

Municipality of West Perth – Zoning By-law

SECTION 15 HAMLET/VILLAGE COMMERCIAL ZONE (C2)

No person shall within any C2 Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

15.1 Permitted Uses, Buildings, and Structures

Amended by By-law No. Z149-2012

- (a) commercial uses:
- (i) an antique store;
 - (ii) barber shop or hair dresser;
 - (iii) a beer parlour or cocktail bar;
 - (iv) a boutique;
 - (v) a caterer's establishment;
 - (vi) a club, private;
 - (vii) a convenience business service establishment;
 - (viii) a convenience (or variety store);
 - (ix) a day nursery and/or nursery school;
 - (x) a department store;
 - (xi) a dress maker or tailor;
 - (xii) an eating establishment, restaurant;
 - (xiii) an eating establishment, takeout or fast food;
 - (xiv) a florist;
 - (xv) a funeral home;
 - (xvi) a government administrative office;
 - (xvii) a home decorating store;
 - (xviii) a home improvement store;
 - (xix) a hotel;
 - (xx) a liquor, beer, or wine store;
 - (xxi) an office;
 - (xxii) an office, business;
 - (xxiii) an office, medical/dental;
 - (xxiv) an office service;
 - (xxv) an office support;
 - (xxvi) a personal service establishment;

- (xxvii) a pharmacy;
- (xxviii) a place of entertainment;
- (xxix) a post office;
- (xxx) a recreational use, commercial;
- (xxxi) a rental establishment;
- (xxxii) a repair shop;
- (xxxiii) a repair shop, small engine;
- (xxxiv) a retail store;
- (xxxv) a service commercial centre;
- (xxxvii) a taxi establishment;
- (xxxvii) a variety store.

- (b) automobile related commercial uses:
- (i) an automobile gas bar;
 - (ii) an automobile repair establishment;
 - (iii) an automobile sales and service establishment;
 - (iv) an automobile service station.
- (c) accessory uses, including an accessory office use and/or an accessory residential use (i.e. in the rear or on the upper floor(s) of a commercial building).

15.2 Requirements for Commercial Uses Listed in Section 15.1 (a)

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|--------|-----------------------------|---|
| 15.2.1 | Lot Area,
Minimum | 1400 sq. metres
(15,069.96 sq. feet) |
| 15.2.2 | Lot Frontage,
Minimum | 30 metres
(98.42 feet) |
| 15.2.3 | Front Yard,
Minimum | 6 metres
(19.69 feet) |
| 15.2.4 | Interior Side Yard, Minimum | no side yard is required where a commercial use abuts another commercial use in the "C2" zone; 4.5 metres (14.76 feet) where a commercial use abuts a use other than a commercial use in the "C2" zone. |

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15.2.5 Exterior Side Yard, Minimum 6 metres (19.69 feet)

15.2.6 Rear Yard, Minimum 7.5 metres (24.61 feet)

15.2.7 Lot Coverage, Maximum 35 per cent

15.2.8 Building Height, Maximum 10.5 metres (34.45 feet)

15.2.9 Landscaped Open Space, Minimum 30 per cent

Amended by By-law No. Z98-2007

15.2.10 Landscaping Requirements, Minimum
A landscaping area in the form of a planting strip shall be provided in accordance with the provisions of Section 5.23 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone or an existing residential lot.

15.2.11 Servicing Requirements
Any commercial use shall be of a nature that it does not require municipal water and sewage services.

Amended by By-law No. Z34-2002

15.2.12 Accessory Residential Uses
Accessory residential use shall be permitted only in a part of a commercial use building (i.e. no detached dwelling unit) and only to the rear of or above the commercial use. Where an accessory residential use is provided, a minimum additional lot area of 930 square metres (10,010.76 square feet) is required.

