
SECTION 7
COMMERCIAL ZONES

7.1 GENERAL PROHIBITION

No *person* shall, within any **Commercial Zone**, use any land, or erect, *alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in **Table 7.1** of Subsection 7.2 and in accordance with the standards contained in **Table 7.2** of Subsection 7.3, the General Provisions contained in Section 4 and the Parking, Loading & Delivery Standards contained in Section 5.

7.2 PERMITTED USES

Uses permitted in a **Commercial Zone** are noted by the symbol '✓' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in **Table 7.1**. A number(s) following the symbol '✓', *zone* heading or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted Use Table, **Table 7.1**.

The **Commercial Zones** established by this By-law are as follows:

- CC Core Commercial
- CCV Village Core Commercial
- C General Commercial
- CN Neighbourhood Commercial
- CV Village Commercial
- CH Highway Commercial
- CHB Bolton Highway Commercial
- CHV Village Highway Commercial
- CT Tourist Camp Commercial

TABLE 7.1

USE	ZONE								
	CC	CCV (12)	C	CN	CV	CH	CHV	CHB	CT
<i>Animal Hospital</i>	✓		✓		✓	✓	✓	✓	
<i>Art Gallery</i>	✓	✓			✓				
<i>Artist Studio & Gallery</i>	✓	✓			✓				
<i>Bakery</i>		✓							
<i>Boarding House</i>	✓								
<i>Building, Apartment</i>		✓							
<i>Business Office</i>	✓	✓	✓	✓	✓			✓	
<i>Clinic</i>	✓	✓	✓	✓	✓	✓	✓		

Convenience Store	✓(4)	✓(4)	✓(4)	✓(4)	✓(4)				
Drive-Through Service Facility			✓(13)			✓(13)	✓(13)	✓(13)	
Dry Cleaning or Laundry Outlet	✓	✓	✓	✓	✓				
Dwelling, Accessory					✓(9) ✓(11)	✓(10) ✓(11)	✓(10) ✓(11)		✓
Dwelling, Common Element Townhouse		✓							
Dwelling, Freehold Townhouse		✓							
Dwelling, Townhouse		✓							
Dwelling Unit		✓							
Dwelling Unit, Accessory	✓(7) ✓(8)				✓(7) ✓(9)	✓(7) ✓(10)	✓(7)		✓(7)
Factory Outlet								✓	
Farmers' Market		✓			✓	✓	✓	✓	
Financial Institution	✓	✓	✓	✓	✓	✓	✓	✓	
Fitness Centre	✓	✓	✓	✓	✓	✓	✓	✓	
Funeral Home	✓		✓		✓				
Grocery Store		✓	✓(5)						
Hotel	✓	✓	✓			✓	✓	✓	
Industrial Use								✓	
Laundromat	✓	✓	✓	✓	✓				
Merchandise Service Shop	✓	✓	✓		✓			✓	
Motel	✓		✓			✓	✓	✓	
Motor Vehicle Gas Bar					✓	✓	✓	✓	
Motor Vehicle Rental Establishment					✓	✓	✓	✓	
Motor Vehicle Repair Facility					✓	✓	✓	✓	
Motor Vehicle Sales Establishment					✓	✓	✓	✓	
Motor Vehicle Service Centre					✓	✓	✓	✓	
Motor Vehicle Used Sales Establishment					✓	✓	✓	✓	
Open Storage Area, Accessory						✓	✓	✓(14)	

Outside Display or Sales Area, Accessory								✓	
Parking Area, Commercial	✓	✓	✓	✓	✓	✓	✓	✓	
Parking Area, Municipal	✓	✓							
Personal Service Shop	✓	✓	✓	✓	✓				
Place of Assembly	✓	✓	✓		✓	✓	✓	✓	
Place of Entertainment	✓	✓	✓		✓ (1)	✓	✓ (1)	✓	
Private Club	✓	✓	✓	✓	✓	✓	✓	✓	
Research Establishment								✓	
Restaurant	✓	✓	✓	✓	✓	✓	✓	✓	
Retail Store	✓	✓	✓	✓	✓ (6)	✓ (6)	✓ (6)		
Retail Store, Accessory								✓ (2)	
Sales, Service and Repair Shop	✓	✓	✓	✓	✓				
Tourist Camp									✓
Training Facility	✓	✓	✓		✓			✓	
Video Outlet/Rental Store	✓ (3)	✓	✓ (3)	✓ (3)	✓ (3)				
Warehouse								✓	
Warehouse, Public Self-Storage								✓	
Warehouse, Wholesale								✓	

