

6.2.3 C2 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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| 6.2.3.1 | Exception: C2-1 | Map # 13 | By-law: 0202-2013, 0217-2023 |
| In a C2-1 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 6.2.3.1.1 | <i>deleted</i> | | |
| 6.2.3.1.2 | Maximum gross floor area - non-residential | 18 905 m ² | |
| 6.2.3.1.3 | Minimum depth of a landscaped buffer measured from a lot line abutting a Residential Zone | 3.2 m | |
| 6.2.3.1.4 | Minimum depth of a landscaped buffer measured from a lot line abutting North Service Road | 1.7 m | |
| 6.2.3.1.5 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential | 4.4 | |

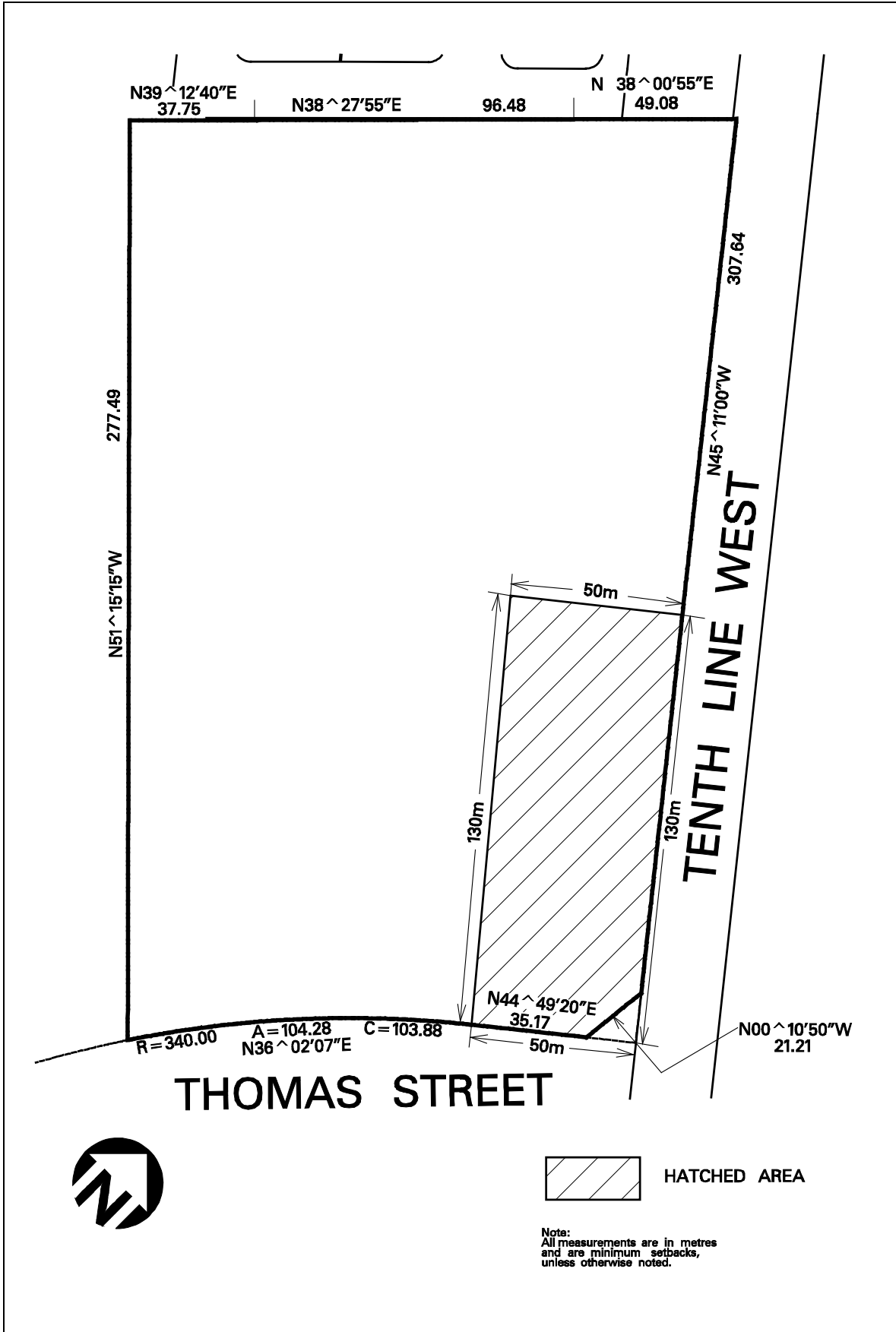
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| 6.2.3.2 | Exception: C2-2 | Map # | By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i> |
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| 6.2.3.3 | Exception: C2-3 | Map # 57 | By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023 |
| In a C2-3 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 6.2.3.3.1 | (1) Gas Bar (2) Motor Vehicle Wash Facility - Restricted (3) Motor Vehicle Service Station (4) <i>deleted</i> (5) Garden Centre (6) <i>deleted</i> | | |
| Regulations | | | |
| 6.2.3.3.2 | Minimum landscaped area along Tenth Line West and Thomas Street | 3.0 m | |
| 6.2.3.3.3 | Minimum front yard | 3.0 m | |
| 6.2.3.3.4 | Minimum exterior side yard | 3.0 m | |
| 6.2.3.3.5 | Minimum interior side yard | 7.5 m | |
| 6.2.3.3.6 | Minimum rear yard | 7.5 m | |

