



Changes to General Commercial (C2) zone

Public Meeting Presentation
November 26th, 2025



Purpose of Amendment

- September 3 Council considered [PL2025-070 - C2 Zone - Dwelling Units above Commercial DT](#)
- Allow rental residential units in existing floor space downtown and rural areas zoned C2 above main floor retail, office, convenience and other non-residential uses
- Remove **1 unit limit** on upper floors & **unit minimum floor space** for both municipal and private service locations
- Require **no new parking for converting existing upper floor** space to apartments **on municipal water and sewer**
- Require **1 space/unit to convert existing upper floor** space to apartments **on private well & septic**
- **Encourage additions to upper floors** containing apartments to the same existing building setback distances
- Require **lower parking rate** for apartments in new floor space

General Commercial 2 Zone (C2)

- Section 5.2.2 of the 2022 Official Plan permits range of commercial uses, all forms of housing, medium & high density encouraged
- Reconditioning existing buildings to accommodate commercial ventures is strongly encouraged
- Encourages infill & intensification to achieve continuous building effect along main street; Allows reduced parking standards



General Commercial 2 Zone (C2)



Section 16: General Commercial Zone (C2)

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

16.2 Permitted Uses

- (a) Business Office or Professional Office
- (b) Bus Depot
- (c) Clinic
- (d) Convenience Store
- (e) Day Care Centre
- (f) Dry Cleaning Establishment
- (g) Eating Establishment
- (h) Financial Institution/Bank
- (i) Funeral Home
- (j) Hotel
- (k) Laundry Establishment
- (l) Motor Vehicle Repair Shop
- (m) Motor Vehicle Sales Establishment
- (n) Parking Lot
- (o) Personal Service Shop
- (p) Place of Entertainment
- (q) Private or Commercial Club
- (r) Public Garage
- (s) Retail Store
- (t) Service Shop
- (u) Studio
- (v) Tavern
- (w) A dwelling unit above the first storey of the main building or at the rear of the main building, containing any of the permitted uses.
- (x) Uses, buildings or structures accessory to any permitted use in Clauses (a) to (v), excluding open storage as an accessory use.

General Commercial 2 Zone (C2)

Site and Building Regulations for Water & Sewer & Private Well Septic

- Even Downtown has 7.5m front & rear yard and 3m side yards
- Required Parking Apartment 1.25/unit & 1 visitor/2 units
- Four-unit building requires 8 parking spaces

