

SECTION 12 - GENERAL COMMERCIAL (GC) ZONE

No person shall within any General Commercial (GC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

12.1 PERMITTED USES

- 12.1.1** an accessory dwelling unit
- 12.1.2** an assembly hall, auditorium, community centre or elderly persons centre
- 12.1.3** an auction barn
- 12.1.4** a building supply outlet or lumber yard
- 12.1.5** a business, professional or administrative office, including a bank or financial establishment
- 12.1.6** a commercial greenhouse
- 12.1.7** a commercial or private club
- 12.1.8** an eating establishment
- 12.1.9** an equipment sales, rental and repair establishment, including a farm implement and equipment sales and service establishment
- 12.1.10** a flea market
- 12.1.11** a funeral home
- 12.1.12** a garden nursery sales and supply establishment
- 12.1.13** a hotel or motel
- 12.1.14** a laundromat
- 12.1.15** a laundry or dry cleaners establishment
- 12.1.16** a medical or dental clinic
- 12.1.17** a miniature golf course
- 12.1.18** any type of motor vehicle facility excluding a motor vehicle body shop
- 12.1.19** outside display or sales
- 12.1.20** outside storage
- 12.1.21** a place of entertainment
- 12.1.22** a printing or publishing establishment
- 12.1.23** a propane refill establishment
- 12.1.24** a recreational establishment
- 12.1.25** a recreation vehicle, marine or travel trailer dealership
- 12.1.26** a retail commercial establishment, including a convenience store or food supermarket
- 12.1.27** a service shop, including a personal service shop
- 12.1.28** a public transportation depot or terminal
- 12.1.29** a parking lot
- 12.1.30** a public park
- 12.1.31** a veterinary clinic

12.2 REGULATIONS FOR USES PERMITTED IN SECTION 12.1

12.2.1	Minimum Lot Area:	0.3 ha (0.74 ac.)
12.2.2	Minimum Lot Frontage:	38.0 m (124.67 ft.)
12.2.3	Minimum Front Yard	15.0 m (49.21 ft.)
12.2.4	Minimum Exterior Side Yard Width	15.0 m (49.27 ft.)
12.2.5	Minimum Interior Side Yard Width	6.0 m (19.69 ft.)
12.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
12.2.7	Maximum Building Height	11.0 m (36.09 ft.)
12.2.8	Maximum Lot Coverage of All Buildings	30%
12.2.9	Minimum Landscaped Open Space	20%
12.2.10	Maximum Number of Dwelling Units Per Lot	1

12.3 BUFFER STRIP REQUIREMENTS

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

12.4 REQUIREMENTS FOR OUTSIDE DISPLAY OR SALES AREAS

No outside display or sales area shall be permitted except in accordance with the following provisions:

- (a) Such outside display or sales area shall be accessory to the use of the main building on the lot;
- (b) No outside display or sales area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- (c) No outside display or sales area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon.

12.5 REQUIREMENTS FOR OUTSIDE STORAGE

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- (a) Such outside storage shall be accessory to the use of the main building on the lot;
- (b) Such outside storage shall comply with the yard and setback regulations for the General Commercial (GC) Zone, however, no outside storage use shall be located in a front or exterior side yard;
- (c) No outside storage use shall cover more than 30% of the lot area.
- (d) No outside storage use shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- (e) No outside storage use shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- (f) Every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres (6.56 feet) in height and constructed of uniform material;
- (g) No portion of any outside storage area for combustible materials shall be located closer than 6.0 metres (19.68 feet) to any lot line.

12.6 DWELLING UNIT LOCATION

An accessory dwelling unit shall not be a permitted use on a lot used for a motor vehicle repair garage, a motor vehicle service centre, a motor vehicle service station, or a motor vehicle car wash.

12.7 FUEL PUMP LOCATION

12.7.1 Notwithstanding any other provisions of this By-law to the contrary, a fuel pump island or fuel pumps, as part of or as accessory to a motor vehicle fuel establishment, a motor vehicle repair garage, a motor vehicle service station, or a motor vehicle service centre shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line is not less than 6.0 metres (19.68 feet);
- (b) the minimum distance between any portion of the pump island or fuel pumps and any other lot line is not less than 4.5 metres (14.76 feet); and
- (c) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3 metres (9.84 feet) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 metres (49.21 feet) from the intersection of such lines.

12.8 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Commercial (GC) Zone shall apply.