Exception C2-3 continued on next page

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| 6.2.3.3 | Exception: C2-3 | Map # 57 | By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023 |
| Exception C2-3 continued from previous page | | | |
| 6.2.3.3.7 | Minimum building setback within the hatched area identified on Schedule C2-3 of this Exception | | 3.0 m |
| 6.2.3.3.8 | Maximum building setback within the hatched area identified on Schedule C2-3 of this Exception | | 4.5 m |
| 6.2.3.3.9 | An outdoor patio shall only be permitted within the hatched area identified on Schedule C2-3 of this Exception | | |

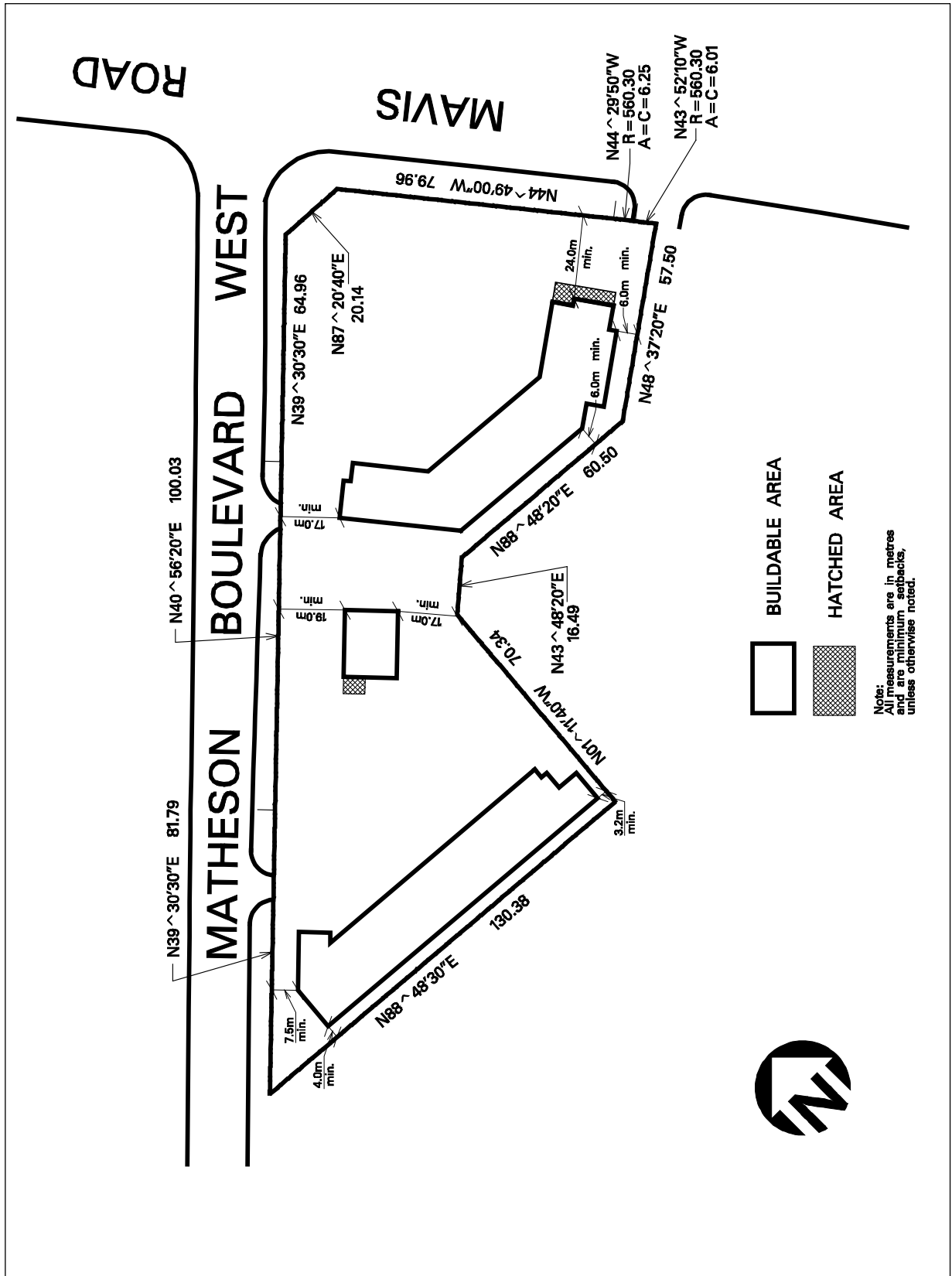


Schedule C2-3
Map 57

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| 6.2.3.4 | Exception: C2-4 | Map # | By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i> |
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| 6.2.3.5 | Exception: C2-5 | Map # 37W | By-law: 0217-2023 |
| In a C2-5 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.5.1 | (1) Garden Centre | | |
| | (2) <i>deleted</i> | | |
| Regulations | | | |
| 6.2.3.5.2 | Maximum gross floor area - non-residential | | 3 830 m ² |
| 6.2.3.5.3 | An outdoor patio shall only be permitted within the hatched area identified on Schedule C2-5 of this Exception | | |
| 6.2.3.5.4 | All site development plans shall comply with Schedule C2-5 of this Exception | | |



Schedule C2-5
Map 37W

