C1-24		
6.2.3.21.2	The lot line abutting North Service Road shall be deemed to be the front lot line		
6.2.3.21.3	Required parking may be located on lands zoned C1-24		
6.2.3.21.4	Maximum gross floor area - non-residential		7 280 m ²
6.2.3.21.5	Minimum landscaped area		21% of the lot area
6.2.3.21.6	Minimum depth of a landscaped buffer measured from a lot line that is a street line		0.3 m
6.2.3.21.7	All site development plans shall comply with Schedule C2-21 of this Exception		



Schedule C2-21
Map 14