16.4 Off Street Parking

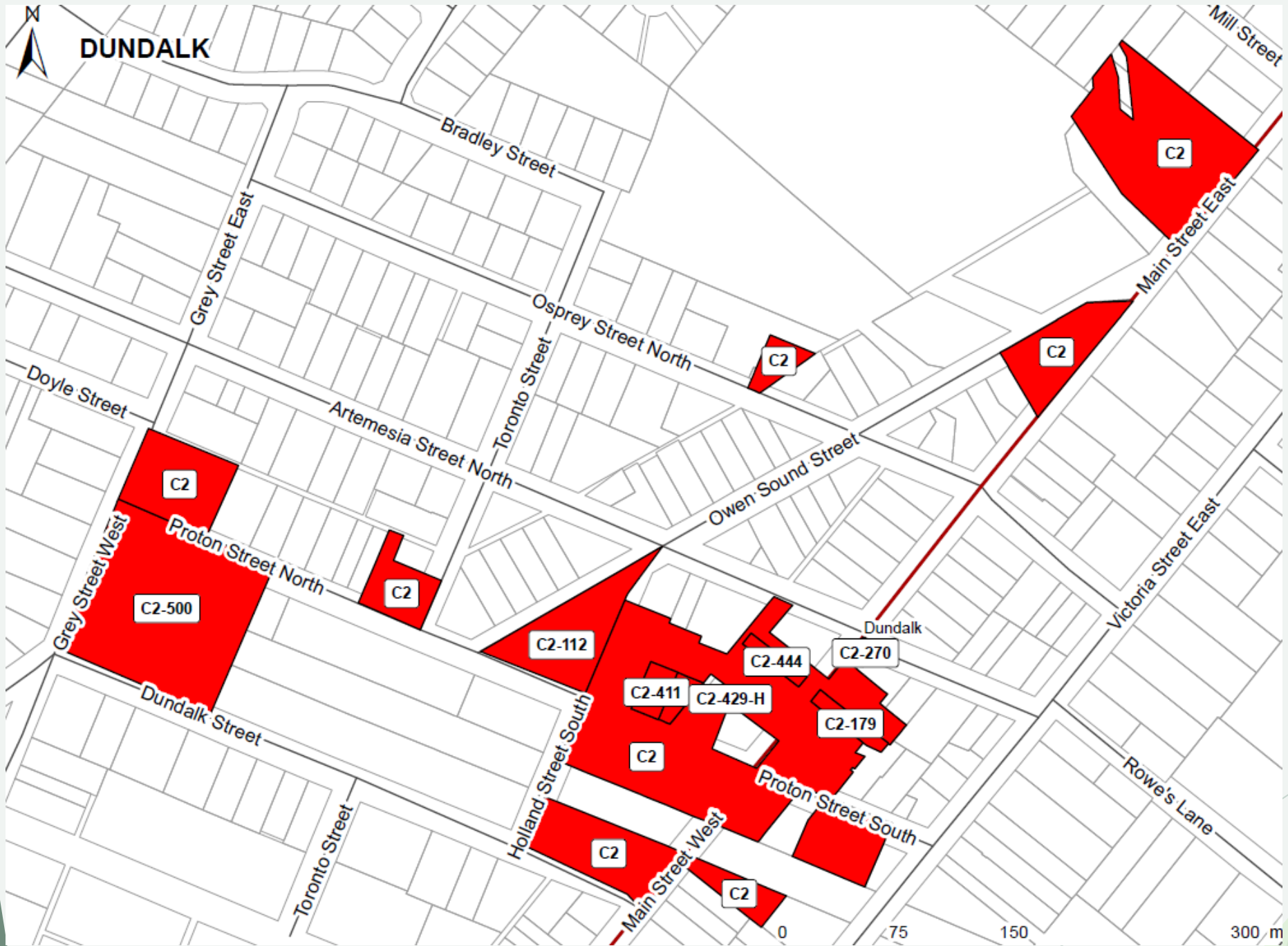
The provisions of Section 5.7 shall apply.

16.5 Regulations for Dwelling Units Permitted in Clause (w) of Subsection 16.2

- (a) Maximum Number per Lot One
- (b) Minimum Floor Area:

<u>Type of Dwelling Unit</u>	<u>Minimum Floor Area</u>
Bachelor	46 m ² (495 ft ²)
1 Bedroom	55 m ² (592 ft ²)
2 or more Bedrooms	70 m ² (753 ft ²)

In addition to the minimum number of parking spaces required for the principal use of the lot, a minimum of one parking space per dwelling unit shall be provided on the same lot.