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| 6.2.3.6 | Exception: C2-6 | Map # | By-law: 0190-2014, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i> |
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| 6.2.3.7 | Exception: C2-7 | Map # 36W | By-law: 0217-2023 |
| In a C2-7 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.7.1 | (1) | Motor Vehicle Repair Facility - Restricted | |
| | (2) | <i>deleted</i> | |
| Regulations | | | |
| 6.2.3.7.2 | Minimum depth of a landscaped buffer abutting the rear yard | | 3.0 m |
| 6.2.3.7.3 | The lot line abutting Hurontario Street shall be deemed to be the front lot line | | |
| 6.2.3.7.4 | Minimum rear yard | | 8.5 m |
| 6.2.3.7.5 | Minimum loading spaces | | 0 |

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| 6.2.3.8 | Exception: C2-8 | Map # 19 | By-law: |
| In a C2-8 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Uses Not Permitted | | | |
| 6.2.3.8.1 | (1) | Place of Religious Assembly | |
| | (2) | Library | |
| | (3) | Pet Store | |
| | (4) | Commercial School | |
| | (5) | Newspaper Office | |
| | (6) | Taxi Office | |
| | (7) | Recreational Establishment | |
| | (8) | Private Club | |
| Regulations | | | |
| 6.2.3.8.2 | Maximum gross floor area - non-residential | | 610 m ² |
| 6.2.3.8.3 | Minimum depth of a landscaped buffer abutting any street | | 4.0 m |
| 6.2.3.8.4 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential | | 5 |

