

Section 17A - Zone C-2A: Buffer Commercial – Urban
 By-law 55-88 passed May 24, 1988

17A.1 Permitted Uses

Within a Zone C-2A, 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 in Column 1 below.

17A.2 Regulations

Within a Zone C-2A, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled “General Regulations” and the additional regulations listed in Column 2 below for the specific uses.

Sub-Section	Column 1	Column 2
	Permitted Uses	Additional Regulations
17A.2.1	Four dwelling units in a building, the first storey frontage of which is used for permitted commercial or office use	In conformity with the provisions of sub-section 17A.3.
17A.2.2	Office - Business or Professional	In conformity with the provisions of sub-section 17A.3
17A.2.3	Clinic	In conformity with the provisions of sub-section 17A.3
17A.2.4	Dental, Medical or Optical Laboratory and Supplies	In conformity with the provisions of sub-section 17A.3
17A.2.5	Day Nursery or Nursery School	In conformity with the provisions of sub-section 17A.3
17A.2.6	Office Services	In conformity with the provisions of sub-section 17A.3
17A.2.7	Travel Agency	In conformity with the provisions of sub-section 17A.3
17A.2.8	Art Gallery, Art Studio, Museum or Library	In conformity with the provisions of sub-section 17A.3
17A.2.9	Hairdresser, Barber or Beautician	In conformity with the provisions of sub-section 17A.3
17A.2.10	Parking Lot	In conformity with the provisions of sub-section 17A.3.6
17A.2.11	Senior Citizens' Community Centre	In conformity with the provisions of sub-section 17A.3

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Sub-Section	Column 1	Column 2
17A.2.12	<u>Accessory Uses:</u>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 17A.3
(b)	Deleted	By-law 80-92
(c)	Accessory retail sales	In conformity with the provisions of sub-section 17A.3.

17A.3 Additional Regulations

Sub-Section	Column 1	Column 2
17A.3.1	Minimum Lot Area	370 square metres
17A.3.2	Minimum Side Yard - Each Side	1.2 metres
17A.3.3	Minimum Rear Yard	9 metres
17A.3.4	Maximum Building Height	10.5 metres
17A.3.5	Maximum Lot Coverage - All Buildings	50% of Lot Area
17A.3.6	Off-Street Parking	In conformity with the provisions of sub-sections 6.11 and 6.13.

Sub-Section	Column 1
17A.3.7	Notwithstanding the requirements of sub-sections 6.11 and 6.13 of this By-law, off-street parking shall not be permitted in front of the building.
17A.3.8	Notwithstanding the requirements of sub-sections 6.11 and 6.13 of this By-law, where in a Zone C-2A 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 Zone C-1, Zone C-2 or Zone C-2A. 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.

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Sub-Section	Column 1
17A.3.9	Notwithstanding the foregoing regulations, existing buildings may be converted for a permitted use and such building shall be deemed to conform to the requirements of this By-law so long as the required off-street parking is provided. Any addition or extension to an existing building shall conform to the Minimum Yard and Maximum Height requirements set out above.
17A.3.10	The following regulations shall apply to all dwelling units established in Zone C-2A:
(a)	That the building conforms to the requirements of all other by-laws of the municipality.
(b)	That each Residential Dwelling unit created shall be fully self-contained and shall have a floor area of not less than 37 square metres.
(c)	That each Residential Dwelling Unit shall have a direct means of access to a public street by means of halls and/or stairs.
(d)	That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
(e)	By-law 83-2006 passed November 28, 2006 (General Amendment) Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use – 1.5 spaces per unit.
17A.3.11	Deleted By-law 80-92
17A.3.12	<u>Accessory Retail Sales:</u>
	Not more than 20% of the floor area available to the public shall be used for the display of goods offered for sale on the premises.