

Part II
Section 4 – Local Commercial (C2) Zone

4.16 Local Commercial (C2) Zone

4.16.1 Permitted Uses

No person shall, within any Local Commercial (C2) Zone, use any land, or erect, alter, or use any building or structure, except in accordance with the following provisions.

4.16.1.1 Residential Uses

- a) Residential uses are prohibited, except where a dwelling unit is located within a portion of a non-residential building permitted within the Local Commercial (C2) Zone.

4.16.1.2 Non-Residential Uses

- a) auction room;
- b) bakery shop;
- c) bank or financial establishment;
- d) brewer's retail outlet;
- e) business, professional or administrative office;
- f) club, commercial;
- g) club, private;
- h) coin operated laundry facility;
- i) commercial copy centre;
- j) convenience store;
- k) craft shop;
- l) custom workshop;
- m) day nursery;
- n) drive-through facility;
- o) dry cleaners distribution station;
- p) garden centre;

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- q) hotel;
- r) liquor control board outlet;
- s) liquor licensed premises;
- t) motor vehicle gasoline bar;
- u) motor vehicle service centre;
- v) outdoor café where such use is ancillary and incidental to a restaurant or liquor licensed premises;
- w) the outside display of goods and materials where such use is accessory and incidental to a permitted use specified hereunder;
- x) parking lot;
- y) place of entertainment including arcades;
- z) post office;
- aa) public use or municipal utility in accordance with the provisions of Section 3.38 of this By-law;
- bb) restaurant including a fast food and/or take-out restaurant;
- cc) retail commercial establishment;
- dd) service shop;
- ee) supermarket;
- ff) veterinary clinic.

4.16.1.3 Accessory Buildings

Uses, buildings and structures accessory to any of the foregoing permitted uses specified under Subsections 4.16.1.1 and 4.16.1.2, in accordance with the provisions of Section 3.1 of this By-law.

4.16.2 Exceptions

Any exceptions referred to in Schedule “B” applicable to the land building or structure.

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4.16.3 Zone Regulations for Residential Uses

4.16.3.1 Dwelling Unit in Portion of Non-Residential Building

Dwelling units may be permitted in a portion of a non-residential building permitted within the Local Commercial (C2) Zone provided that the dwelling units are not located below the second storey and that all other applicable provisions of the By-law are complied with.

i) Dwelling Unit Area (Minimum)	
Bachelor Dwelling Unit	40 sq. m
One Bedroom Dwelling Unit	56 sq. m
Two Bedroom Dwelling Unit	70 sq. m
Three Bedroom Dwelling Unit	84 sq. m 9 sq. m for each bedroom in excess of three

4.16.4 Zone Regulations for Non-Residential Uses Excluding Retail Gasoline Establishments

i) Lot Area (Minimum)	1,400 sq. m
ii) Lot Frontage (Minimum)	15 m
iii) Building Height (Maximum)	10 m
iv) Front Yard (Minimum)	6 m
v) Exterior Side Yard (Minimum)	6 m
vi) Rear Yard (Minimum)	12 m
vii) Maximum Lot Coverage (all buildings and structures)	80%
vii) Minimum Setback From Street Centreline (County Road)	28 m
ix) Minimum Setback From Street Centreline (Township Road)	25 m
x) Landscaped Open Space (Minimum)	10%

4.16.4.1 Additional Regulations for the former Village of Lakefield

The minimum setback from street centre line in the former Village of Lakefield shall be 13 m.

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4.16.4.2 Additional Regulations for Queen Street to Bridge Street between Reid Street and the Otonabee River in the former Village of Lakefield

Notwithstanding any provision set forth in Section 4.16.4.1 above, where a lot abuts either side of Queen Street or Bridge Street between Reid Street and the Otonabee River in the former Village of Lakefield, there shall be no minimum lot area, lot frontage, exterior side yard or interior side yard required. The maximum front yard setback shall be 2 m and the minimum front yard setback shall be the average of the existing front yards setbacks of the abutting buildings of the said section of Queen Street.

4.16.4.3 Interior Side Yard

Minimum interior side yard width shall be 2 m except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard width shall be 6 m.