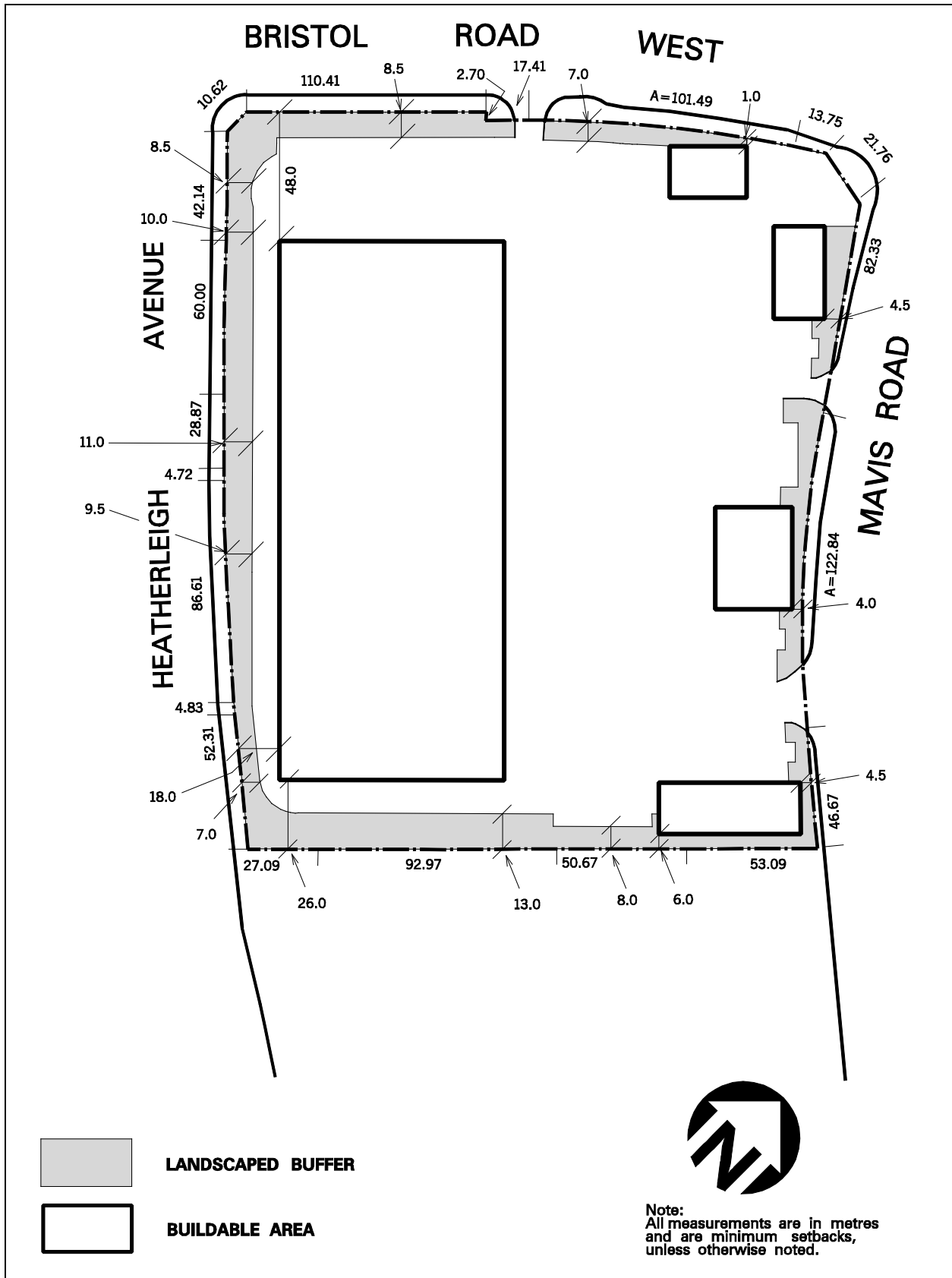
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| 6.2.3.9 | Exception: C2-9 | Map # 25 | By-law: |
| In a C2-9 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.9.1 | (1) | Gas Bar | |
| Regulation | | | |
| 6.2.3.9.2 | Minimum separation distance of a propane storage tank to a Residential Zone | | 125.0 m |

