

**Part 6 - Commercial Zones**

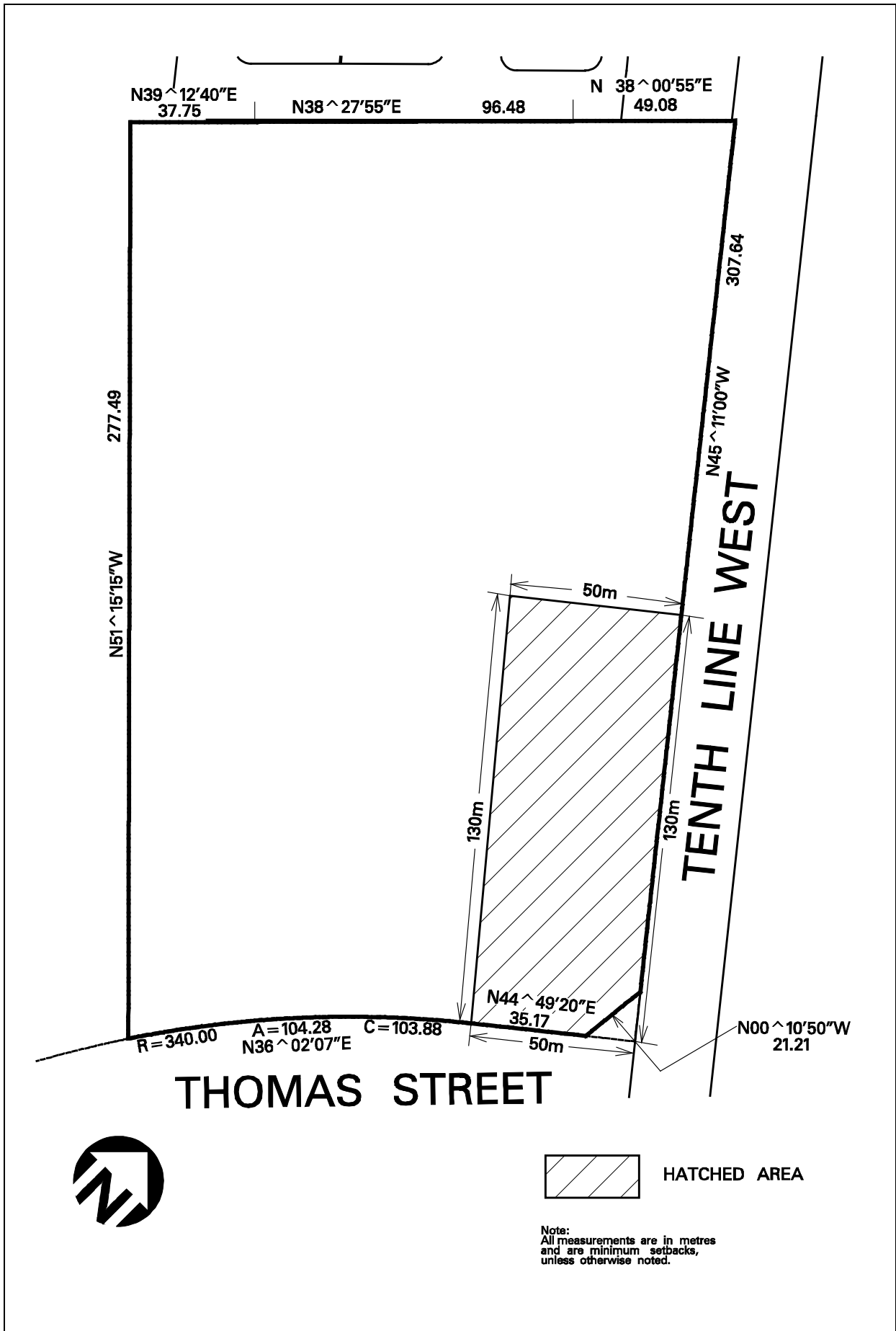
**6.2.3 C2 Exception Zones**

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 <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
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 <b>gross floor area - non-residential</b>	18 905 m <sup>2</sup>	
6.2.3.1.3	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> abutting a Residential Zone	3.2 m	
6.2.3.1.4	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> abutting North Service Road	1.7 m	
6.2.3.1.5	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>	4.4	

6.2.3.2	Exception: C2-2	Map # 39E	By-law:
In a C2-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.3.2.1	Maximum <b>gross floor area - non-residential</b>	3 300 m <sup>2</sup>	

