

SECTION 11 - GENERAL COMMERCIAL (CG) ZONE

11.1 Within a General Commercial (CG) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

11.2 PERMITTED USES

11.2.1 Residential Uses:

- a) dwelling unit in a non-residential building provided that the dwelling unit is contained above the first storey or in the rear half of the ground storey.

11.2.2 Non-Residential Uses:

- a) retail store or commercial use
- b) personal service shop
- c) government, business or professional office
- d) commercial educational establishment
- e) service repair shop
- f) clinic
- g) restaurant including a banquet hall, tavern, drive-in or take-out restaurant, bakeshop or refreshment vehicle subject to Section 11.3.15
- h) undertaking establishment
- i) photography or artist studio
- j) printing shop or publishing house
- k) commercial recreational establishment, theatre, cinema, auditorium, or other place of entertainment
- l) hotel
- m) private or commercial club
- n) custom workshop
- o) day nursery/Nursery school
- p) parking lot or structure
- q) passive outdoor recreation use
- r) public use in accordance with the provisions of Section 3.29.

11.3 ZONE PROVISIONS

11.3.1 Refer to Section 3 (General Provisions)

11.3.2 Lot area (minimum)

- a) lot served by a public water and sanitary sewer system Nil
- b) lot served by a public water system 930 m² (10,010.76 sq.ft.)
- c) other lots 1390 m² (14,962.33 sq.ft.)

11.3.3 Lot Frontage (minimum)

- a) lot served by a public water and sanitary sewer system Nil
- b) lot served by a public water system 23.0m (75.46 ft.)
- c) other lots 30.0m (98.43 ft.)

- 11.3.4 Front Yard Depth (minimum)
- a) lot served by a public water and sanitary sewer system Nil
 - b) other lots 9.0m (29.53 ft.)
- 11.3.5 Rear Yard Depth (minimum) 7.5m (24.61 ft.)
- 11.3.6 Interior Side Yard Width (minimum)
- a) lot served by a public water and sanitary sewer system;
 - i) abuts a Commercial or Institutional Zone 0 m
 - b) other lots; 4.5m (14.76 ft)
- 11.3.7 Exterior Side Yard Width (minimum)
- a) lot served by a public water and sanitary sewer system 0 m
 - b) other lots 9.0m (29.53 ft.)
- 11.3.8 Lot Coverage (maximum) 40%
- 11.3.9 Building Height (maximum) 11 m
- 11.3.10 Minimum setback from any Residential Zone (any yard) 9.0 m (36.09 ft.) to any building, structure or outside storage
- 11.3.11 Adjacent to any Residential Zone a 3 metre buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.
- 11.3.12 Gross Floor Area (minimum)
- a) commercial use Not applicable
 - b) residential dwelling unit
 - i) bachelor or one bedroom dwelling unit 42.0 m⁵ (452.09 sq.ft.)
 - ii) for each additional bedroom 13.0 m⁵ (139.94 sq.ft.)
- 11.3.13 Access to a dwelling unit shall be separate from access to the commercial use.
- 11.3.14 Off-street parking and loading in accordance with Sections 3.40 and 3.41
- i) Notwithstanding the provisions of Section 3.40.10 of this By-law to the contrary, a building or structure used for commercial purposes may be converted to another commercial use permitted by Section 11.2.2, even though the change in use may have the effect of creating or increasing a parking deficiency. However, no addition may be built, the effect of which would be to create or increase a parking deficiency, unless an agreement under Section 3.40.11 has been entered into.
- 11.3.15 Regulations for refreshment vehicles
- 11.3.15.1 No refreshment vehicle may be located within 300 metres (984.25 feet) of a restaurant including a drive-in or take-our restaurant except where such use is accessory to the restaurant.

11.4 ZONE EXCEPTIONS

11.4.1 CG-1, Lot 13, Concession IV, (Vespra)

1179 Bayfield Street North, Part of Roll No. 43 41 010 003 176 00 0000

Vespra Zoning By-law No. 85-20 & Zoning By-law Amendment No. 2002-031 - Indigo Rock Investments Inc.