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| 6.2.3.10 | Exception: C2-10 | Map # 08 | By-law: |
| In a C2-10 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.10.1 | (1) | Outdoor garden centre accessory to a retail store | |
| Holding Provision | | | |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-C2-10 by further amendment to Map 08 of Schedule B contained in Part 13 of this By-law, as amended upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) confirmation from the Transportation and Works Department that all matters pertaining to the construction of a storm outlet sewer, and a storm trunk sewer required to service the site have been resolved; (2) confirmation from the Ministry of the Environment that the decontamination of the site has been completed, and verification that it has been carried out to the level required for the proposed use; (3) payment to the City of all planning processing fees in relation to the development of the site; (4) payment of all applicable development levies or imposts, required by the City, the Region of Peel, Alectra Inc., or any statutory levies, in accordance with the development levy policies applicable to the site at the time of payment, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made; (5) execution, if requested, of a Servicing Agreement satisfactory to the City and the Region of Peel. | | | |

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| 6.2.3.11 | Exception: C2-11 | Map # 37W | By-law: 0137-2013, 0217-2023 |
| <p>In a C2-11 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:</p> | | | |
| Additional Permitted Uses | | | |
| 6.2.3.11.1 | (1) Gas Bar (2) Motor Vehicle Service Station (3) Motor vehicle wash facility - restricted which may include a convenience retail and service kiosk (4) <i>deleted</i> (5) Drive-through window accessory to a drug store (6) Garden centre , outdoor display, storage and sales area and light truck rentals, accessory to a retail store greater than 1 200 m ² | | |
| Regulations | | | |
| 6.2.3.11.2 | The regulations contained in Subsection 3.1.4 of this By-law shall not apply | | |
| 6.2.3.11.3 | Maximum gross floor area - non-residential | | 17 000 m ² |
| 6.2.3.11.4 | Maximum gross floor area - non-residential of a retail store greater than 1 200 m ² | | 13 250 m ² |
| 6.2.3.11.5 | Maximum area used for an outdoor garden centre | | 2 950 m ² |
| 6.2.3.11.6 | An outdoor patio shall be permitted within a required landscaped buffer subject to the regulations contained in Sentence 6.2.3.11.7 | | |
| 6.2.3.11.7 | Minimum setback of a motor vehicle service station, gas bar, motor vehicle wash facility - restricted or outdoor patio to a Residential Zone | | 60.0 m |
| 6.2.3.11.8 | Number of loading spaces required for a retail store greater than 1 200 m ² | | 2 |
| 6.2.3.11.9 | Minimum number of parking spaces per 100 m ² gross floor area - non-residential | | 4.1 |
| 6.2.3.11.10 | All site development plans shall comply with Schedule C2-11 of this Exception | | |



Schedule C2-11
Map 37W

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| 6.2.3.12 | Exception: C2-12 | Map # 30 | By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023 |
| In a C2-12 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 6.2.3.12.1 | (1) | <i>deleted</i> | |
| | (2) | Banquet Hall/Conference Centre/Convention Centre | |
| | (3) | Overnight Accommodation | |
| | (4) | <i>deleted</i> | |
| | (5) | Outdoor garden centre accessory to a retail store | |

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| 6.2.3.13 | Exception: C2-13 | Map # 37W, 58 | By-law: 0212-2015, 0217-2023 |
| In a C2-13 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.13.1 | | <i>deleted</i> | |
| Regulation | | | |
| 6.2.3.13.2 | | Maximum area used for an outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant , shall not exceed 20% of the gross floor area of the restaurant, convenience restaurant or take-out restaurant | |