Footnotes For Table 7.1

- (1) Excluding a cinema or theatre.
- (2) An *accessory retail store* shall not exceed 93m² *net floor area*.
- (3) A *video outlet/rental store* shall not exceed 185m² *net floor area*.
- (4) *Convenience store* not to exceed a maximum 160m² *net floor area*.
- (5) *Grocery store* not to exceed a maximum 1100m² *net floor area*.
- (6) A *retail store* shall not exceed 925m² *net floor area per building*.
- (7) Unit size not to exceed 15% of commercial *net floor area*.

- (8) **CC Zone** permits a *boarding house* as well as 3 *accessory dwelling units* per commercial establishment.
- (9) **CV Zone** permits both 1 *accessory dwelling* and 1 *accessory dwelling unit* per establishment.
- (10) **CH Zone** and **CHV Zone** permit a maximum of 1 *accessory dwelling* or 1 *accessory dwelling unit* per establishment.
- (11) *Accessory dwelling* size shall be governed by the applicable *lot coverage* and *yard requirements*.
- (12) **CCV Zone** – The following provisions shall apply to any building abutting Kennedy Road or Dougall Avenue:
- i. Only commercial uses shall be permitted on the first storey;
 - ii. Only dwelling units, business offices and hotel uses shall be permitted on storeys above the first storey;
 - iii. Entrances and lobbies used to service those uses listed in (ii) above shall be permitted on the first storey.
- (13) Subject to compliance with Section 4.7, *drive-through service facilities* shall only be permitted in the Settlement Areas of Bolton and Mayfield West, and in Tullamore, Victoria, Sandhill, and Caledon Village only in existing commercial zones along Hurontario Street (Highway 10) and Charleston Sideroad (Regional Road 24).
- (14) *Open Storage Area, Accessory* shall not be permitted with an *Industrial Use*

7.3 ZONE STANDARDS

No *person* shall, within any *Commercial Zone*, use any *lot* or erect, *alter*, use any *building* or *structure* except in accordance with the following *zone* provisions as set out in **Table 7.2**. A number(s) following the *zone* standard, *zone* heading or description of the standard, indicates an additional *Zone* requirement. These additional standards are listed at the end of **Table 7.2**.

TABLE 7.2

STANDARD	ZONES								
	CC	CCV (12)	C	CN	CV	CH	CHV	CHB (7)	CT
Lot Area (Minima):	275 m ²	N/A	0.8ha	2,000 m ²	2,000 m ²				8,000 m ²
<i>Motor Vehicle Service Centre</i>						2,000 m ²	2,000 m ²	2,000 m ²	
<i>Motel</i>						2,750 m ²	2,750 m ²		

<i>Hotel or Motel</i>								2,750 m ²	
<i>Other uses on unserviced lot</i>						2,040 m ²	2,040 m ²	2,040 m ²	
<i>Other uses on partially serviced lot</i>						1,390 m ²	1,390 m ²	1,390 m ²	
<i>Other uses on fully serviced lot</i>						460 m ²	460 m ²	460 m ²	
Lot Frontages (Minima)	Nil	9m	30m	30m	30m				45m
<i>Motor Vehicle Service Centre, Hotel or Motel</i>						40m	40m	40m	
<i>Other uses on fully serviced lot</i>						9m	9m	9m	
<i>Other uses on any other lot</i>						30m	30m	30m	
Building Area (Maximum)	75%	N/A	25%	30%	25%	30%	30%	30%	25%
Building Setback (Minimum)									9m (8)
Front Yard		(9)							
Minimum	Nil	0.3m	15m	9m	9m	18m	18m	18m	
Maximum		2m							
Exterior Side Yard		(11)							
Minimum	Nil	0.3m	15m	9m	9m	18m	18m	18m	
Maximum		2m							
Rear Yard (Minima)	6m	6m							
<i>From a rear lot line abutting a Residential zone or a lot containing a Residential use</i>			19.5 m			10.5m	10.5m	10.5m	
<i>From a rear lot line abutting a Residential zone</i>				9m	10.5m				
<i>From any other rear lot line</i>			15m	6m	7.5m	7.5m	7.5m	7.5m	
Interior Side Yard (Minima)		(11)							
<i>From an interior side lot line</i>	1.5m	3m		9m	4.5m				