6.2.3.3	Exception: C2-3	Map # 57	By-law:
In a C2-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.3.3.1	(1) <b>Gas Bar</b> (2) <b>Motor Vehicle Wash Facility - Restricted</b> (3) <b>Motor Vehicle Service Station</b> (4) <b>Beverage/Food Preparation Establishment</b> (5) <b>Garden Centre</b> (6) Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b>		
<b>Regulations</b>			
6.2.3.3.2	Minimum <b>landscaped area</b> along Tenth Line West and Thomas Street	3.0 m	
6.2.3.3.3	Minimum <b>front yard</b>	3.0 m	
6.2.3.3.4	Minimum <b>exterior side yard</b>	3.0 m	
6.2.3.3.5	Minimum <b>interior side yard</b>	7.5 m	
6.2.3.3.6	Minimum <b>rear yard</b>	7.5 m	
6.2.3.3.7	Minimum <b>building</b> setback within the hatched area identified on Schedule C2-3 of this Exception	3.0 m	
6.2.3.3.8	Maximum <b>building</b> 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		

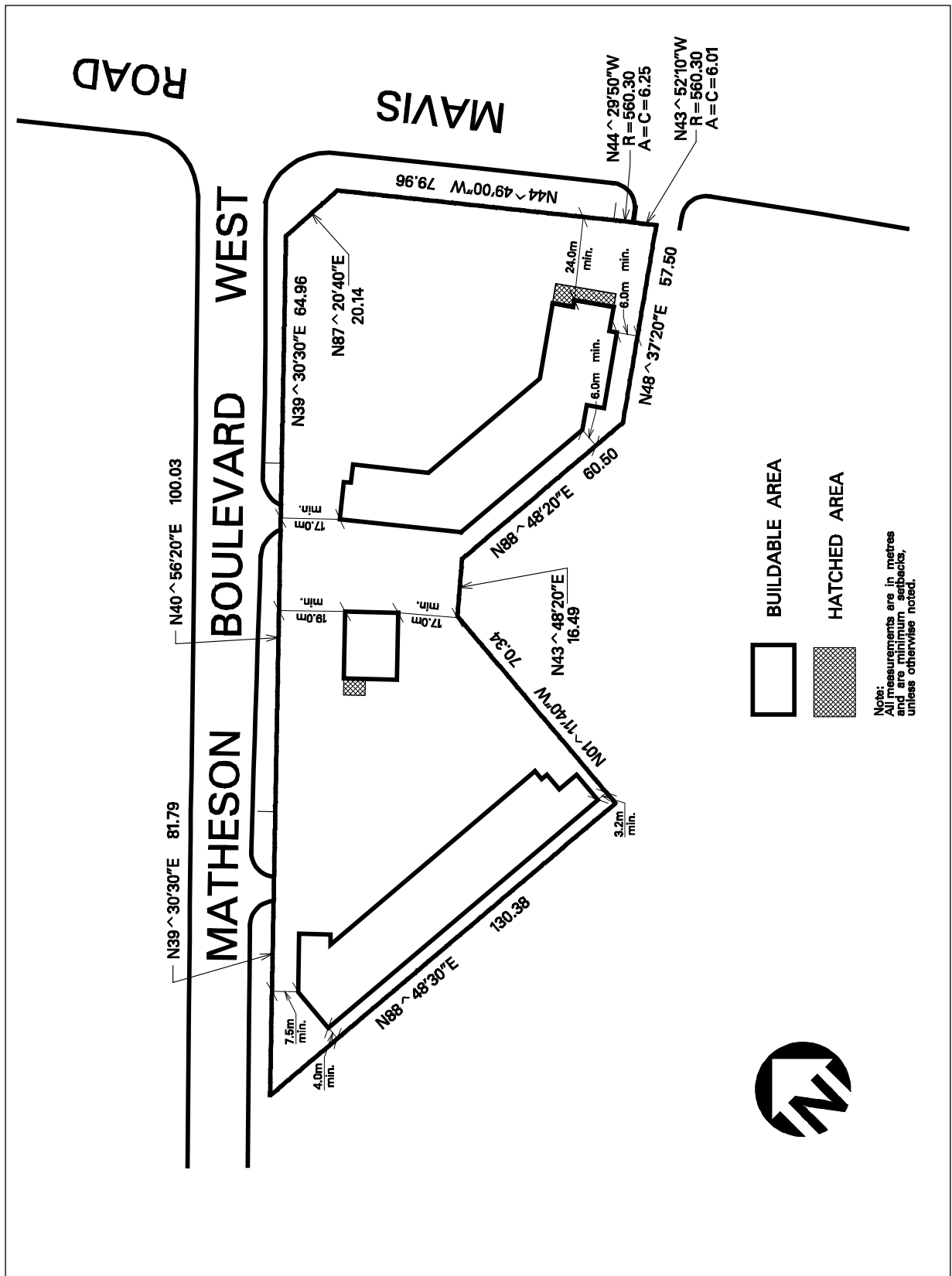


Schedule C2-3  
Map 57

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6.2.3.4	Exception: C2-4	Map # 10	By-law:
In a C2-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.3.4.1	Maximum <b>gross floor area - non-residential</b>		3 500 m <sup>2</sup>

6.2.3.5	Exception: C2-5	Map # 37W	By-law:
In a C2-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.3.5.1	(1)	<b>Garden Centre</b>	
	(2)	Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b>	
<b>Regulations</b>			
6.2.3.5.2	Maximum <b>gross floor area - non-residential</b>		3 830 m <sup>2</sup>
