

**SECTION 17 - ZONE C-2: BUFFER COMMERCIAL - URBAN****17.1 Permitted Uses**

Within a Zone C-2, 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.

**17.2 Regulations**

Within a Zone C-2, 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.

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
17.2.1	Any use permitted in Zone R-5 <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	In conformity with the regulations for uses permitted in Zone R-5 and Section 17.3.6 (where applicable)
17.2.2	Any use permitted in Zone R-7 <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	In conformity with the regulations for uses permitted in Zone R-7 and Section 17.3.6 (where applicable)
17.2.3	Office - Business or Professional	In conformity with the provisions of sub-section 17.3
17.2.4	Studio	In conformity with the provisions of sub-section 17.3
17.2.5	Clinic	In conformity with the provisions of sub-section 17.3
17.2.6	Dental, Medical or Optical Laboratory and Supplies	In conformity with the provisions of sub-section 17.3
17.2.7	Day Nursery or Nursery School	In conformity with the provisions of sub-section 17.3
17.2.8	Offices Services	In conformity with the provisions of sub-section 17.3
17.2.9	Travel Agency	In conformity with the provisions of sub-section 17.3
17.2.10	Interior Decorator	In conformity with the provisions of sub-section 17.3
17.2.11	Art Gallery, Museum or Library	In conformity with the provisions of sub-section 17.3

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
17.2.12	Business Machines - Sales and Service	In conformity with the provisions of sub-section 17.3
17.2.13	Financial Institutions	In conformity with the provisions of sub-section 17.3
17.2.14	Club - Private	In conformity with the provisions of sub-section 17.3
17.2.15	Hairdresser, Barber or Beautician	In conformity with the provisions of sub-section 17.3
17.2.16	Commercial Printing and Office Services	In conformity with the provisions of sub-section 17.3
17.2.17	Funeral Home	In conformity with the provisions of sub-section 17.3
17.2.18	Deleted	<b>By-law 98-89</b>
17.2.19	Parking Lot	In conformity with the provisions of sub-section 17.3
<b>OMB February 10, 1987</b>		
17.2.20	Retail or Wholesale commercial establishment but not including any of the following specific uses:	In conformity with the provisions of sub-section 17.3
	(a) Grocery store, milk store, or variety store;	
	(b) Commercial, entertainment or recreational facility including a video-pinball game amusement centre	
	(c) Automobile service station, public garage, gas bar, car wash or sales/service of new or used automobiles, trucks or farm machinery.	
<b>OMB February 10, 1987</b>		
17.2.21	Restaurant (not including Drive-In Restaurant)	In conformity with the provisions of sub-section 17.3.

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
<b>OMB February 10, 1987</b>		
17.2.22	Senior Citizens Centre	In conformity with the provisions of sub-section 17.3.
17.2.23	<u>Accessory Uses:</u>	
	(a) Buildings or structures accessory to a one or two family residential use	In conformity with the provisions of sub-section 6.4
	(b) Buildings or structures permitted accessory to other permitted uses	In conformity with the provisions of sub-section 17.3
	(c) Deleted	<b>By-law 80-92</b>
<b>17.3</b>	<b><u>Regulations for Non-Residential Uses</u></b>	
17.3.1	Minimum Lot Area	370 square metres
17.3.2	Deleted	<b>Ontario Municipal Board Decision of February 10, 1987</b>
17.3.3	Minimum Rear Yard	4.5 metres
17.3.4	Maximum Building Height - Main Building	2.5 storeys but not exceeding 10.5 metres
<b>OMB February 10, 1987</b>		
17.3.5	Off-Street Parking	In conformity with the provisions of sub-section 6.11, off-street parking shall be provided equal to 50% of the requirements for each specific use as set out in sub-section 6.13 of this By-law entitled "Off-Street Parking Requirements".
17.3.6	Notwithstanding the regulations in this section and the R-5/R-7 zones, buildings existing as of November 28, 2006 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 after November 28, 2006 shall conform to the Minimum Yard and Maximum Height requirements set out in this section, if converted to a permitted commercial use or the applicable R-5 or R-7 zones, if converted to a residential use. <b>By-law 83-2006 passed November 28, 2006 (General Amendment)</b>	

#### 17.4 **Combined Use Building**

In any building constructed or converted which will contain a non-residential use and a dwelling unit or units, such dwelling unit or units shall be permitted only in conformity with the following:

- 17.4.1 That the building conforms to the requirements of all other by-laws of the municipality.
- 17.4.2 That each residential dwelling unit created shall be fully self-contained and shall have a floor area of not less than 37 square metres.
- 17.4.3 That each residential dwelling unit shall have a direct means of access to a public street by means of halls and/or stairs.
- 17.4.4 That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- 17.4.5 **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.

#### 17.5 **Off-Street Parking Facilities in Zone C-2 When On-Site Parking is Not Possible**

Notwithstanding the requirements of sub-sections 6.11 and 6.13 of this By-law, where in a Zone C-2 the provision of off-street parking is 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.