4.16.5 Regulations for Retail Gasoline Establishments

i)	Lot Area (Minimum)	3,700 sq. m
ii)	Lot Frontage (Minimum)	50 m
iii)	Building Height (Maximum)	10 m
iv)	Front Yard (Minimum)	15 m
v)	Exterior Side Yard (Minimum)	15 m
vi)	Rear Yard (Minimum)	15 m
vii)	Maximum Lot Coverage (all buildings and structures)	50%
viii)	Minimum Setback From Street Centreline (County Road)	28 m
ix)	Minimum Setback From Street Centreline (Township Road)	25 m
x)	Landscaped Open Space (Minimum)	10%

4.16.5.1 Interior Side Yard

Minimum interior side yard width shall be 6 m except where the interior side lot line abuts any Residential Zone, in which case the minimum interior side yard width shall be 12 m.

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4.16.5.2 Minimum Lot Depth Requirement

Minimum lot depth requirement shall be 30 m except where the lot is a corner lot in which case the minimum lot depth requirement shall be 36 m.

4.16.5.3 Gasoline Pump Location

Notwithstanding any other provision of this By-law to the contrary, a gasoline pump island or gasoline pumps, as part of or as accessory to a motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage, or motor vehicle service centre, may be located within any yard provided:

- a) that the minimum distance between any portion of the pump island or gasoline pumps and any street line or any rear or interior side lot line is not less than 5 m; and
- b) that where a lot is a corner lot, no portion of any pump island or gasoline pumps shall be located closer than 3 m to a straight line between a point in the front lot line and a point in the exterior side lot line, such points being distant 15 m from the intersection of such lines.

4.16.5.4 Entrance Regulations

Notwithstanding any other provision set forth in this By-law to the contrary, ingress and egress driveways associated with a motor vehicle dealership, a motor vehicle gasoline bar, a motor vehicle repair garage or motor vehicle service centre, where gasoline is offered or kept for sale at retail, shall be established in accordance with the provisions of Section 3.19 of this By-law.

4.16.6 Planting Strip Requirements

Where the interior side or rear lot line of a lot within a Local Commercial (C2) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the provisions of Section 3.35 hereinafter set forth in this By-law.

4.16.7 High Water Mark – Setback Provisions

Notwithstanding the minimum yard setback provisions as set forth under Sections 4.16.3, 4.16.4 and 4.16.5 herein to the contrary, all provisions of Section 3.15, High Water Mark –

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Setback Provisions, of this By-law to the use of any land, building or structure permitted within the Local Commercial (C2) Zone shall apply and be complied with.

4.16.8 Source Water Protection Overlay Zone

Notwithstanding the permitted uses as set forth under Section 4.16.1 herein to the contrary, all the provisions of Section 3.45, Source Water Protection Overlay Zone, of this By-law where applicable to the use of any land, building, or structure within the Local Commercial (C2) Zone shall apply and be complied with.”

4.16.9 General Zone Provisions

All provisions of Section 3, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Local Commercial (C2) Zone shall apply and be complied with.

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4.16.10 Holding Provisions

By-law No.	Zone	Conditions	Removal of “H”	
			By-law No.	Date
2012-059	C2(h)	The property owner(s) has entered into a Site Plan Agreement to the satisfaction of the Township of Selwyn, the Ministry of Transportation, the County of Peterborough and the City of Kawartha Lakes.		

Schedule B
Site Specific Exception Zones

- 413 Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, within the RR-413 Zone, the minimum lot Frontage shall be 30 m
- 414 Notwithstanding the provisions of the Local Commercial (C2) Zone to the contrary, in the C2-414 Zone, the following provisions shall apply
- a) Permitted Uses
 - i) Real Estate Office, Traditional Offices, Banks, Service Shops (Daily design sewage flows/water consumption rate not to exceed the daily figures assigned to office space in the Building Code.)
 - b) All other provisions of this By-law shall apply and be complied with.
- 415 Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, within the RR-415 Zone, the minimum lot area shall be 19.4 hectares.
- 416 Notwithstanding the provisions of the Rural (RU) Zone to the contrary, within the RU-416 Zone, the minimum lot frontage shall be 180 m. and the minimum lot area shall be 5.4 ha.
- 417 Notwithstanding the provisions of the Highway Commercial (C1) Zone to the contrary, in the C1-417 Zone, the following provisions shall apply.
- a) Permitted Uses
 - i) Dance Studio
 - ii) Residential uses and buildings accessory to the above permitted use
- 418 Notwithstanding the provisions of the Rural (RU) Zone to the contrary, within the RU-418 Zone, the minimum lot area shall be 13.75 ha.
- 419 Notwithstanding the provisions of the Rural Residential (RR) Zone to the contrary, within the RR-419 Zone, the minimum lot frontage shall be 213 m. and the minimum
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