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

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6.2.3.6	Exception: C2-6	Map # 28	By-law: 0190-2014
In a C2-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.3.6.1	Maximum <b>gross floor area - non-residential</b>		13 550 m <sup>2</sup>

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

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

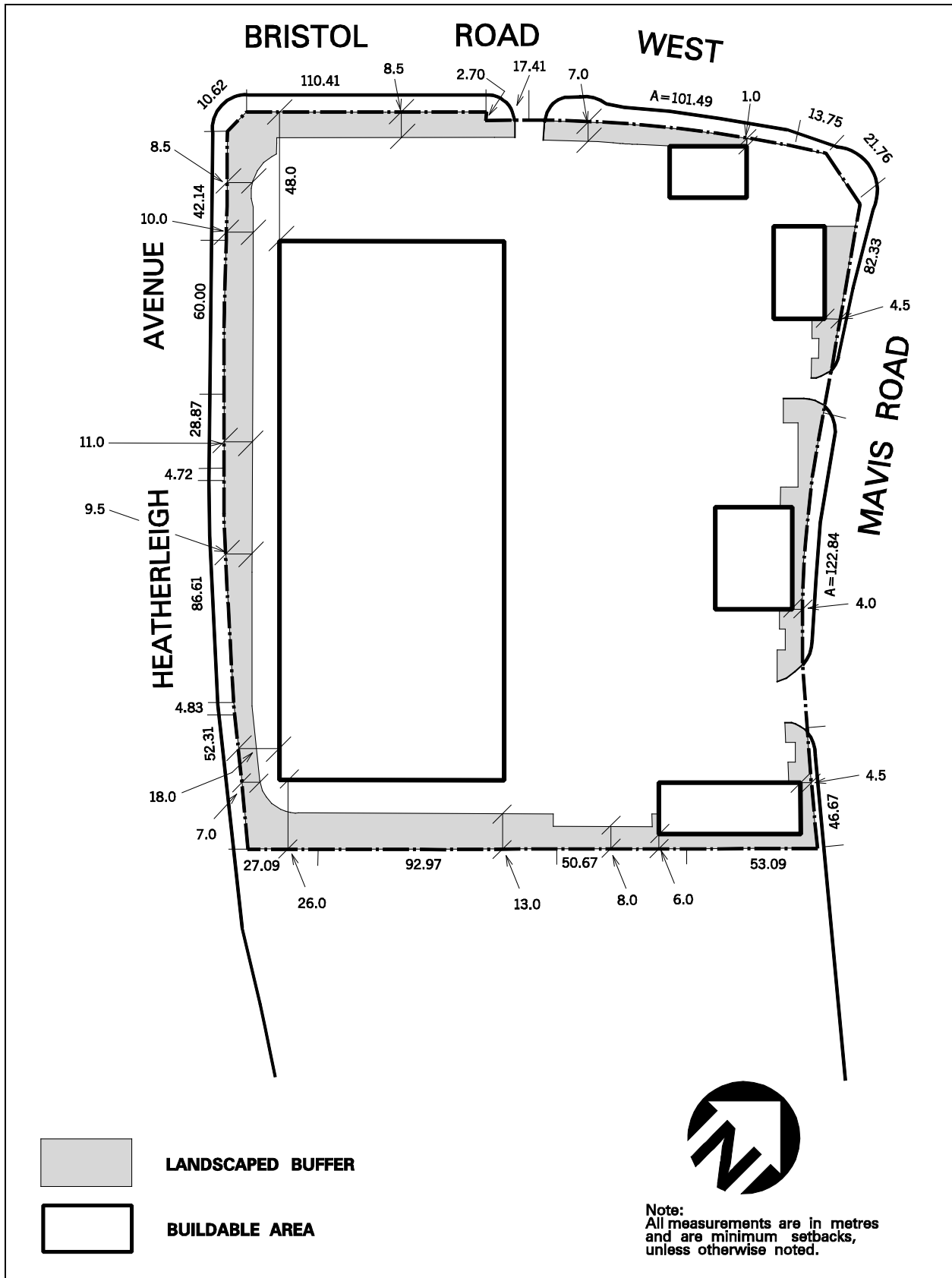
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6.2.3.9	Exception: C2-9	Map # 25	By-law:
In a C2-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.3.9.1	(1)	<b>Gas Bar</b>	
<b>Regulation</b>			
6.2.3.9.2	Minimum separation distance of a <b>propane storage tank</b> 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 <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.3.10.1	(1)	<b>Outdoor garden centre</b> accessory to a <b>retail store</b>	
<b>Holding Provision</b>			
<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> <ol style="list-style-type: none"> <li>(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;</li> <li>(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 <b>use</b>;</li> <li>(3) payment to the City of all planning processing fees in relation to the development of the site;</li> <li>(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;</li> <li>(5) execution, if requested, of a Servicing Agreement satisfactory to the City and the Region of Peel.</li> </ol>			