A lot frontage (minimum) of 24.0 m and a lot area (minimum) of 1,055.0 m² shall be required. In regard to minimum yards, a front yard depth (minimum) of 9.0 m, a rear yard depth (minimum) of 1.57 m, an interior side yard width (minimum) (north side) of 1.67 m, and an interior side yard width (minimum) (south side) of 2.41 m shall be required. A parking space shall have a minimum length of 5.4 m and a minimum width of 2.7 m. No accessory buildings are permitted.

11.4.2 CG-2, Lot 8, Concession I, (Vespra)

444 Penetanguishene Road, Roll No. 43 41 010 001 079 02 0000

*Vespra Zoning By-law No. 87-29 as amended by Springwater Zoning By-law Amendment No. 98-092
East End Mini-Storage - Eagles*

A lot frontage (minimum) of 40.0 m and a lot area (minimum) of 8,000 m² shall be required. No more than 4 apartment dwelling units, located above the retail use, may be permitted. Minimum dwelling unit area shall be 50.0 m² for a one bedroom dwelling unit and 60.0 m² for a two bedroom dwelling unit. All buildings and structures shall be flood proofed to a minimum elevation of 0.5 m above the expected Regional (Timmins) Storm Flood Elevation.

11.4.3 CG-3, Lot 31, Concession I, (Vespra)

2708 Penetanguishene Road, Roll No. 43 41 010 001 182 00 0000

Vespra Zoning By-law Amendment No. 87-27

In addition to the permitted uses of this section a well drilling operation is permitted.

11.4.4 CG-4, Lot 22, Concession XIII, (Vespra)

2432 Holmes Drive, Roll No. 43 41 010 008 102 08 0000

Vespra Zoning By-law Amendment No. 88-30

A rear yard depth (minimum) of 3.0 m and an interior side yard width (minimum) of 4.0 m shall be required.

11.4.5 CG-5, Lot 24, Concession VIII, (Vespra)

NOTE: CG-5 changed to CH-25

11.4.6 CG-6 Lot 13, Concession IV, (Vespra)

8 Finlay Mill Road, Roll No. 43 41 010 003 174 00 0000

Vespra Zoning By-law Amendment No. 92-6 - Baywood Vet Clinic

In addition to the permitted uses of this section a veterinarian clinic is permitted.

11.4.7 CG-7, Lot 16, Concession IV, (Vespra)

Block 62, Registered Plan 51M-556

Paddy Dunn=s Circle, Roll No. 43 41 010 004 032 30 0000

Vespra Zoning By-law Amendment No. 88-42

Lands within this zone, below the 225.55 m contour line, shall be limited to parking.

11.4.8 CG-8, Lot 5, Concession VII, (Vespra)

1700 Hendrie Road, Roll No. 43 41 010 002 242 10 0000
Zoning By-law Amendment No. 93-37 - Kerr

In addition to the permitted uses of this section a distribution center and head office is permitted. A front yard depth (minimum) of 6.6 m and an interior side yard width (minimum) of 2.34 m shall be required.

- 11.4.9 CG-9, Lot 5, Concession IX, (Vespra)
2334 Ronald Road, Roll No. 43 41 010 005 065 20 0000
Vespra Zoning By-law Amendment 95-075 repealed and replaced by Vespra Zoning By-law amendment No. 96-078 as amended by Springwater Zoning By-law Amendment No. 2001-049 - ITN / Seif

The permitted uses within this zone may include a retail, or personal service shop or store, a business or professional office, a bake shop or drive-through donut shop, a gasoline bar, a custom workshop, a service repair shop, a commercial recreational establishment, a printing shop and a publishing house, a photography or artist studio, a private or commercial club, a broadcasting studio, a tourist information kiosk, a fruit and vegetable market, a nursery and garden center, a public use office or sale center only, an indoor outlet for the sales, service, display and storage of pre-fabricated buildings, swimming pools, mobile homes, lumber, building supplies and other similar new goods and materials.