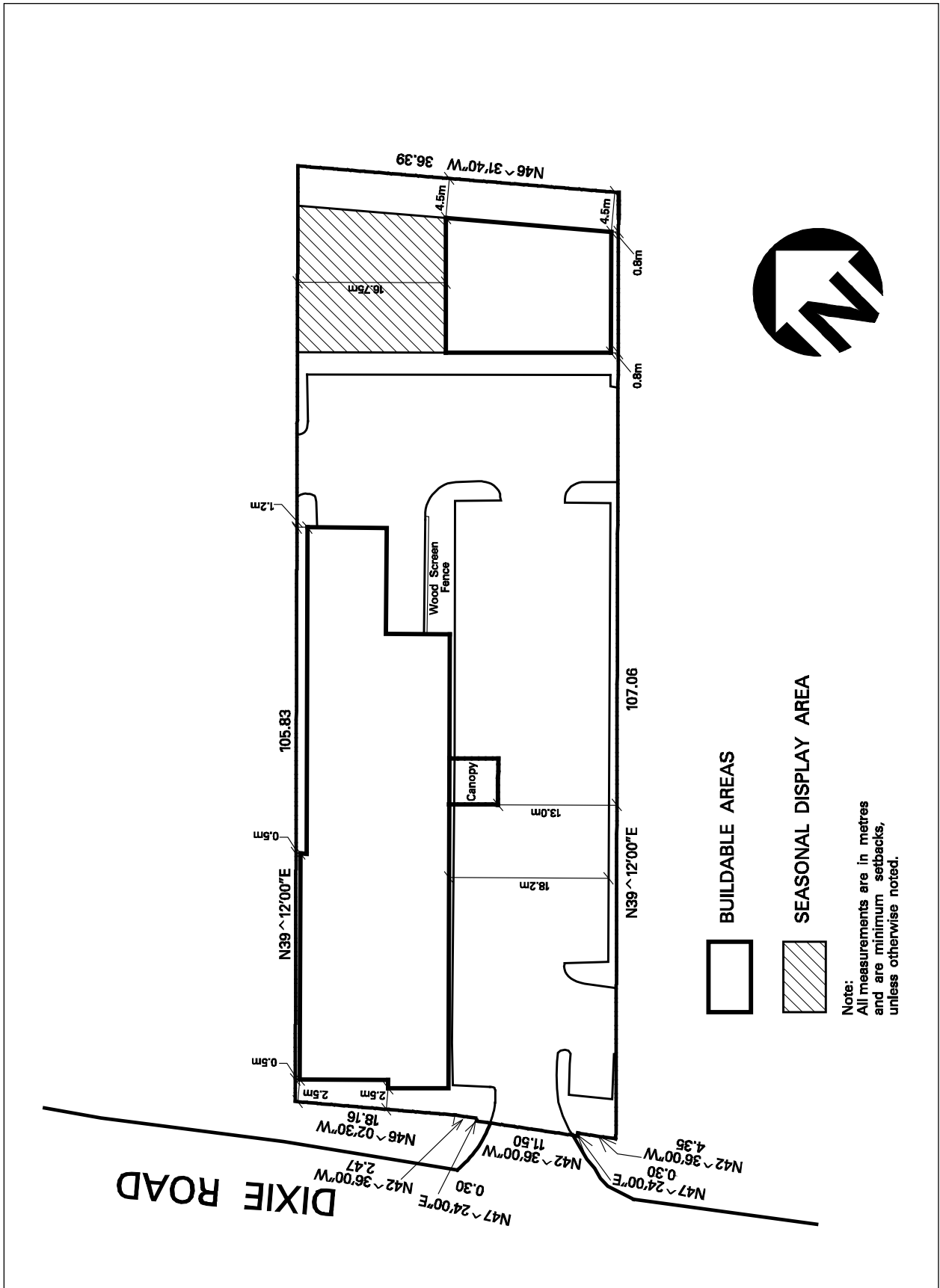
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| 6.2.3.14 | Exception: C2-14 | Map # 52W | By-law: 0217-2023 |
| In a C2-14 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 6.2.3.14.1 | (1) | <i>deleted</i> | |
| | (2) | Garden Centre | |
| | (3) | Outdoor garden centre accessory to a retail store | |
| Regulations | | | |
| 6.2.3.14.2 | | Maximum number of outdoor patios accessory to a restaurant, convenience restaurant or take-out restaurant | 1 |
| 6.2.3.14.3 | | An outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant shall only be located along the lot line abutting McLaughlin Road | |