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6.2.3.11	Exception: C2-11	Map # 37W	By-law: 0137-2013
<p>In a C2-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Uses</b>			
6.2.3.11.1	(1) <b>Gas Bar</b> (2) <b>Motor Vehicle Service Station</b> (3) <b>Motor vehicle wash facility - restricted</b> which may include a <b>convenience retail and service kiosk</b> (4) Outdoor patio accessory to a <b>restaurant, convenience restaurant or take-out restaurant</b> (5) Drive-through window accessory to a drug store (6) <b>Garden centre</b> , outdoor display, storage and sales area and light truck rentals, accessory to a <b>retail store</b> greater than 1 200 m <sup>2</sup>		
<b>Regulations</b>			
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 <b>gross floor area - non-residential</b>		17 000 m <sup>2</sup>
6.2.3.11.4	Maximum <b>gross floor area - non-residential</b> of a <b>retail store</b> greater than 1 200 m <sup>2</sup>		13 250 m <sup>2</sup>
6.2.3.11.5	Maximum area used for an outdoor <b>garden centre</b>		2 950 m <sup>2</sup>
6.2.3.11.6	An outdoor patio shall be permitted within a required <b>landscaped buffer</b> subject to the regulations contained in Sentence 6.2.3.11.7		
6.2.3.11.7	Minimum setback of a <b>motor vehicle service station, gas bar, motor vehicle wash facility - restricted</b> or outdoor patio to a Residential Zone		60.0 m
6.2.3.11.8	Number of <b>loading spaces</b> required for a <b>retail store</b> greater than 1 200 m <sup>2</sup>		2
6.2.3.11.9	Minimum number of <b>parking spaces</b> per 100 m <sup>2</sup> <b>gross floor area - non-residential</b>		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