The majority of the commercial uses shall be contained in a plaza/shopping center form, where the uses are designed, developed and managed as units. The total sewage treatment and disposal system design capacity of the site shall be less than 10,000 litres per day (average annual flow). It must be demonstrated and approved by the township of Springwater that the permitted uses shall not exceed the system design capacity. The development footprint, including all buildings and paved areas, shall not exceed 6,500.00 m². Limited outside storage is permitted, however, there shall be no visual evidence of outside storage from the perimeter of the property. Outside sales and display shall be prohibited.

- 11.4.10 CG-10, Lot 12, Concession IV, (Vespra)
26 Spence Avenue, Roll No. 43 41 010 003 079 20 0000
Zoning By-law Amendment No. 98-049 - Chlon

In addition to the permitted uses of this section a single detached dwelling in accordance with the provisions of Section 3.11 is permitted.

- 11.4.11 CG-11, Lot 18, Concession V, (Vespra)
668 Bayfield Street North, Part of Roll No. 43 41 010 004 071 04 0000
Exception in Vespra Zoning By-law No. 83-15

In addition to the permitted uses of this section a miniature golf course is permitted.

- 11.4.12 CG-12, Lot 55, Concession I, (Medonte)
4562 Penetanguishene Road, Roll No. 43 41 020 081 054 00 0000
McEwen

In addition to the permitted uses of this section a metal working and welding shop is permitted.

- 11.4.13 CG-13, Lot 55, Concession I, Part Block A and E. Part Lot A, Plan 261A (Medonte)
4572 Penetanguishene Road, Roll No. 43 41 020 081 058 00 0000
Zoning By-law Amendment No. 95-045 - Nelson

A lot frontage (minimum) of 27.0 m and a lot area (minimum) of 1600.0 m² shall be required. In regard to minimum yards, a front yard depth (minimum) of 3.0 m, an exterior side yard depth (minimum) of 2.0 m, an interior side yard width (minimum) abutting a residential use of 3.0 m, and a rear yard depth (minimum) of 7.5 m shall be required. A minimum of 16 parking spaces shall be required and may be located 0.0 m from a residential use and 1.0 m from the street line. The minimum size of a loading space shall be 6.0 m long and 5.8 m wide. A planting strip along the interior side yard is not required.

- 11.4.14 CG-14, Lot 6, Concession IV, (Flos)
 1010 Flos Road Four West, Roll No. 43 41 030 003 132 00 0000
Exception in P88-05 - Loverock - Fergusonvale Pottery

The only commercial uses permitted within this zone shall be a pottery/craft/artist studio and related retail sales uses and activities. In addition a single detached dwelling, in accordance with the provisions and regulations of the Residential (R1) Zone, may be permitted.

- 11.4.15 CG-15, Lot 6, Concession VIII, (Elmvale),
 12 Stone Street, Roll No. 43 41 040 001 130 01 0000
Elmvale Consolidation By-law No. 93-47 - Medical Centre

The uses permitted within this zone shall be limited to a maximum of 2 apartment dwelling units; business, professional and/or medical offices, a convenience store and/or public use. For the purpose of this By-law a convenience store means an establishment where food, tobacco, drugs, periodicals or similar items of household necessity are kept for retail sale to residents of the immediate neighbourhood. The lot area (minimum) shall be the sum of the areas required for each use on the lot as follows; bachelor dwelling unit, 69.0 m², other dwelling unit, 69.0 m² plus an additional 34.5 m² for each bedroom; non residential uses, 560 m². Lot frontage (minimum), 20.0 m. Front yard depth (minimum), 6.0 m. Interior side yard width (minimum), 0.0 m. Rear yard depth (minimum), 7.5 m. Landscaped open space (minimum), 10 %. Lot coverage (maximum), 34%. Parking space area (minimum) 16.75 m². Minimum number of parking spaces required for medical and/or professional offices and two apartment dwelling units shall be 14 and for other uses in accordance with the General Provisions of this By-law. Parking shall be permitted in all yards and may abut a street line.