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| 6.2.3.15 | Exception: C2-15 | Map # 36W | By-law: 0082-2021 |
| In a C2-15 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.15.1 | (1) | Outdoor garden centre accessory to a retail store | |

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| 6.2.3.16 | Exception: C2-16 | Map # 38E | By-law: |
| In a C2-16 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 6.2.3.16.1 | (1) | Garden Centre | |
| | (2) | Outdoor garden centre accessory to a retail store | |

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| 6.2.3.17 | Exception: C2-17 | Map # 19 | By-law: |
| In a C2-17 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 6.2.3.17.1 | (1) | Outdoor seasonal display area accessory to a retail store used for a fruit market | |
| Uses Not Permitted | | | |
| 6.2.3.17.2 | (1) | Place of Religious Assembly | |
| | (2) | Restaurant | |
| | (3) | Take-out Restaurant | |
| | (4) | Commercial School | |
| | (5) | Newspaper Office | |
| | (6) | Taxi Office | |
| | (7) | Recreational Establishment | |
| Regulations | | | |
| 6.2.3.17.3 | Maximum gross floor area - non-residential | | 1 080 m ² |
| 6.2.3.17.4 | Maximum gross floor area - non-residential used for a fruit market | | 870 m ² |
| 6.2.3.17.5 | Maximum gross floor area - non-residential used for an outdoor seasonal display area accessory to a retail store used for a fruit market | | 260 m ² |
| 6.2.3.17.6 | All site development plans shall comply with Schedule C2-17 of this Exception | | |