abutting a Residential zone									
From an <i>interior side lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use			12m			10.5m	10.5m	10.5m	
From any other <i>interior side lot line</i>	Nil	Nil	7.5m	6m	3m	7.5m	7.5m	7.5m	
Motor Vehicle Gas Bar Setback (Minima)									
From any <i>lot line</i>					4.5m (6)	6m (6)	6m (6)	6m (6)	
From any <i>sight triangle</i>					3m (6)	3m (6)	3m (6)	3m (6)	
Building Height									
Minimum									
Maximum	10.5m		10.5 m	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m
<i>Main Building (Minimum)</i>		7.5m							
<i>Main Building (Maximum)</i>		15m							
Landscaping Area (Minimum)	Nil	Nil	10%		20%	20%	20%	20%	30%
Gross Floor Area (Maxima)									
<i>Retail Store</i>	465 m ²				925 m ²	925 m ²	925 m ²		
<i>Retail Store, Accessory</i>								93 m ²	
Planting Strip Widths (Minima):		1.5m	4.5m	3m	3m	3m	3m	6m	6m
Along an <i>interior side lot line</i>	1.5m								
Along a <i>rear lot line</i>	3m								
Planting Strip Location	(1)	(10)	(2)	(1)	(1)	(3)	(3)	(3)	(4)
Play Facility Area (Minimum)									4%
Play Facility Location									6m (5)

Driveway Setbacks (Minima)		1.5m	4.5m						6m
From a <i>lot line</i> abutting a Residential Zone	1.5m			1.5m	4.5m	4.5m			
From a <i>lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential Use							4.5m	6m	
From any other <i>lot line</i>	Nil			Nil	1.5m	1.5m	1.5m	1.5m	
Parking Space Setback (Minima)									
From any <i>street line</i>	1.5m	3m	1.5m	3m	1.5m	1.5m	1.5m	6m	
From any <i>lot line</i> abutting a Residential zone	4.5m	3m		4.5m	4.5m				
From any <i>lot line</i> abutting a Residential zone or a <i>lot</i> containing a Residential use			4.5m			4.5m	4.5m		
From any other <i>lot line</i>		1.5m						1.5m	
From any <i>lot line</i>									6m

Footnotes for Table 7.2

- (1) **CC Zone, CN Zone, CV Zone** – A *planting strip* shall be required along any portion of a *rear lot line* and any portion of an *interior side lot line* which abuts a Residential Zone.
- (2) **C Zone** - A *planting strip* shall be required along any of a *rear lot line* and any portion of an *interior side lot line* which abut a Residential Zone or which abuts a *lot* containing a Residential use.
- (3) **CH Zone, CHV Zone, CHB Zone** – A *planting strip* shall be required along any *front lot line* and any *exterior lot line* and along any portion of a *rear lot line* and any portion of an *interior side lot line* which abut a Residential Zone or which abut a *lot* containing a Residential use.
- (4) **CT Zone** – A *planting strip* shall be required along every *lot line* except that no *planting strip* shall be required for a length of 15m along a *front lot line* between a *tourist camp management office* and a *street*.

