



**urban
Metrics**

1544 AND 1546 FOUR MILE CREEK ROAD

Commercial/Retail Market Study

Niagara-on-the-Lake, Ontario

Prepared for: **On the Lake Developments**

April 8, 2025



This document is available in alternative formats upon request by contacting:
info@urbanMetrics.ca
416-351-8585 (1-800-505-8755)



urbanMetrics inc.
15 Toronto St, Suite 602
Toronto ON M5C 2E3
Tel: 416-351-8585
urbanMetrics.ca

April 8, 2025

Mr. Stephen Aghaei
On The Lake Development Inc.
976 Four Mile Creek Road
Niagara-on-the-Lake, Ontario
LOS 1J0

Dear Mr. Aghaei

RE: 1544 and 1546 Four Mile Creek Road – Commercial/Retail Market Study
(Niagara-on-the-Lake, Ontario)

urbanMetrics inc. is pleased to submit this study to review the market and impact of commercial uses on the above property.

It is important to note that the commercial building being proposed on your property would be permitted through the current zoning on the site. The need for the zoning by-law amendment is to remove the Holding provision, as required under Zoning by-law 4316-09, section 10.7.4.

The need for a commercial market study was identified by the Town through the pre-consultation meeting minutes as a requirement for a complete application.

In our opinion, the predominant commercial function of the site would be preserved and even enhanced by the proposed development.

It was our pleasure to conduct this study on your behalf.

Respectfully submitted,

A handwritten signature in black ink that reads "Rowan Faludi". The signature is written in a cursive, flowing style.

Rowan Faludi, MCIP, RPP, PLE, CMC
Partner
urbanMetrics Inc.

Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction | 1 |
| 1.1 | Study Purpose | 1 |
| 1.2 | Description of the Proposed Development..... | 2 |
| 1.3 | Site and Access Characteristics | 3 |
| 1.4 | Assessment of Planned Function within Virgil..... | 5 |
| 2.0 | Town of Niagara on The Lake Planning Policies..... | 6 |
| | Official Plan Policies..... | 6 |
| | Zoning..... | 8 |
| | Requirements for Market Studies | 10 |
| | Impact of the Residential Component on the Market for Commercial Space on the Site | 10 |
| 3.0 | Retail Gap Assessment | 11 |
| | Market Growth..... | 13 |
| | Commercial Opportunities | 14 |
| 4.0 | Conclusion | 15 |
| | Appendix A..... | 17 |

Figures

Figure 1-1: Development Concept.....3

Figure 1-2: Map of Subject Site4

Figure 3-1: Commercial Inventory in Virgil by Retail Category12

1.0 Introduction

1.1 Study Purpose

This retail market study was prepared following a pre-consultation meeting with planning staff from Niagara-on-the-Lake. Staff appeared concerned that the residential component was much larger than the commercial component. At the time they were responding to a previous and larger proposal. In the current concept, the residential and commercial components are about equal in size. Town staff were also concerned with regards to the fact that the residential building was free-standing and not part of the commercial component.

As discussed later in the report, the commercial component on its own would be permitted by the policies of the Official Plan and Zoning By-law. This was confirmed by John Federici, Senior Planner for Niagara on the Lake, who indicated that: “Commercial uses are permitted as of right, in accordance with the policies of the Town OP and Zoning By-law”¹.

Mr. Federici indicated that the requirement for a market study is based on NOTL Official Plan Policy 10.4 (12):

In considering an application to amend the Zoning By-law for new or expanded retail developments having a commercial floor area greater than 900 sq.m., the municipality shall require a market/impact study demonstrating that the proposed development is warranted, and that the planned function of the commercial structure of the Town and its communities will not be prejudiced over the lifetime of the Plan.

In an email with urbanMetrics, John Federici, Senior Planner for Niagara on the Lake also requested that:

I think it would also be helpful if the market study identified the types of retail that are in demand and that would be appropriate for the lands, considering the commercial context along Niagara Stone Road and the broader community².

For these reasons, the principal objectives of this market study are to:

¹ Email from John Federici to Rowan Faludi dated January 3, 2025.