Schedule C2-17
Map 19

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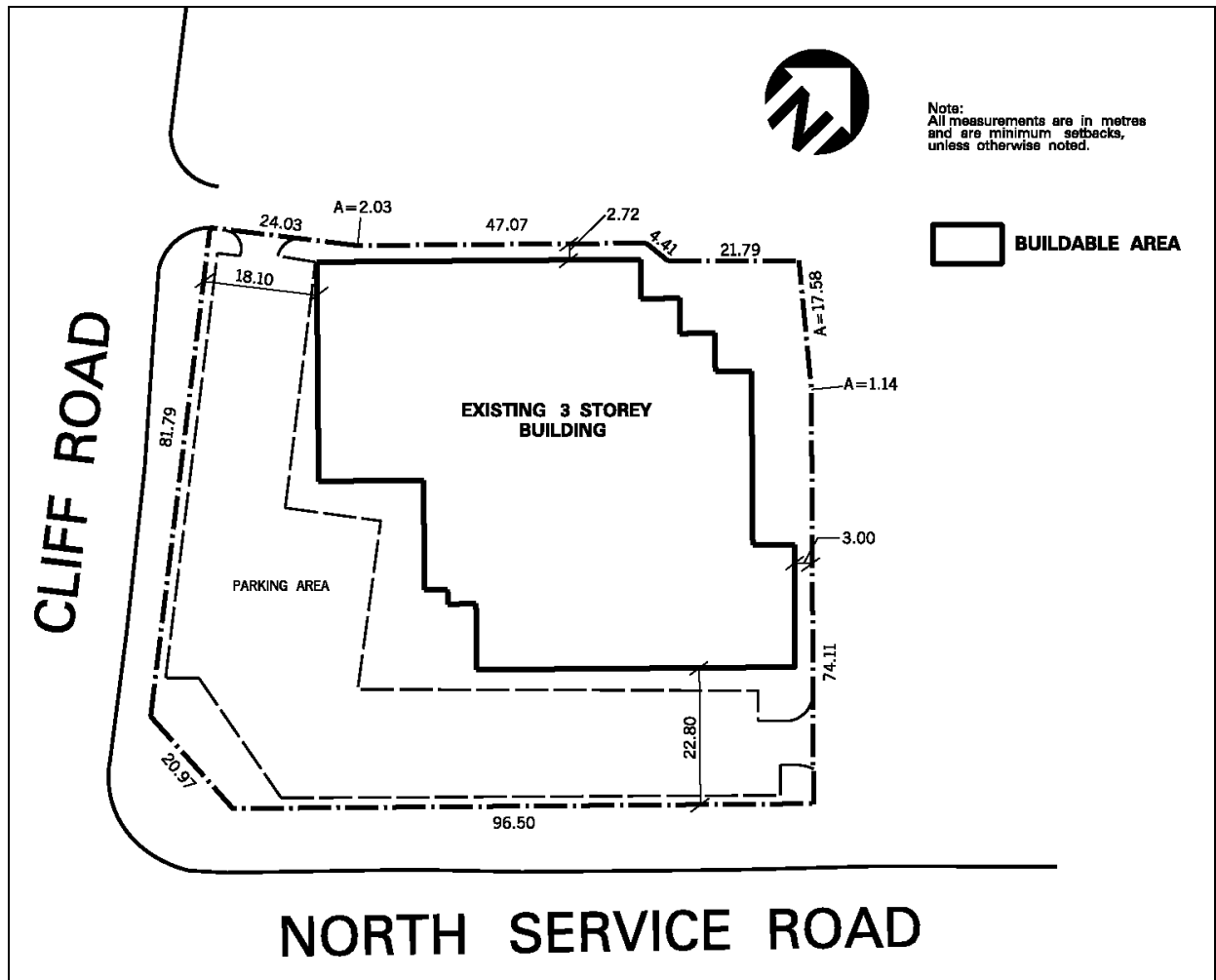
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| 6.2.3.18 | Exception: C2-18 | Map # | By-law: 0226-2008, <i>deleted by 0217-2023</i> |
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| 6.2.3.19 | Exception: C2-19 | Map # 57 | By-law: 0157-2009, 0212-2015, 0217-2023 |
| <p>In a C2-19 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:</p> | | | |
| Additional Permitted Use | | | |
| 6.2.3.19.1 | (1) <i>deleted</i> | (2) Entryway Feature | (3) <i>deleted</i> |
| Uses Not Permitted | | | |
| 6.2.3.19.2 | (1) Convenience Restaurant | (2) Funeral Establishment | (3) Recreational Establishment |
| | (4) Entertainment Establishment | (5) University/College | |
| Regulations | | | |
| 6.2.3.19.3 | <i>deleted</i> | | |
| 6.2.3.19.4 | The provisions contained in Table 6.2.1 of this By-law shall not apply to an entryway feature | | |
| 6.2.3.19.5 | Maximum gross floor area - non-residential used for a restaurant and/or take-out restaurant | | 810 m ² |
| 6.2.3.19.6 | Maximum encroachment of an awning into the required front yard | | 0.8 m |

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| 6.2.3.20 | Exception: C2-20 | Map # | By-law: 0289-2009, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i> |
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| 6.2.3.21 | Exception: C2-21 | Map # 14 | By-law: 0063-2012, 0103-2013, 0181-2018/LPAT Order 2019 February 15 |
| <p>In a C2-21 zone the permitted uses and applicable regulations shall be as specified for a C2 zone except that the following uses/regulations shall apply:</p> | | | |
| Regulations | | | |
| 6.2.3.21.1 | Condominium roads, driveways and aisles are permitted to be shared with abutting lands zoned RA4-28 and C1-24 | | |
| 6.2.3.21.2 | The lot line abutting North Service Road shall be deemed to be the front lot line | | |
| 6.2.3.21.3 | Required parking may be located on lands zoned C1-24 | | |
| 6.2.3.21.4 | Maximum gross floor area - non-residential | 7 280 m ² | |
| 6.2.3.21.5 | Minimum landscaped area | 21% of the lot area | |
| 6.2.3.21.6 | Minimum depth of a landscaped buffer measured from a lot line that is a street line | 0.3 m | |
| 6.2.3.21.7 | All site development plans shall comply with Schedule C2-21 of this Exception | | |



Schedule C2-21
Map 14