12.9 SPECIAL GENERAL COMMERCIAL (GC) ZONES

12.9.1 General Commercial-1 (GC-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-1 (GC-1) Zone the following provisions shall apply:

- (a) Permitted Uses:
 - (i) Residential Uses:
 - Prohibited
 - (ii) Non-Residential Uses shall include only the following:
 - A commercial garage
 - A fenced outside storage area for the exclusive storage of not more than ten (10) licensed vehicles which are undergoing maintenance or repairs
 - A salvage yard shall be strictly prohibited.
- (b) Special Regulations:

- (i) Minimum Lot Area 7,047 sq. m
- (ii) Minimum Lot Frontage 37.0 metres
- (iii) Minimum Front Yard Depth 29.0 metres
- (iv) Minimum Interior Side Yard Width
 - Fenced outside storage area 0.0 metres
 - Commercial garage Minimum 13.0 metres
- (v) Exterior Side Yard Width
 - Fenced outside storage area 39.0 metres
 - Commercial garage 26.0 metres
- (vi) Minimum Rear Yard Depth 88.0 metres
- (vii) Maximum Total Floor Area and Area for Outside Storage
 - Fenced outside storage area 200.0 square metres
 - Commercial garage 148.8 square metres
- (viii) Maximum Building Height 5.2 metres
- (ix) For the purposes of the GC-1 Zone, a “commercial garage” shall mean an establishment or premises where vehicles owned by the general public are repaired or maintained.

12.9.2 General Commercial-2 (GC-2) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-2 (GC-2) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses shall include only the following:

- An accessory single detached dwelling

(ii) Non-Residential Uses shall include only the following:

- A commercial garage

(b) Special Regulations:

- (i) Minimum Lot Area As existing
- (ii) Minimum Lot Frontage 10.0 metres
- (iii) Minimum Front Yard Depth (from street line) 262.0 metres
- (iv) Minimum Interior Side Yard Width (north side) 5.0 metres
- (v) Minimum Interior Side Yard Width (south side) 7.5 metres
- (vi) Minimum Rear Yard Depth 10.5 metres
- (vii) Outside storage is not permitted in a GC-2 Zone.
- (viii) For the purposes of the GC-2 Zone, a “commercial garage”

shall mean an establishment or premises where vehicles owned by the general public are repaired or maintained.

12.9.3 General Commercial-3 (GC-3) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-3 (GC-3) Zone the following provisions shall apply:

(a) Permitted Uses:

The following uses shall be permitted in addition to all uses of the General Commercial (GC) Zone:

(i) Residential Uses:

- Prohibited

(ii) Non-Residential Uses:

- All uses of Section 12.1 plus a fellowship outreach centre.

(b) Permitted Uses:

(i) The maximum net floor area of a fellowship outreach centre shall be 404.12 square metres.

(ii) Notwithstanding the provisions of Section 4.25, the minimum number of parking spaces shall be 1 for each 20 square metres of gross floor area.

(iii) For the purposes of the General Commercial-3 (GC-3) Zone, a “fellowship outreach centre” shall mean a meeting place for religious teaching, worship, and instruction in life skills. A fellowship outreach centre is not a “place of worship” or a “group home” as defined in this By-law.

12.9.4 General Commercial-4 (GC-4) Zone

Not applied.

12.9.5 General Commercial-5 (GC-5) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-5 (GC-5) Zone the following provisions shall apply:

(a) Permitted Uses:

On lands zoned GC-5 on Schedule "A" of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the following:

(i) Residential Uses:

- Prohibited

(ii) Non-Residential Uses:

- All non-residential uses permitted in Section 12.1 and a bulk storage of propane facility with a maximum of eight (8) tanks for the bulk storage of propane, a retail propane dispenser and transient storage of propane in delivery trucks.

(b) Special Provisions:

On lands zoned GC-5 on Schedule "A" of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of Section 4 and Section 12 hereof. Notwithstanding the provisions of Section 12, the following special provisions shall apply to bulk propane storage of propane facility:

- (i) The maximum capacity of all fixed and transient tanks for the bulk storage and delivery of propane facility shall not exceed a combined capacity of 269,300 U.S. water gallon equivalents. A maximum of 8 bulk storage of propane tanks shall be permitted and no individual bulk storage of propane tank shall exceed a maximum capacity of 30,000 U.S. water gallon (USWG) equivalents. A propane storage tank for retail fuelling purposes shall not exceed a capacity of 1,000 USWG equivalents. The total combined capacity of the on-site transient bulk (delivery) trucks shall not exceed 28,300 USWG equivalents.

The maximum volume of propane contained within fixed and transient propane storage tanks within the GC-5 Zone shall not exceed 80 per cent of the maximum site

storage capacity, identified as 215,400 USWG equivalents as determined in accordance with a Risk and Safety Management Plan prepared in accordance with the requirements of the TSSA and approved by the Township Fire Chief.

- (ii) The bulk propane storage tanks and parking of propane delivery trucks shall be located in a rear yard, with the exception of one (1) retail propane tank located in the front yard.
- (iii) Notwithstanding Sections 4.2.2 and 4.29, one accessory fire control building shall be permitted 1m from the west side lot line. Such accessory fire control building is not to exceed 25 m² in total floor area. The accessory fire control building shall house equipment required for the provision of a fire suppression system and shall not include any habitable space.
- (iv) Outside storage of tested empty propane tanks and cylinders and/or never been in service propane tanks and cylinders for delivery and use off-site shall be permitted in the rear yard only and shall be located a minimum of 3 metres from all property lines and a maximum of 20 metres from the south (rear) property line.

12.9.6 General Commercial-6 (GC-6) Zone

Not applied.