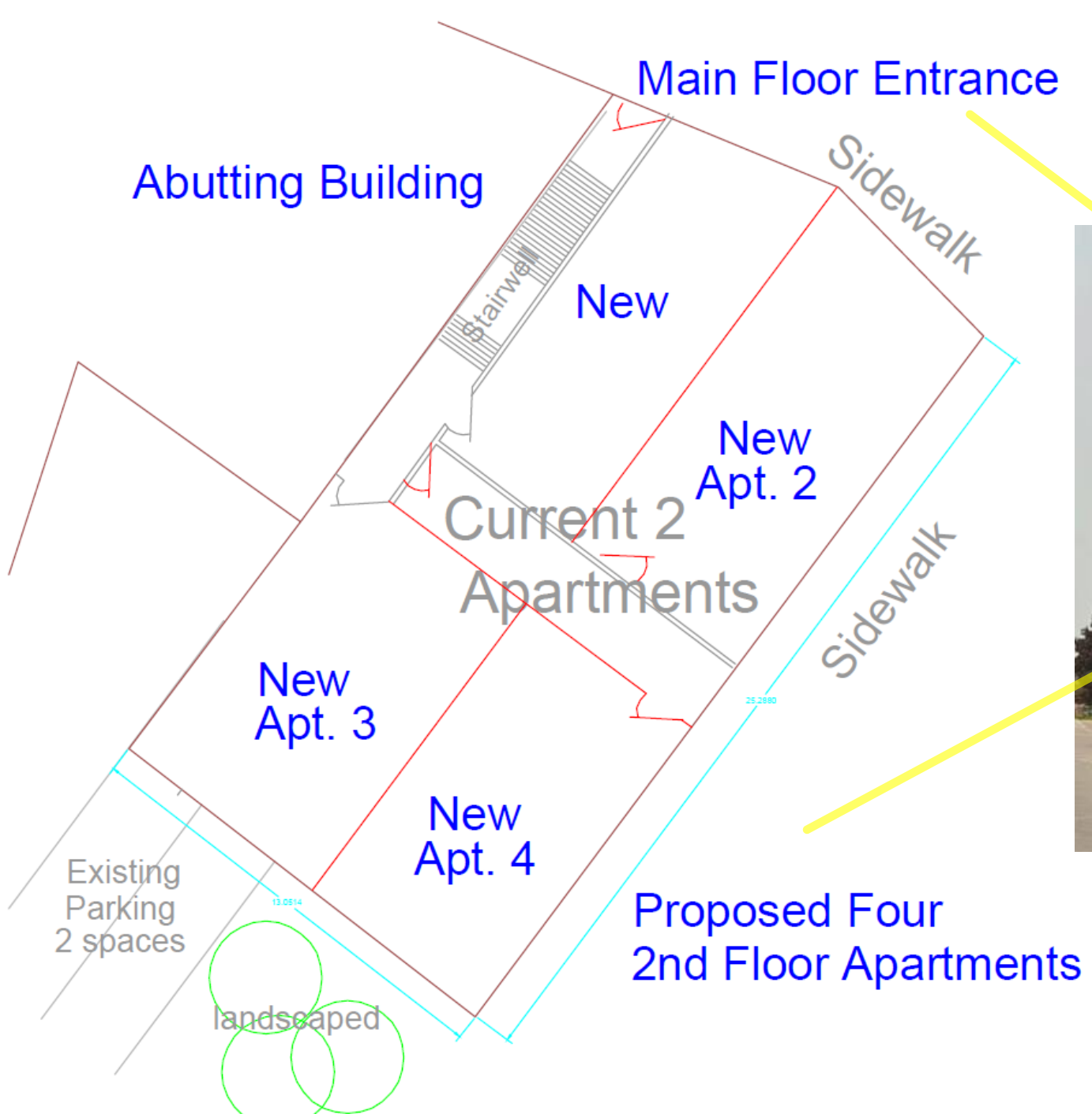
General Commercial 2 Zone (C2)