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

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

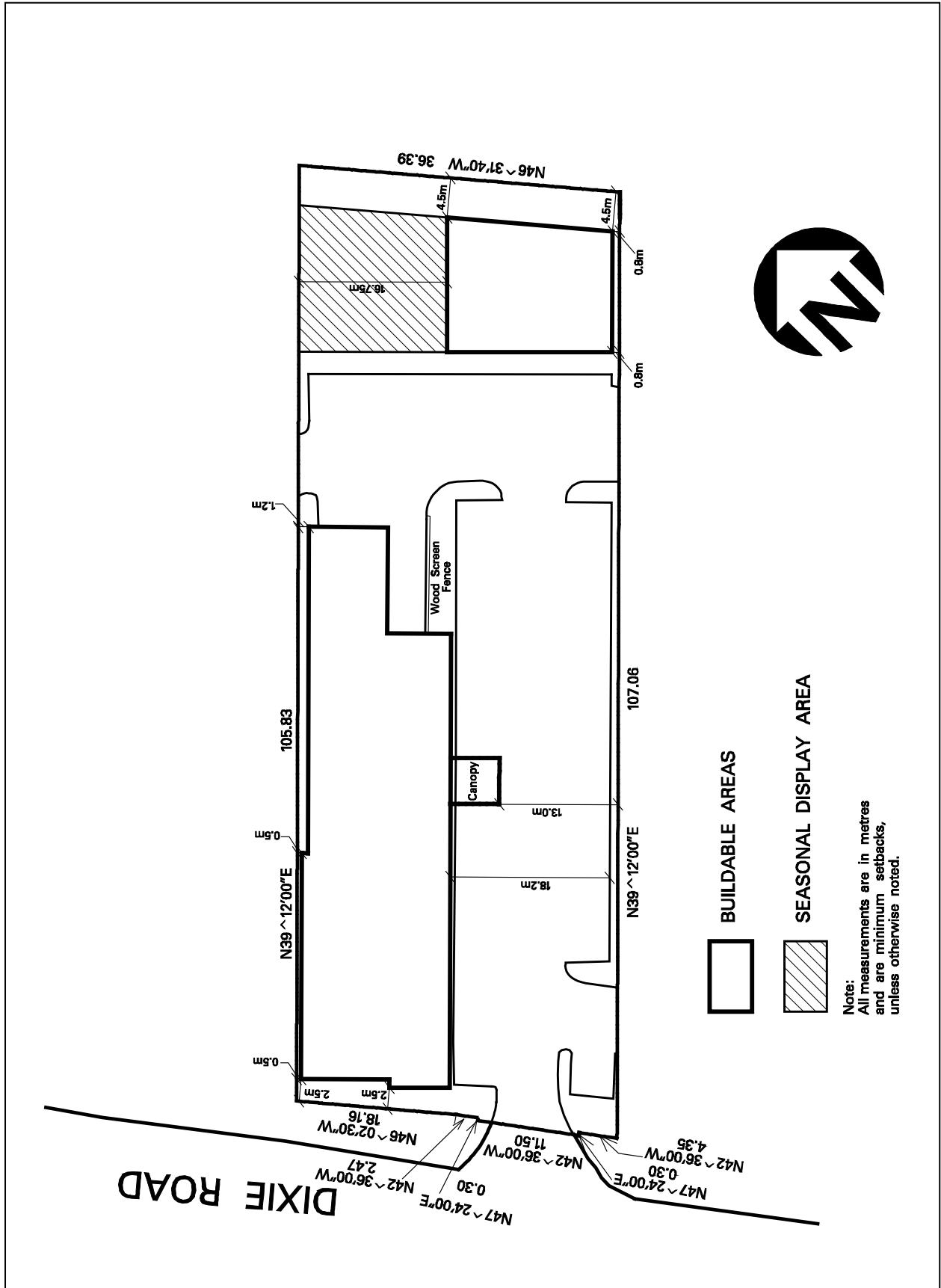
6.2.3.14	Exception: C2-14	Map # 52W	By-law:
In a C2-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.3.14.1	(1)	Outdoor patio accessory to a <b>restaurant,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

