

**SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES****ZONING BY-LAW****11.2 TRANSIT ORIENTED CORRIDOR LOCAL COMMERCIAL (TOC2) ZONE**

**Explanatory Note:** The TOC2 Zone is located along collector and arterial roads which function as higher order transit corridors. The intent of the TOC2 Zone is to maintain areas of the corridor for uses that provide the daily and weekly services required for the local residents and surrounding community. The TOC2 Zone permits a mix of commercial and residential uses, however the priority of these areas is to maintain and provide service commercial and retail uses to meet the needs of the local community.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Local Commercial (TOC2) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**11.2.1 PERMITTED USES**

Artist Studio  
 Catering Service  
 Commercial School  
 Communications Establishment  
 Craftsperson Shop  
 Day Nursery  
 Dwelling Unit, Mixed Use (By-law No. 21-189, October 13, 2021)  
 Financial Establishment  
 Laboratory  
 Medical Clinic  
 Office  
 Performing Arts Theatre  
 Personal Service (By-law No. 24-137, July 12, 2024)  
 Repair Service  
 Restaurant  
 Retail  
 Retirement Home  
 Tradesperson's Shop  
 Transportation Depot  
 Urban Farmer's Market  
 Veterinary Service

**11.2.1.1 RESTRICTED USES**

In addition to Subsection 11.2.1, the following use shall be permitted in accordance with the following restrictions:

- i) Uses Permitted Above the Ground Floor:

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1. Notwithstanding Subsection 11.2.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor.

(By-law No. 21-189, October 13, 2021)

**11.2.2 PROHIBITED USES**

- i) Notwithstanding Section 11.2.1 above, the following uses are prohibited, even as an accessory use:

Commercial Driving School  
 Drive-Through Facility  
 Duplex Dwelling  
 Motor Vehicle Dealership  
 Motor Vehicle Gas Bar  
 Motor Vehicle Rental Establishment  
 Motor Vehicle Service Station  
 Motor Vehicle Washing Establishment  
 Semi-Detached Dwelling  
 Single Detached Dwelling  
 Street Townhouse

- ii) Notwithstanding Section 11.2.1 above, the following uses are prohibited, except if considered an accessory use to another permitted use:

Garden Centre

**11.2.3 REGULATIONS**

- a) Minimum Building Setback from a Street Line 1.5 metres;

- b) Minimum Rear Yard i) 7.5 metres;

- ii) Notwithstanding Section 11.2.3 b) i), in the case of a corner lot where a rear lot line is abutting a street line, the requirements of Section 11.2.3 a) shall apply.

(By-law No. 24-137, July 12, 2024)

- c) Minimum Interior Side Yard i) 1.5 metres; and,

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- ii) 3.0 metres abutting a Single Detached Dwelling, Semi-Detached Dwelling, and Street Townhouse.  
(By-law No. 19-062, March 27 2019)
- d) Maximum Height 11.0 metres;
- e) Maximum Total Gross Floor Area for an Individual Office and Medical Clinic 500.0 square metres per unit.
- f) Maximum Total Gross Floor Area for Commercial Uses per Lot 10,000.0 square metres;
- g) Screening Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
- h) Visual Barrier Requirement A visual barrier shall be required along any lot line abutting a Downtown D5 Zone, Institutional Zone or Residential Zone, in accordance with the requirements of Section 4.19 of this By-law.
- i) Outdoor Storage
  - i) No outdoor storage of goods, materials, or equipment shall be permitted.
  - ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes that are accessory to a retail use shall only be permitted in the front yard or flankage yard.
- 11.2.4 ACCESSORY BUILDINGS** In accordance with the requirements of Sections 4.8 of this By-law.
- 11.2.5 PARKING** In accordance with the requirements of Section 5 of this By-law.
- 11.2.6 URBAN FARMERS MARKET** In accordance with the requirements of Section 4.28 of this By-law.
- 11.2.7 REGULATIONS FOR**

**SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES****ZONING BY-LAW****COMMUNITY  
GARDENS AND  
URBAN FARMS AS  
ACCESSORY USES**

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| a) | Community Gardens | i) In accordance with the requirements of Section 4.27 of this By-law.<br><br>ii) In addition to i) above, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.<br>(By-law No. 24-137, July 12, 2024)   |
| b) | Urban Farm        | i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.<br><br>ii) In addition to i) above, an Urban Farm shall only be permitted in the rear yard or on the roof-top of the principal building.<br>(By-law No. 24-137, July 12, 2024) |

(By-law No. 16-265, October 12, 2016)  
 (By-law No. 18-032, February 14, 2018)  
 (By-law No. 18-219, August 17, 2018)