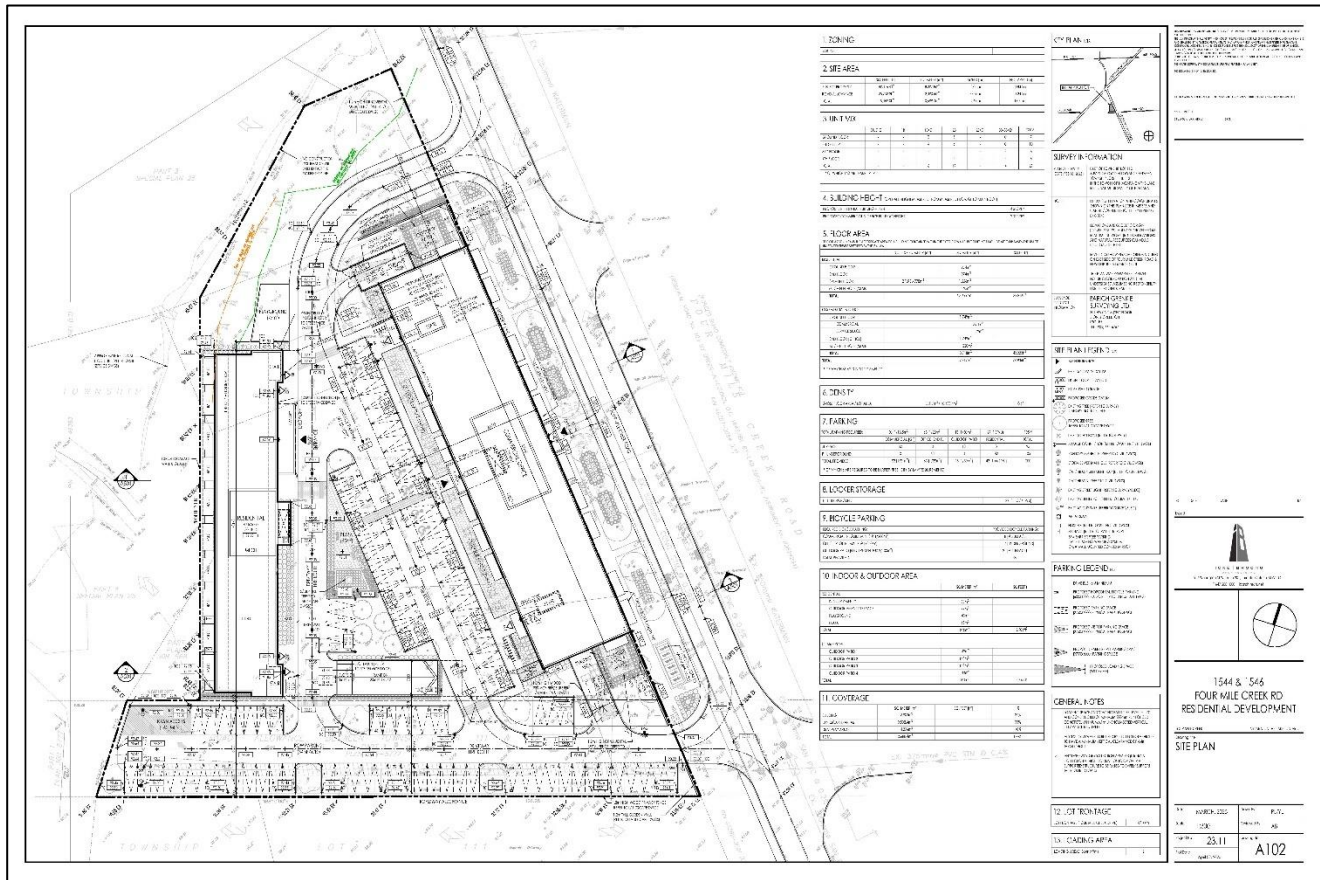
² Email from John Federici to Rowan Faludi dated January 3, 2025.

- Review the need for the retail development, recognizing that the retail use would already be permitted if it were developed without the residential component;
- Determine whether the proposed development would impact the planned function of the Town's commercial structure, also recognizing that the retail use would be permitted on the site regardless of the residential component; and,
- Identify the types of retail uses which would be in demand and appropriate for the site in the context of Niagara Stone Road and the broader community.