- 11.4.16 CG-16, Lots 20 to 24 inclusive, Plan 397 (Elmvale)
 14 Yonge Street North, Roll No. 43 41 040 001 432 00 0000
 12 Peter Street, Roll No. 43 41 040 001 435 00 0000
Zoning By-law Amendment No. 2001-078 - Elmvale IGA Renovation & Expansion

The following provisions shall apply:

Front Yard Depth (minimum)	3 metres
Rear Yard Depth (minimum)	45 metres
Exterior Side Yard Width (minimum)	
George Street	4 metres
Peter Street	3 metres
Building Gross Floor Area (maximum)	1685 square metres
Building Height (maximum)	8 metres
Number of Parking Spaces (minimum)	75
Loading Spaces (minimum/maximum)	1 / 3

Loading spaces may extend into the exterior side yard abutting George Street provided that no loading space shall be within 10 metres of the lot line abutting George Street

Parking spaces within the side yards abutting Peter and George Streets may extend up to and beyond the lot lines to a maximum of 4.5 metres into the road allowance on Peter Street and 0.5 metres into the road allowance on George Street, provided there is a minimum setback of 5 metres from Yonge Street in both cases.

Parking spaces within that portion of the rear yard abutting George Street may extend up to and beyond the lot line to a maximum of 4.5 metres into the road allowance, provided such spaces are located a minimum of 64 metres west of Yonge Street.

The minimum width of a parking space shall be 3 metres and the minimum area of a parking space shall be 17.4 square metres.

The minimum planting strip along a lot line which abuts a residential use shall be 3 metres and shall be used for no other purpose than a planting strip.

- 11.4.17 CG-17, Lot 5, Concession IX (Elmvale)
7 Yonge Street North, Roll No. 43 41 001 347 00 0000
Elmvale Consolidation By-law No. 93-47 - Langman Auto

In addition to the permitted uses of this section an automatic and/or coin operated car wash is permitted.

- 11.4.18 CG-18, Lot 6, Concession VIII and Lot 5, Concession VIII (Elmvale)
1 Yonge Street South, Roll No. 43 41 040 001 001 00 0000 - Mac=s Milk / Cango
6 Yonge Street South, Roll No. 43 41 040 001 100 00 0000 - Petro Canada
Elmvale Consolidation By-law No. 93-47

In addition to the permitted uses of this section a motor vehicle service station or gas bar shall be permitted.

- 11.4.19 CG-19, Lot 6, Concession IX (Elmvale)
Part Lot 34 and Part Lot 35, Plan 397, being part 1 on RP 51R-20608
54 Queen Street West, Roll No. 43 41 040 001 447 00 0000
Zoning By-law Amendment No. 97-067 - Elmvale Country Treasures

A rear yard depth (minimum) of 1.21 m shall be required.

- 11.4.20 CG-20, Lot 6, Concession VIII (Elmvale), Lot D, Plan 450
16 Yonge Street South, Roll No. 43 41 040 001 137 00 0000
Zoning By-law Amendment No. 97-003 - Robbins

The permitted uses allowed within this zone shall be limited to an antique store, professional offices, a single detached dwelling and a converted single detached dwelling with a maximum of two apartment units. The interior side yard width, south side, shall be 1.2 m. One loading space is required which shall be set back 4.0 m from the front lot line. A 1.0 m planting strip shall be maintained along the northern lot line only. No outside storage or outdoor sale of goods, materials or articles associated with the commercial use of the property is permitted in any yard.

- 11.4.21 CG-21, Lot 7, Concession VIII (Flos)
175 Queen Street West, 43 41 030 006 072 00 0000
Hold Zoning By-law Amendment No. 97-003 - Gallo

The permitted uses are restricted to an antique store, bank, trust company or financial office, business or professional office, convenience store, custom workshop, department store, fruit and vegetable market, outside display and sale of goods, personal service shop, restaurant, retail warehouse, shopping centre, supermarket and video rental shop.

