



## Section 11 General Commercial (GC) Zone

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### 11 General Commercial (GC) Zone

The General Commercial (GC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits a wide range of commercial uses such as retail stores, restaurants and automotive-oriented commercial uses, as well as institutional uses.

All structures and buildings erected, altered or used in a GC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

#### 11.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Animal hospital
- Arcade
- Automotive repair garage
- Automotive sales establishment
- Automotive service station
- Automotive supply store
- Bar
- Brewpub
- Commercial school
- Community centre
- Convenience store
- Day care centre
- Dwelling unit, accessory to a permitted commercial use
- Farmers' market
- Financial institution
- Funeral home
- Home improvement centre
- Hotel
- Institutional uses
- Medical facility
- Motel
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Self-storage facility
- Small-scale brewery
- Transportation depot
- Vehicle rental agency
- Wholesale establishment

## 11.2 Zone Standards

| Provision                     | Requirement                               |      |
|-------------------------------|---|------|
| a) Minimum Lot Area           | 600 m <sup>2</sup>                        |      |
| b) Minimum Lot Frontage       | 20 m                                      |      |
| c) Minimum Front Yard         | 6 m                                       |      |
| d) Minimum Interior Side Yard | i. Where abutting a Residential Zone      | 12 m |
|                               | ii. Where abutting a non-Residential Zone | 2 m  |
| e) Minimum Exterior Side Yard | 6 m                                       |      |
| f) Minimum Rear Yard          | i. Where abutting a Residential Zone      | 18 m |
|                               | ii. Where abutting a non-Residential Zone | 11 m |
| g) Maximum Building Height    | 13.5 m                                    |      |

## 11.3 Additional Provisions

### 11.3.1 Landscaping, Buffering and Fencing

Where a side yard or rear yard of a lot used for a permitted commercial use abuts a Residential Zone, the following provisions apply:

- a) A screening fence shall be provided; and
- b) Required side yards and rear yards shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for parking or permitted storage purposes.



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### 11.3.2 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

### 11.4 Exception Zones

Reserved for future use.

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