

9.12 New Format Commercial Zone (C12)

9.12.1 Permitted Uses

Amended by
Bylaws No.
157-2000, 68-2011

The following uses are permitted in a C12 Zone:

- .1 Shopping centres comprised of a combination of any use permitted in the C12 Zone.
- .2 Automobile gas bars
- .3 Automobile sales establishments
- .4 Automobile service stations
- .5 Boat and recreational vehicle sales establishments
- .6 Building supply centres
- .7 Financial institutions
- .8 General offices
- .9 Health clubs
- .10 Home furnishing stores
- .11 Neighbourhood convenience stores, in conjunction with an automobile gas bar or automobile service station
- .12 Nursery garden centres
- .13 Pharmacies
- .14 Place of Entertainment/Recreation
- .15 Restaurants: full service, take-out, and fast food (including drive-thru) service
- .16 Retail stores
- .17 Retail warehouses
- .18 Specialty retail stores
- .19 Supermarkets
- .20 Accessory uses, building and structures
- .21 Uses permitted in Section 6.1

9.12.2 Regulations

Any uses, buildings, or structures in a C12 Zone shall be established in accordance with the following;

- .1 All Permitted Uses Except as Noted
 - .1 Lot Area (minimum) 10,000.0 m²
 - .2 Lot Width (minimum) 30.0 m
 - .3 Lot Coverage (maximum) 40%
 - .4 Building Height (maximum) 15.0 m
 - .5 Front Yard (minimum)
 - .1 Abutting Henry Street 15.0 m
 - .2 Abutting any other street 9.0 m

.6	Rear Yard (minimum)	
	.1	Abutting Henry Street or Wayne Gretzky Parkway 15.0 m
	.2	Abutting any other street 9.0 m
	.3	Abutting any other lot line 9.0 m
.7	Side Yard (minimum)	
	.1	Interior
		.1 Abutting a lot in a New Format Commercial Zone NIL
		.2 Abutting any other lot line 9.0 m
	.2	Exterior (minimum)
		.1 Abutting Henry Street or Wayne Gretzky Parkway 15.0 m
		.2 Abutting any other street 9.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Gross Floor Area	
	.1	No lot shall be occupied by a building or buildings comprising less than a total gross floor area of 930.0m ² .
	.2	Individual uses having a maximum gross floor area of 464.5m ² shall be restricted to restaurants and financial institutions.
	.3	Supermarkets (minimum) 4,645.0 m ²
	.4	All other uses (minimum) 930.0 m ²
.10	Parking	
	.1	Shopping Centre (minimum) 5.5 spaces/ 100 m ² GFA
	.2	For a lot occupied by an individual use exceeding 930.0m ² of gross floor area 5.5 spaces/ 100 m ² GFA
	.3	For a lot occupied by an individual use less than 464.5

m² of gross floor area in accordance with Section 6.18

	.4	For a lot occupied by general offices	1.0 spaces/ 30 m ² GFA
	.11	Loading in accordance with Section 6.23	
	.12	Open Storage	
	.1	Automobile sales establishment, boat and recreational vehicle sales establishment, building supply centre, and nursery garden centre	In accordance Section 6.12
	.2	All other uses	Prohibited
	.13	Buffering in accordance with	Section 6.10
	.14	Planting Strips	
	.1	Abutting Wayne Gretzky Parkway (minimum)	15.0 m
	.2	Abutting Henry Street	6.0 m
	.3	Abutting any other street	3.0 m
.2		Automobile Gas Bars, Automobile Service Stations, and Neighbourhood Convenience Stores, in conjunction with an automobile gas bar or automobile service station.	
	.1	Lot Area (minimum)	750.0 m ²
	.2	Lot Width (minimum)	30.0 m
	.3	Lot Coverage (maximum)	25%
	.4	Building Height (maximum)	7.5 m
	.5	Front Yard (minimum)	
	.1	Buildings	15.0 m
	.2	Gasoline pump island and gasoline pump island kiosk	9.0 m
	.3	Gasoline pump island canopy	6.0 m
	.6	Rear Yard (minimum)	6.0 m
	.7	Side Yard (minimum)	

	.1	Interior	6.0 m
	.2	Exterior	
	.1	Buildings	15.0 m
	.2	Gasoline pump island and gasoline pump island kiosk	9.0 m
	.3	Gasoline pump island canopy	6.0 m
	.8	Landscaped Open Space (minimum)	10%
	.9	Parking in accordance with	Section 6.18
	.10	Open Storage	Prohibited
	.11	Buffering in accordance with	Section 6.10
	.12	Planting Strips in accordance with	Section 6.11
.3		Accessory Uses, Buildings and Structures	
	.1	In accordance with Section	Section 6.3
.4		Uses Permitted in Section 6.1	
	.1	In accordance with	Section 6.1