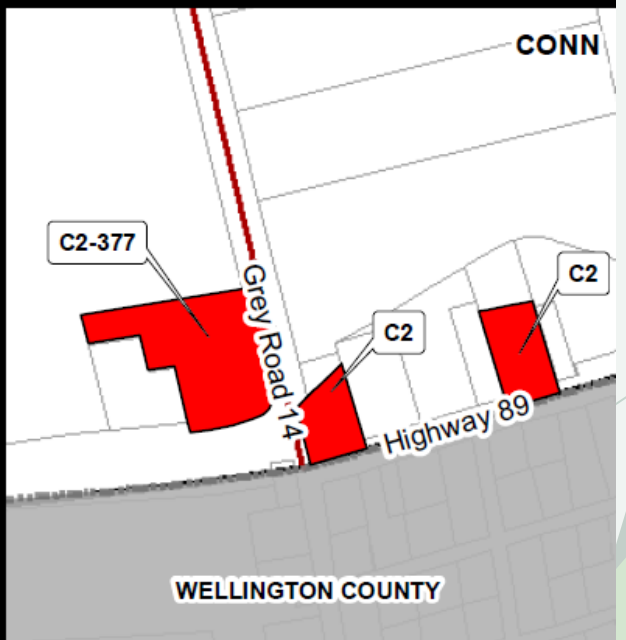
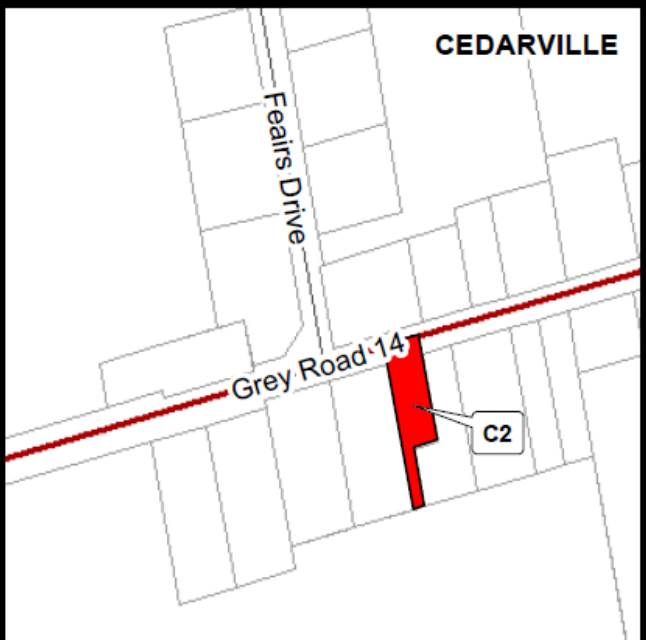
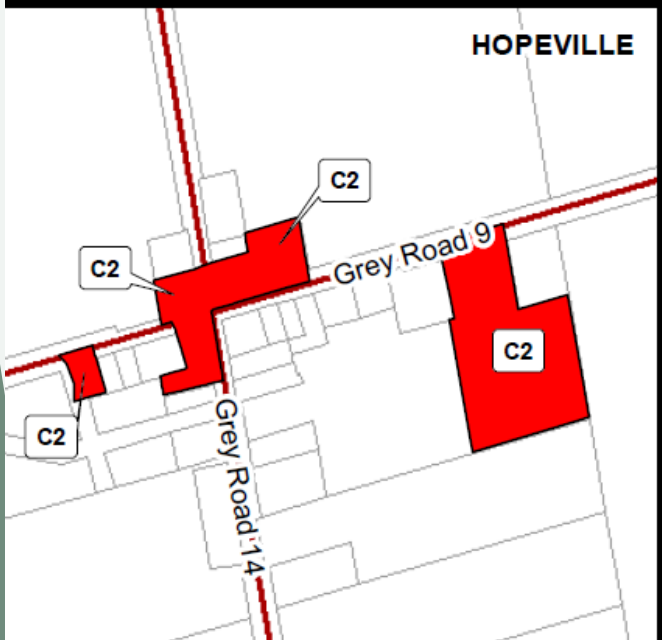