12.9.7 General Commercial-7 (GC-7) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-7 (GC-7) Zone the following provisions shall apply:

(a) Permitted Uses:

The following uses shall be permitted in addition to all uses of the General Commercial (GC) Zone:

- (i) Self-storage units
- (ii) Sales and rental of tools and equipment
- (iii) Retail sales of wood sheds and homes, including a

for a commercial garage use within the warehouse building shall be 10 parking spaces per lot.

- (xi) Outside parking spaces for school buses that are accessory to a use permitted by Section 12.9.7(a)(iv) shall be located at least 130 metres from the front lot line.
- (xii) Notwithstanding any other provisions of By-law No. 2010-65 to the contrary, parking areas for uses permitted in the General Commercial-7 (GC-7) Zone, including school bus parking as provided in 12.9.7(vii), shall be permitted in the adjacent Environmental Protection-4 (EP-4) Zone, subject to the approval of the Otonabee Region Conservation Authority.
- (xiii) Notwithstanding any other provisions of this By-law to the contrary, where a portion of a lot is zoned Environmental Protection (EP) Zone, the provisions of Section 4.22 shall not apply with respect to the boundary between an Environmental Protection (EP) Zone and a General Commercial-7 (GC-7) Zone. Where a portion of a lot is zoned Environmental Protection (EP), those lands zoned Environmental Protection (EP) may be used in calculating the minimum lot area and minimum lot frontage requirements.

12.9.8 General Commercial-8 (GC-8) Zone

Not applied.

12.9.9 General Commercial-9 (GC-9) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-9 (GC-9) Zone the following provisions shall apply:

- (a) Special Regulations:
 - (i) The minimum interior side yard width (west side only) shall be 1.0 metres.
 - (ii) Notwithstanding any other provisions of this By-law to the contrary, where a portion of a lot is zoned Environmental Protection (EP) Zone, the provisions of Section 4.22 shall not apply with respect to the boundary between an

Environmental Protection (EP) Zone and a General Commercial-9 (GC-9) Zone. Where a portion of a lot is zoned Environmental Protection (EP), those lands zoned Environmental Protection (EP) may be used in calculating the minimum lot area and minimum lot frontage requirements.

12.9.10 General Commercial-10 (GC-10) Zone

Not applied.

12.9.11 General Commercial-11 (GC-11) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-11 (GC-11) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) The maximum entrance width shall be as existing on February 1, 2010.
- (ii) Notwithstanding any other provisions of this By-law to the contrary, where a portion of a lot is zoned Environmental Protection (EP) Zone, the provisions of Section 4.22 shall not apply with respect to the boundary between an Environmental Protection (EP) Zone and a General Commercial-11 (GC-11) Zone. Where a portion of a lot is zoned Environmental Protection (EP), those lands zoned Environmental Protection (EP) may be used in calculating the minimum lot area and minimum lot frontage requirements.
- (iii) The Holding (“H”) symbol which applies to the lands in the General Commercial-11 (GC-11) Zone shall only be removed after the following matters are secured to the satisfaction of Council:
 - A site plan agreement under Section 41 of the *Planning Act*, which shall be acceptable to the Municipality, has been approved by the Municipality and registered on title. The site plan agreement shall include a provision that will have the effect of prohibiting any development or the issuance of a building permit for any use that would require any septic system (individually or collectively) to release more than 10,000 litres of effluent per day, unless approval has been obtained from the Ministry of the Environment.

12.9.12 General Commercial-12 (GC-12) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-12 (GC-12) Zone the following provisions shall apply:

(a) Permitted Uses:

The following uses shall be permitted in addition to all uses of the General Commercial (GC) Zone:

(i) Non-Residential Uses:

- A landscape nursery
- An accessory, detached private garage

(b) Special Regulations:

(i) Minimum Interior Side Yard Width: 7.0 metres (23 ft.)
• for an open carport on the east side only: 1.829 metres (6.0 ft.)

(ii) Minimum Entrance Separation: 19.0 metres (62.5 ft.)

(iii) The maximum dwelling unit floor area shall be 280.19 square metres (3,016.0 sq. ft.).

(iv) The maximum floor area of a private garage shall be 66.89 square metres (720.0 sq. ft.).

(v) Parking Spaces (minima):

- Landscape nursery: 9 parking spaces
- Sign shop: 18 parking spaces

12.9.13 General Commercial-13 (GC-13) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the General Commercial-13 (GC-13) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses:

- An accessory single detached dwelling

- (ii) Non-Residential Uses:
 - A greenhouse for the growing and selling of nursery stock

(b) Special Regulations:

(i)	Minimum Lot Area	1.44 hectares
(ii)	Minimum Lot Frontage	88.0 metres
(iii)	Minimum Front Yard Depth	30.48 metres
(iv)	Minimum Interior Side Yard Width (North Side)	7.5 metres
(v)	Minimum Interior Side Yard Width (South Side)	1.22 metres
(vi)	Building Separation (minimum) (non-residential uses)	0.91metres
(vii)	Maximum Building Heights	
	• greenhouse	5.15 metres
	• barn	14.54 metres
	• shed	7.57 metres
	• dwelling	5.0 metres

12.9.14 General Commercial-13 (GC-13) Zone