1.2 Description of the Proposed Development

The proposed development, illustrated in Figure 1-1, includes a four-storey apartment building located at the rear of the site, offering 29 residential units. At the front, facing Four Mile Creek Road, the commercial component of the development will feature 1,749 square metres of ground-floor retail/service space and an additional 1,749 square metres of office space on the second floor, all housed within the commercial building. To accommodate the commercial and office needs, a total of 85 surface parking spots will be provided for easy access to storefronts, 63 underground parking spaces will be designated for office use, and 10 additional spots will be reserved for outdoor patio patrons. In total, 158 parking spaces will support the commercial and office components. Some ground-floor commercial units will have inward-facing patios. The prime location of the site allows the proposed retail services to cater not only to the residential community but also to the broader Virgil and Niagara-on-the-Lake populations, as well as visitors to the region. The spacious commercial areas ensure flexibility in accommodating a wide range of retail and office tenants.

Figure 1-1: Development Concept

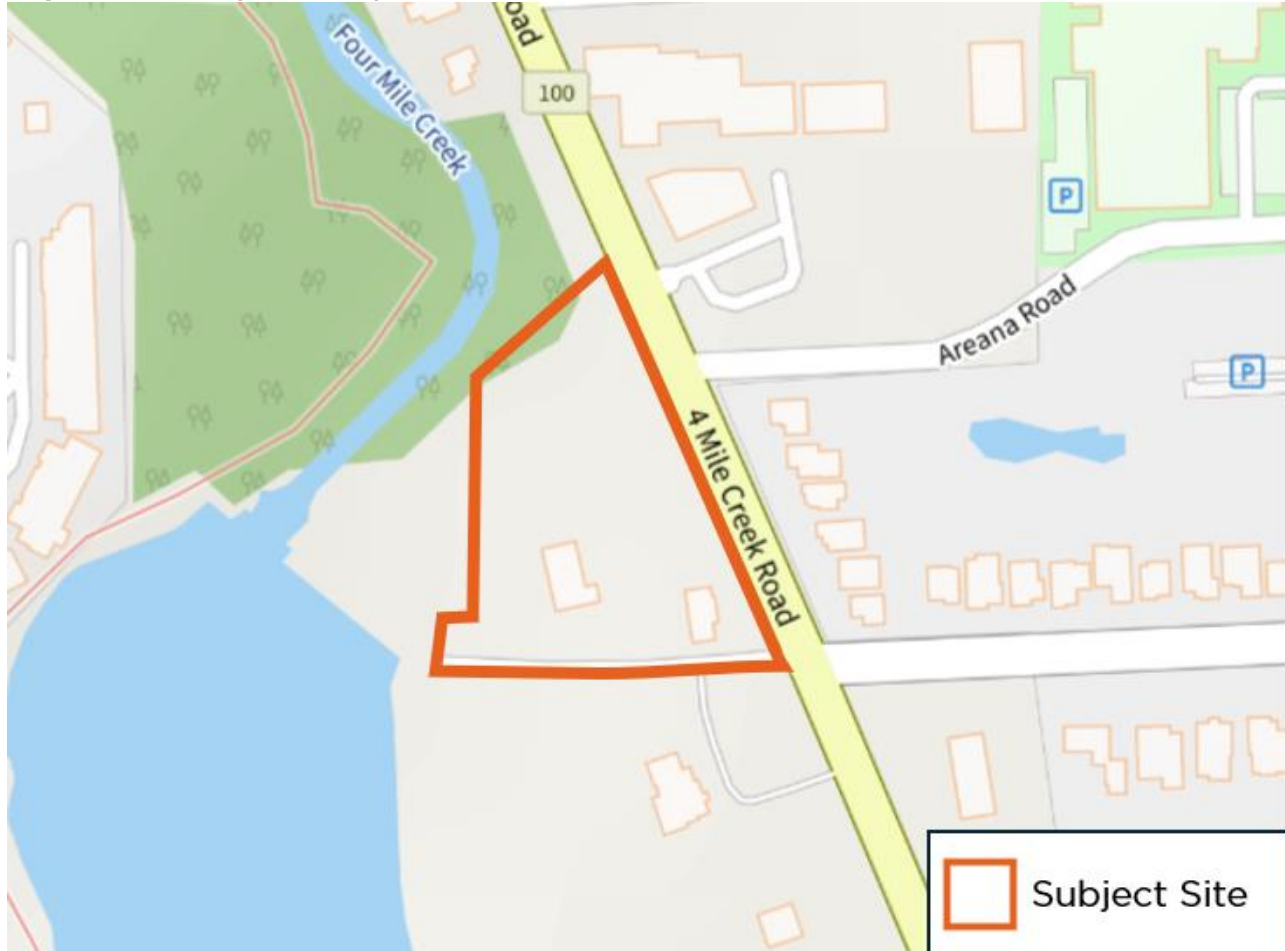


Source: ICKE BROCHU Architects Inc.

1.3 Site and Access Characteristics

The subject site, located at 1544 and 1546 Four Mile Creek Road in the community of Virgil, Niagara-on-the-Lake, is a parcel that covers 2.62 acres. It is bordered by conservation authority lands to the west and north, while Four Mile Creek Road runs along its east and northeast edges at an angle. A laneway at the southern boundary currently provides vehicle access from Four Mile Creek Road. Residential neighborhoods are situated to the south and east, while the Lower Virgil Reservoir lies to the west. Further north along Niagara Stone Road, the area includes the Niagara-on-the-Lake municipal offices, as well as various retail and service commercial establishments. The intersection with Arena Road at the site's northern end offers access to sports and recreation facilities, including an arena. Beyond this, agricultural lands extend further south and east.

Figure 1-2: Map of Subject Site



Given the strategic location of the site at the intersection of commercial, residential, and natural land uses, it presents an optimal opportunity for mixed-use development. The design of the proposed development will enhance the connectivity between the existing residential neighborhoods to the south and east with the established commercial corridor along Niagara Stone Road, while also responding to the area's evolving market needs.