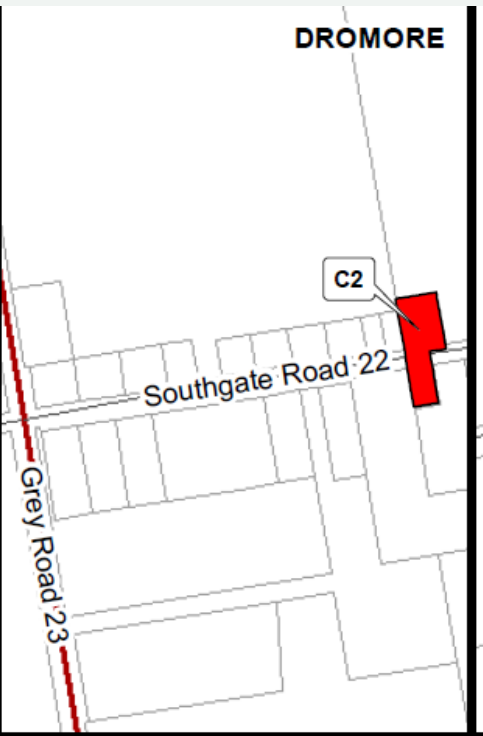
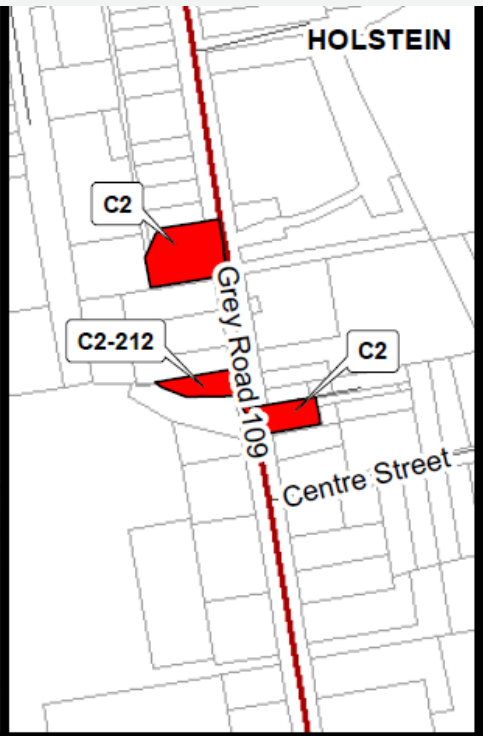
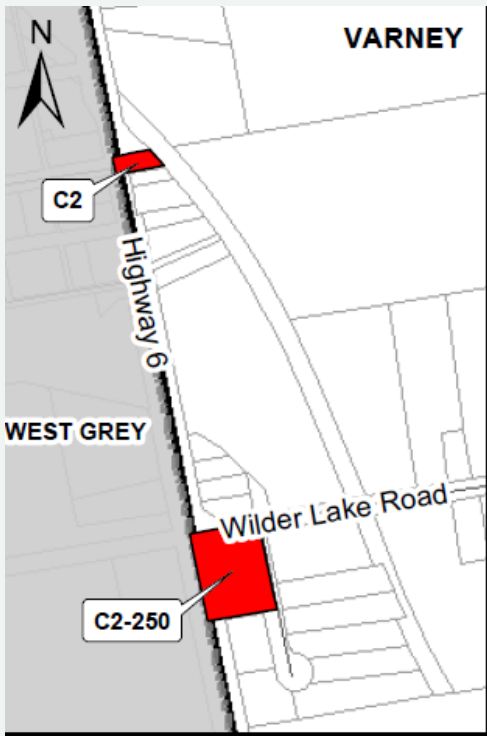
Next slide is:

