

SECTION 19: SHOPPING CENTRE COMMERCIAL SC ZONE**19.1 Permitted Uses**

The following uses are permitted in the Shopping Centre Commercial SC Zone:

- (1) amusement machine, subject to Section 6.11;
- (2) assembly hall;
- (3) financial institution;
- (4) office;
- (5) bake shop;
- (6) cinema/theatre;
- (7) clinic;
- (8) convenience store;
- (9) dance, health or fitness club or studio;
- (10) department store;
- (11) laundromat;
- (12) garden centre;
- (13) gasoline bar and/or automobile service station;
- (14) food store;
- (15) printing and/or publishing establishment;
- (16) recreational and entertainment facilities;
- (17) restaurant;
- (18) retail establishment;
- (19) service shop, merchandise;
- (20) service shop, personal;
- (21) veterinary hospital;

19.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Shopping Centre Commercial Zone except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (hectares) 1.5
- (b) Minimum Lot Frontage (metres) 50
- (c) Front Yard Setback (metres) 10.5
- (d) Rear Yard Setback (metres) 7.5
- (e) Interior Side Yard Setback (metres) 7.5
- (f) Exterior Side Yard Setback (metres) 10.5
- (g) Maximum Lot Coverage (percent of area) 30
- (h) Maximum Building Height (metres) 11
- (i) Minimum Landscaped Open Area - 10 percent of lot area to include buffering along any lot line abutting a Residential Zone;
- (j) Open Storage not permitted.

19.3 Provisions for Automobile Washing Establishments in a SC Zone

In a SC Zone, automobile washing establishments shall provide and maintain on the site a waiting lane, marked with painted lines, capable of accommodating at least four (4) cars per bay in which cars can wait if the washing bays are occupied.

19.4 Provisions for Loading Spaces in a SC Zone

Where required in accordance with Section 6.14, loading spaces shall not be permitted within a front yard or an exterior side yard.

19.5 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

SC-1 Pine Street Plaza

Notwithstanding the provisions of the Shopping Centre Commercial SC Zone, in addition to those uses of the SC Zone, the lands indicated as SC-1 on Schedule A7 may be used for a billiard hall containing not more than 10 billiard tables.

SC(H)-2 Port Robinson Estates Subdivision (By-law 145-2016 and 49-2018)

The lands identified as SC(H)-2 on Schedule A3 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters have been resolved to the satisfaction of the City of Thorold confirmation has been received from the Ministry of Tourism, Culture and Sport, through the Regional Planning and Development Department, that all archaeological resource concerns have met licensing and resource conservation requirements.

The following special provisions shall apply:

In addition to the permitted uses in the Shopping Centre Commercial SC Zone, the following uses shall be permitted on those lands indicated as SC(H)-2 on Schedule A3:

- 1) Automobile Washing Establishment
- 2) Restaurant, Drive-Through
- 3) Dwelling units in accordance with the provisions under Section 18.3

In addition to the zone provisions of the Shopping Centre Commercial SC Zone the following additional zone provisions shall apply to those lands indicated as SC(H)-2 on Schedule A3:

- a) Minimum MTO setback (metres) 14.0
- b) Minimum Width of Planting Strip (metres) 1.5
(Required in addition to the landscape open space requirement and shall be provided and maintained adjacent to every lot line)
- c) Minimum Lot Area (hectares) 0.667

Provisions for Restaurant Drive-Through within the SC-2 Zone

A restaurant drive-through shall not be located between the exterior of the building and a public road and shall be located no closer than 7.5 metres to a Residential zone.

A restaurant drive-through must provide lane parking to permit queuing for a minimum of ten (10) vehicles.

Provisions for Bicycle Parking Spaces within the SC-2 Zone

Bicycle Parking shall be provided and maintained in accordance with the following provisions:

Office	2 spaces plus 0.25 spaces per 1000 m ² GFA
Service Commercial/Retail	2 spaces plus 1 space per 1000 m ² GFA
Restaurant	2 spaces plus 1 space per 1000 m ² GFA
Convenience Store	2 spaces plus 1 space per 1000 m ² GFA

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