For the purpose of this section, only one (1) restaurant, having a maximum gross floor area of 370 m² is permitted. Furthermore the gross floor area occupied by all of the uses permitted herein, other than a restaurant, shall not exceed 4,645 m². Also, the following definitions shall apply:

- i) **Convenience Store**
Means an establishment in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and to complement such items, may include the limited sale of magazines, books, housewares, toiletries, stationary and tobacco products.
- ii) **Department Store**
Means a store organized into a number of individual departments in which various commodities are kept for retail sale in separate parts of the store.
- iii) **Personal Service Shop**
Means an establishment wherein a personal service is performed. This definition may include a barbershop, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use, but does not include a beauty salon.
- iv) **Retail Warehouse**
Means a building or structure or part thereof where commodities are stored and sold and includes home furnishings and garden furniture, decorating supplies, catalogue sales, sporting goods and home improvement products such as appliances, electrical fixtures, carpets, floor coverings, building supplies and plumbing supplies.
- v) **Shopping Centre**
Means a building containing two or more of the uses permitted herein.
- vi) **Supermarket**
Means a building or part of a building wherein food or other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and may include facilities for parcel pickup.
- vii) **Video Rental Shop**
Means a business in which the sale and/or rental of videos and/or video cassette recorders and related accessories occurs.

11.4.22 CG-22, Lot 56, Concession I, (Medonte)
4582 Penetanguishene Road, Roll No. 43 41 020 081 059 00 0000
Hallyburton Garage

On lands zoned General Commercial Exception Holdings [CG-22(H)] a motor vehicles sales outlet including outside sale and display of motor vehicles and a motor vehicle body shop are permitted in addition to the uses permitted under Section 11.2.2. A lot frontage (minimum) of 31 m and a lot area (minimum) of 1030 sq. m. shall be required. In regard to minimum yards, a front yard depth (minimum) of .73 m and an exterior side yard width (minimum) of 1.9 m shall be required. The maximum ground floor area shall be 210 sq. m. and the maximum commercial gross floor area shall be 273 sq. m. No accessory buildings are permitted. No planting strip shall be required along the westerly (rear) and northerly lot lines were a tight board fence with a minimum height of 1.8 m has been erected and maintained.

The outside display and sales area and the required loading and parking spaces may be located in the interior side and rear yards up to the interior side and rear lot lines abutting a Residential Zone. The lands between the building and Mill Street and between the building and Highway 93 shall be maintained as landscaped open space except where interrupted by driveways and access ramps, and a landscaped planting strip 1.5 m wide shall be provided between Highway 93 and the motor vehicle display and sales area, including a post and chain barrier along the frontage of the display and sales area. These areas shall constitute the required landscaped open space. A minimum of 4 parking spaces and one loading space shall be required. The driveway access from Highway 93 may be located a minimum of 11.5 m from the intersection of the street lines of Mill Street and Highway 93.

The Holding Zone shall be removed from lands zoned General Commercial Exception Holdings [CG-22(H)] upon the replacement of a motor vehicle sales outlet use including outside sale and display of motor vehicles or a motor vehicle body shop use with a use permitted under Section 11.2.2.

- 11.4.23 CG-23, Lot 55, Concession I, (Medonte)
4570 Penetanguishene Road, Roll No. 43 41 020 081 057 00 0000
Dean

The permitted uses within this zone shall be limited to a clinic used by only one medical or dental practitioner at a time, a retail store and a maximum of two dwelling units. A lot frontage (minimum) of 20 m and a lot area (minimum) of 1010 sq. m. shall be required. In regard to minimum yards, a front yard depth (minimum) of 1.4 m, an interior side yard width (minimum) of 0 m and 7 m shall be required. The maximum commercial gross floor area shall be 210 sq. m. A minimum of twelve (12) parking spaces shall be required and no loading space is required. The required parking spaces may be located abutting a street line and within the required planting strip abutting a Residential Zone.