15.2.13 Loading Space Requirements
As contained in Section 5.9 of this By-law.

15.2.14 Parking Requirements
As contained in Section 5.19 of this By-law.

15.3 Requirements for Commercial Uses Listed in Section 15.1 (b)

15.3.1 Lot Area, Minimum 1850 sq. metres (19,913.89 sq. feet)

15.3.2 Lot Frontage, Minimum 45 metres (147.64 feet)

15.3.3 Front Yard, Minimum 6.0 metres (19.69 feet)

15.3.4 Interior Side Yard, Minimum 6 metres (19.69 feet)

15.3.5 Exterior Side Yard, Minimum 6 metres (19.69 feet)

15.3.6 Rear Yard, Minimum 6 metres (19.69 feet)

15.3.7 Lot Coverage, Maximum 35 per cent

15.3.8 Building height, Maximum 10.5 metres (34.45 feet)

15.3.9 Landscaped Open Space, Minimum 30 per cent

15.3.10 Landscaping Requirements, Minimum
A landscaping area in the form of a planting strip shall be provided in accordance with the provisions of Section 5.23 of this By-law adjacent to every portion of any lot line that abuts a Residential Zone or an existing residential lot.

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15.3.11 Servicing Requirements

Any commercial use shall be of a nature that it does not require municipal water and sewage services.

15.3.12 Fuel Pump and Storage Tank Location

Fuel pumps shall not be located closer than 4.5 metres (14.76 feet) to any street line or within a radius of 15 metres (49.21 feet) of the corner of intersecting streets on a corner lot.

Fuel storage tanks shall not be located closer than 4.5 metres (14.76 feet) to a lot line.

15.3.13 Loading Space Requirements

As contained in Section 5.9 of this By-law.

15.3.14 Parking Requirements

As contained in Section 5.19 of this By-law.

15.3.15 Driveway Requirements

No ingress or egress driveway shall exceed 9 metres (29.53 feet) in width measured at the street line. No ingress or egress driveway shall be located closer than 3 metres (9.84 feet) to any side or rear lot line or closer than 15 metres (49.21 feet) to the corner of intersecting streets on a corner lot. All ingress and egress driveways shall be surfaced with a hardtop with adequate provision for drainage.

15.3.16 Outdoor Storage

The outdoor storage of goods or materials shall not be permitted.

15.3.17 Outdoor Display Area

As contained in Section 5.17 of this By-law

15.3.18 Accessory Residential use

Accessory residential uses shall be permitted only in a part of a commercial use building (i.e. no detached dwelling unit) and only to the rear of or above the commercial use. Where an accessory residential use is provided, a minimum additional lot area of 930 square metres (10,010.76 square feet) is required.

15.4 Special Provisions

15.4.1 C2-1

- (a) Location: Part of Mill Block, Registered Plan No. 315 (Hibbert Ward) (Key Map 23)
- (b) Notwithstanding any provisions of Section 15.1 of this By-law to the contrary, the only permitted uses on the land within the “C2-1” zone as shown on Key Map 23 of Schedule “A” to this By-law shall be business or professional office uses, financial institutions, personal service shops, retail stores, and accessory uses thereto, excluding any accessory residential uses.
- (c) Notwithstanding any provisions of this By-law to the contrary, the maximum number of employees uses the building premises at any one time shall be limited to a maximum of 6.
- (d) All other applicable provisions of this By-law shall apply.

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15.4.2 C2-2

- (a) Location: Pt. Lot 4, Registered Plan No 316 and Lots 85 to 87, and pt. Lot 84, Registered Plan No. 315 (Hibbert Ward) (Key Map 23)
- (b) Notwithstanding any provisions of Section 15.1 of this By-law to the contrary, the only permitted uses on the land within the “C2-2” zone as shown on Key Map 23 of Schedule “A” to this By-law shall be a cable television business, including an office, studio, warehouse showroom, satellite receiving dishes and receiving tower, and accessory uses thereto, including any accessory retailing of signal devices.
- (c) All other applicable provisions of this By-law shall apply.