Concept only to convert existing upper floor space from 1 to 4 units on municipal water & sewer

- Current zoning allows 1 dwelling unit on upper floor, requires minimum unit floor areas & 6 new parking spaces on the same lot
- Building addition cannot meet
- Planning Act application needed to convert existing floor space or to add upper floor space



- Number of units regulated by Building Code provisions related to life safety and floor space
- Any addition can be made on upper floors to existing building setbacks; no new parking to convert existing space



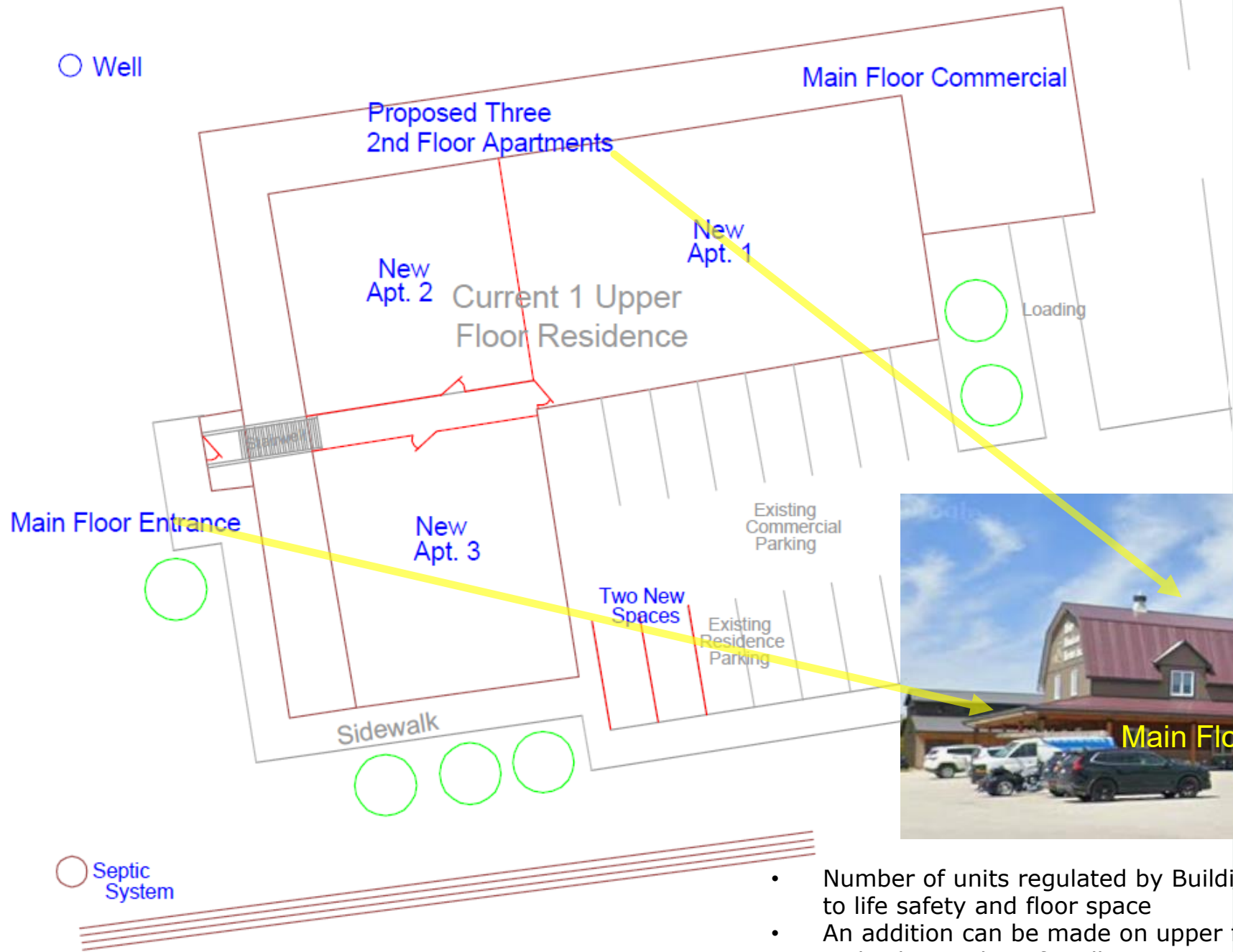
General Commercial 2 Zone (C2)



Next slide is:

Concept only to convert 2nd story of an existing C2 building to 3 units on private well & septic

- Current zoning allows 1 dwelling unit on upper floor, requires minimum unit floor areas & 5 new parking spaces on the same lot
- Planning Act application needed before existing floor space can be converted



- Number of units regulated by Building Code provisions related to life safety and floor space
- An addition can be made on upper floors to existing building setbacks; parking for all new apartments 1/unit

General Commercial 2 Zone (C2)

- Public Planning Committee Feedback
- Revise update Proposed Regulations
- Proposed By-law Amendment
- Council Direction



- Concept Apartment Only



Thank you &
Questions ?



Township of
Southgate