- 11.4.24 CG-24, Lot 13, Concession IV, (Vespra)
1253 Bayfield Street North, Roll No. 43 41 010 003 184 00 0000

The exterior side yard width (minimum) for an accessory residential garage shall be 4.3 m.

- 11.4.25 CG-25, Lots 5 and 6, Concession 8, (Elmvale)
18 Patterson Street, Roll No. 43 41 040 001 009 00 0000
14 Yonge Street South, Roll No. 43 41 040 001 137 01 0000
18 Yonge Street South, Roll No. 43 41 040 001 139 00 0000
19 Yonge Street South, Roll No. 43 41 040 001 006 00 0000
20 Yonge Street South, Roll No. 43 41 040 001 138 00 0000
Formerly CR Zone

Permitted uses are limited to an existing apartment building, single detached dwelling and a converted single detached dwelling with a maximum of two apartment units. Non-residential uses include physicians, dentists, chiropractors, osteopaths, optometrists, lawyers, planners, engineers, land surveyors, architects and accountants. A lot area (minimum) of 557 m²., a lot frontage (minimum) of 18.0 m, a front yard depth (minimum) of 6.0 m, a rear yard depth (minimum) of 7.5 m, an interior side yard width (minimum) of 3.0 m, and an exterior side yard width (minimum) of 6.0 m shall be required. A landscaped open space (minimum) of 30% shall be required. The lot coverage (maximum) shall be 30%. Single detached dwelling units per lot (maximum) shall be 1. Accessory uses, parking, etc. in accordance with the provisions of Section 3 hereof.

- 11.4.26 CG-26, Lots 45 & 46 and Part of Thomas Street, Plan 317
141 Queen Street West, Roll No. 43 41 040 001 217 00 0000

The provisions of Section 12.3.2 shall apply.

- 11.4.27 CG-27, North Part Lot 6, Concession 9
100 Yonge Street North, Roll No. 43 41 030 006 101 04 (Hap Amp)

A contractor's yard is a permitted use. The Hold provisions will be lifted once the owner has entered into a Site Plan Agreement with the Township.

- 11.4.28 CG-28, Part of Lot 14, Concession IV, (Vespra)
1065 Bayfield Street North & 3 Glen Echo Drive, Property Roll Nos. 43 41 010 003 204 00 0000 & 43 41 010 003 205 00 0000
Zoning By-law Amendment No. 2002-113 - Wizard Holdings/Kempfenfelt Windows

The minimum exterior side yard setback for a commercial loading space shall be 9 metres.

- 11.4.29 CG-29, Part Lot 6, Concession 9, (Vespra)
1663 George Johnston Road, Property Roll No. 4341 010 005 075 00 0000
Zoning By-law Amendment No. 5000-044 - Minesing Firehall ZBA

A business/professional office with accessory retail use and a custom workshop is permitted.

- 11.4.30 CG-30, Part Lot 13, Concession 4 (Vespra)
14 Finlay Mill Road, Property Roll No. 4341 010 003 17100 0000
Midhurst Firehall ZBA No. 5000-047

The commercial uses permitted within this zone shall be limited to a specialty retail store, a business/professional office and a custom workshop. A specialty retail store shall mean a retail store as defined, except that a convenience retail outlet, being a store that offers for sale such convenience items as milk, bread, packaged confectionary items and general grocery products shall not be permitted.

11.4.31

- 11.4.32 CG-32, Block 51, 51M-884, Vespra
Roll No. 4341 010 004 06752 0000
ZBA No. 5000-103, Gabor Medical Clinic

Permitted uses include professional offices, day nursery, artist studio and an upper storey apartment accessed via an easement over Township-owned land due to lack of frontage on Carson Road. A minimum setback of 14 metres from Highway 26 is required.