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

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

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



Schedule C2-17  
Map 19

**Part 6 - Commercial Zones**

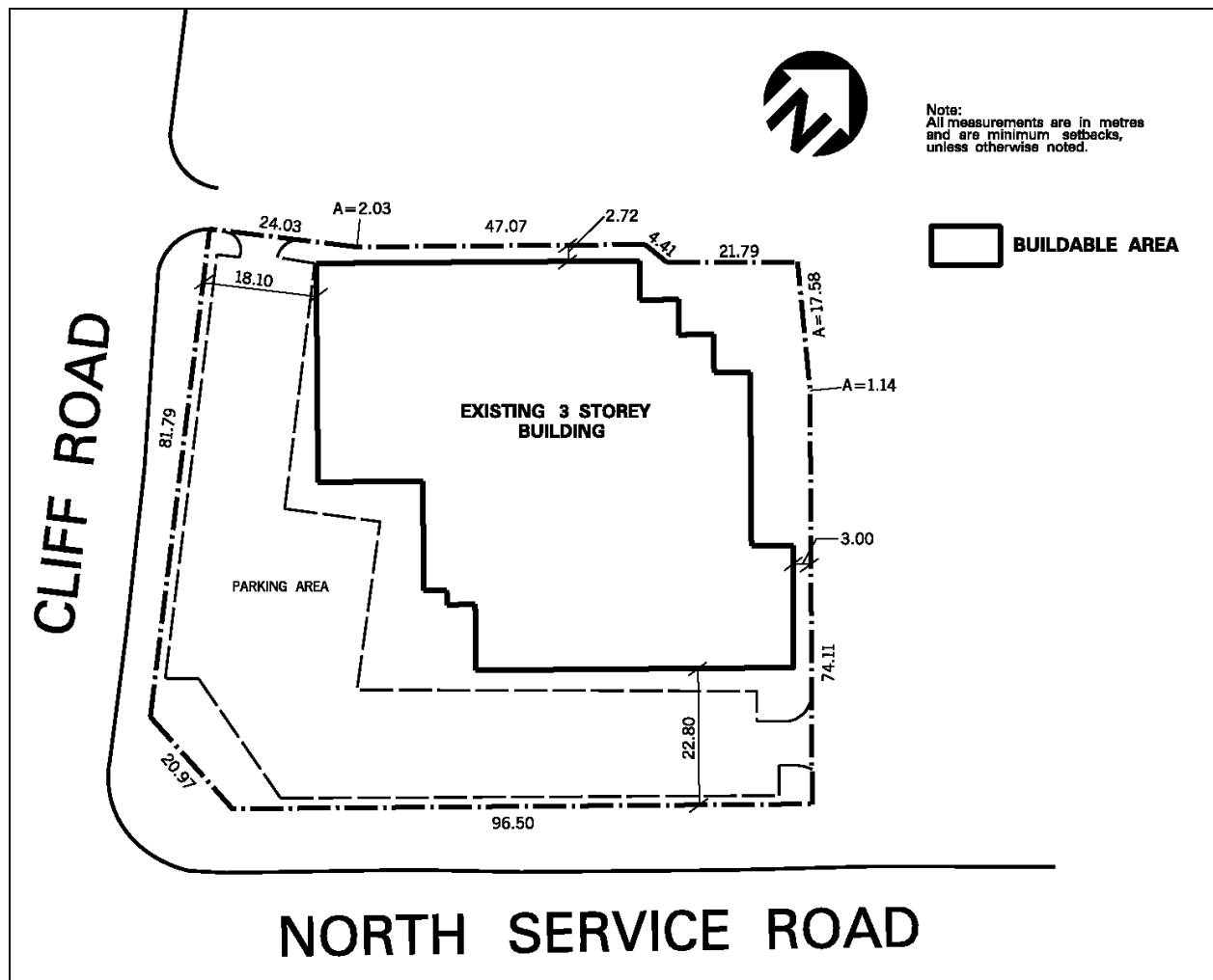
6.2.3.18	Exception: C2-18	Map # 55	By-law: 0226-2008
In a C2-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.3.18.1	The provisions of Lines 1.0 to 3.0 contained 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 <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.3.19.1	(1)	<i>deleted</i>	
	(2)	Entryway Feature	
	(3)	Outdoor patio accessory to a <b>restaurant</b> or <b>take-out restaurant</b>	
<b>Uses Not Permitted</b>			
6.2.3.19.2	(1)	<b>Convenience Restaurant</b>	
	(2)	<b>Funeral Establishment</b>	
	(3)	<b>Recreational Establishment</b>	
	(4)	<b>Entertainment Establishment</b>	
	(5)	University/College	
<b>Regulations</b>			
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 <b>gross floor area - non-residential</b> used for a <b>restaurant</b> and/or <b>take-out restaurant</b>		810 m <sup>2</sup>
6.2.3.19.6	Maximum encroachment of an awning into the required <b>front yard</b>		0.8 m

6.2.3.20	Exception: C2-20	Map # 21	By-law: 0289-2009
In a C2-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
6.2.3.20.1	Minimum setback to Silver Creek Boulevard		7.5 m
6.2.3.20.2	Minimum number of <b>loading spaces</b>		0

Part 6 - Commercial Zones

6.2.3.21	Exception: C2-21	Map # 14	By-law: 0063-2012, 0103-2013
<p>In a C2-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C2 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
6.2.3.21.1	<b>Internal roads, driveways and aisles</b> are permitted to be shared with abutting lands zoned RA4-28 and C1-24		
6.2.3.21.2	The <b>lot line</b> abutting North Service Road shall be deemed to be the <b>front lot line</b>		
6.2.3.21.3	Required parking may be located on lands zoned C1-24		
6.2.3.21.4	Maximum <b>gross floor area - non-residential</b>	7 280 m <sup>2</sup>	
6.2.3.21.5	Minimum <b>landscaped area</b>	21% of the <b>lot area</b>	
6.2.3.21.6	Minimum depth of a <b>landscaped buffer</b> measured from a <b>lot line</b> that is a <b>street line</b>	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