- (5) **CT Zone** – No part of any *play facility* shall be located closer to any *lot line* than 6m
- (6) **Motor Vehicle Gas Bar setback** – Where a *motor vehicle gas bar* includes a canopy or roof structure, the required *setback* shall be measured to the nearest part of the canopy or roof structure.
- (7) **CHB Zone** – The following performance standards shall apply to a *Factory Outlet, Industrial Use, Merchandise Service Shop, and a Warehouse*:
- | | |
|--|---|
| (i) <i>Lot Area</i> (minimum): | 925m ² |
| (ii) <i>Lot Frontage</i> (minimum): | 30m |
| (iii) <i>Building Area</i> (maximum): | 50% |
| (iv) <i>Yard, Front</i> (minimum): | |
| - from <i>lot line</i> abutting Residential zone | 20m |
| - from any other <i>front lot line</i> | 18m |
| (v) <i>Yard, Rear</i> (minimum): | |
| - from <i>lot line</i> abutting Residential zone | 15m |
| - from <i>lot line</i> abutting provincial highway | 18m |
| - from any other <i>rear lot line</i> | 7.5m |
| (vi) <i>Yard, Interior Side</i> (minimum): | |
| - from <i>side lot line</i> abutting a Residential zone or <i>lot</i> containing Residential use | 15m |
| - any other <i>side lot line</i> | 7.5m |
| (vii) <i>Floor Area, Net</i> | |
| - <i>Factory Outlet</i> | 20% of <i>net floor area</i> of permitted <i>industrial use</i> to which it is <i>accessory</i> |
- (8) **CT Zone – Building Separations** (minima):
- | | |
|---|-----|
| Between tourist vehicles | 6m |
| (i) Between tourist vehicle and Management office | 9m |
| (ii) Between tourist vehicle and Recreation building | 12m |
| (iii) Between <i>main building</i> and Detached <i>accessory building</i> | 2m |
| (iv) Between detached <i>accessory buildings</i> | 1m |
- (9) **CCV Zone** – Within the *CCV Zone*, with the exception of driveways and pedestrian walkways, lands abutting Kennedy Road or Dougall Avenue shall be developed with a continuous *building face*.
- (10) **CCV Zone** – A *planting strip* shall be required along each *street line* adjacent to a *parking area*.
- (11) **CCV Zone** – The minimum setback for any type of first *storey* residential use shall be 3m.

- (12) CCV Zone – Within the CCV Zone the following special standards shall apply:
- (i) For Holding Provisions see CCV-H15 in Subsection 13.3;
 - (ii) For the purpose of this *zone*, each of the two parcels of land located on the north and south sides of Dougall Ave. west of Kennedy Road shall each be deemed to be one *lot*, regardless of the number of *buildings* constructed thereon and regardless of any subdivision thereof by any means. Further the *lot line* abutting Dougall Ave. shall be considered to be the *front lot line*.
 - (iii) Notwithstanding any other provision of this By-law, no *building* or *structure* or part thereof and no chimney, pilaster or similar ornamental *structure* or part thereof and no *patio* or *porch* or part thereof and no machinery or equipment or part thereof and no fence, sidewalk or walkway or part thereof shall be located in any part of a *yard* that is subject to a registered easement;
 - (iv) Notwithstanding Section 5.4.2 and 5.4.4 only one *delivery space* shall be required on the *lot* described in Section 12(ii) above.
 - (v) The minimum off street parking requirement for any commercial *use* shall be 1 *parking space* per 34m² of *gross floor area* or portion thereof.
 - (vi) The minimum off street parking requirement for any *apartment building* shall be 1.25 *parking spaces* per *dwelling unit* plus the requirement for any commercial *use* as noted in (v) above.
 - (vii) For the purpose of this *zone*, Section 4.35 with respect to *Sight Triangles* shall not apply.
 - (viii) In addition to the requirements of Section 4.4, air conditioners or heat pumps shall not be located in the *front yard* or *exterior side yard*.
 - (ix) For the purpose of this *zone*, *Building Height* shall be calculated using the vertical distance measured from the average elevation of the established grade at the front of such *building* to the median level between eaves and ridge on a gable, gambrel or hip roof.
 - (x) For the purpose of this *zone*, Established Grade, with reference to a *building*, shall be calculated using the average elevation of the finished surface of the ground where it meets the exterior of the front of such *building*.