15.4.3 C2-3

- (a) Location: Part of Lot 13, Registered Plan No 479 (Logan Ward) (Key Map 14)
- (b) Notwithstanding any provisions of Section 15.1 of this By-law to the contrary, the only permitted uses on the land within the “C2-3” zone as shown on Key Map 14 of Schedule “A” to this By-law shall be a use described as the storage of agricultural equipment and a related workshop and accessory uses.
- (c) All other applicable provisions of this By-law shall apply.

15.4.4 C2-4

- (a) Location: Part of Lot 24, Concession 1 (Hibbert Ward) (Key Map 21)
- (b) Notwithstanding any provisions of Section 15.1 of this By-law to the contrary, an additional permitted uses described as propane sales shall also be permitted on the land within the “C2-4” zone as shown on Key Map 21 of Schedule “A” to this By-law.
- (c) All other applicable provisions of this By-law shall apply.

Amended by By-law No. Z56-2004

15.4.5 C2-5

- (a) Location: Part of Lot 35, North Thames Road Concession (Fullarton Ward)(Key Map 57)
- (b) Notwithstanding the provisions of Section 15.1 of By-law No. 100-1998 to the contrary, additional uses described as a music and movie theatre and accessory uses shall be permitted on the land within the “C2-5” zone as shown on Key Map 57 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z56-2004).
- (c) Notwithstanding the provisions of Section 15.2.1 and 15.2.2 to the contrary, the minimum lot area and minimum lot frontage for the land located within the “C2-5” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z56-2004) shall be 490 square metres and 23.0 metres, respectively.
- (d) Notwithstanding the provisions of Section 15.2.14 to the contrary, a minimum of six (6) on-site

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parking spaces shall be required for uses described as a music and movie theatre and accessory uses on the land located within the “C2-5” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z56-2004).

- (e) All other applicable provisions of By-law No. 100-1998, as amended, shall apply.

Amended by By-law No. Z109-2009

15.4.6 C2-6

- (a) Location: Lot 5, Registered Plan No. 452, (Part of Lot 30, Concession 8) Logan Ward (Key Map 10)
- (b) Notwithstanding the provisions of Section 15.1 of By-law No. 100-1998 to the contrary, the following additional uses shall be permitted in the “C2-6” zone as shown on Key Map 10 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z109-2009):
- (i) a small motorized vehicles retail sales and service establishment; and
 - (ii) a warehouse.
- (c) Notwithstanding the provisions of Section 5.19.1 of By-law No. 100-1998 to the contrary, the minimum number of on-site parking spaces for the additional uses permitted in clause (b) above, in the “C2-6” zone as shown on Key Map 10 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z109-2009) shall be 0.
- (d) All other provisions of By-law No. 100-1998 shall apply.

Amended by By-law No. Z111-2009

15.4.7 C2-7

- (a) Location: Part of Lot 16, Concession 2 (Logan Ward) (Key Map 27)
- (b) Notwithstanding the provisions of Section 15.1 of By-law No. 100-1998 to the contrary, the following additional uses shall be permitted in the “C2-7” zone as shown on Key Map 27 of Schedule “A” to By-law No. 100-1998 (also shown on Schedule “A” to By-law No. Z111-2009):
- (i) a medical supply sales and service establishment; and
 - (ii) a pharmacy.
- (c) All other provisions of By-law No. 100-1998 shall apply.

Amended by By-law No. Z142-2012

15.4.8 C2-8

- (a) Location: Part of Lot 109 and Lot 110, Registered Plan No. 315 (Dublin) Hibbert Ward (Key Map 23)
- (b) Notwithstanding the provisions of Section 15.2.3 of this By-law to the contrary, the minimum front yard for any new building located in the “C2-8” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z142-2012) shall be 1.5 metres.
- (c) Notwithstanding the provisions of Section 15.2.7 of this By-law to the contrary, the maximum lot coverage for the land located in the “C2-8” zone as shown on Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z142-2012) shall be 55 per cent.
- (d) All other provisions of By-law No. 100-1998 shall apply.

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