Furthermore, the proximity of the site to key community assets, including the Virgil Reservoir trails and conservation area, municipal offices, retail hub, and recreational facilities, strengthens its potential to become a commercial and community focal point. The project will not only intensify development within the established community boundary but also support economic growth, enhance local amenities, and improve overall livability within Virgil.

1.4 Assessment of Planned Function within Virgil

Virgil is one of three very distinct commercial areas within Niagara-on-the-Lake. The Old Town is the historic core of the Town. While it provides for retail uses and services serving the local community, its quaint downtown, concentration of visitor accommodations and proximity to attractions, also makes it a major tourist draw and during peak tourist periods it is dominated by visitor spending. Glendale, situated on the QEW is a regional shopping destination and the site of the Outlet Collection of Niagara outlet mall.

Virgil is centrally located within the Town and is the administrative centre for the community. Retail uses in Virgil play two key functions. First providing a central shopping destination for local residents, and secondly serving local and tourist traffic travelling to and from the Old Town and the surrounding agricultural area.

Centrally located within Virgil near residential and commercial areas, the proposed development on Four Mile Creek Road near the intersection of Line 2 Road will serve as a natural extension of commercial services in the area. The site benefits the local retail market by offering convenient access to local residents to the east and south while integrating residential space on site for a balanced built form. With its façade frontage addressing Four Mile Creek Road and the parking primarily positioned within the site's interior, the project complements the existing commercial corridor to the north.

Virgil, also represents an intimate gateway to the attractions within the Town and Niagara Region, including: the many wineries, theatres, heritage attractions and outdoor recreation opportunities. A large share of visitor traffic to Niagara-on-the-Lake passes through Virgil, via Niagara Stone Road and Four Mile Creek Road. The proposed development is, therefore, strategically positioned to provide commercial services for both the community and passing visitors.

2.0 Town of Niagara on The Lake Planning Policies

Official Plan Policies

The subject site, located at 1544 and 1546 Four Mile Creek Road in Virgil, Niagara-on-the-Lake, is currently designated Service Commercial in the Niagara-on-the-Lake Official Plan, with a portion of its western edge subject to Conservation policies.

Under Policy 10.4 (1), the Commercial designation of land “shall mean that the predominant use shall be the buying and selling of goods and services”. The Official Plan also provides for residential uses on commercially designated sites. Policy 10.4 (10) indicates that

Dwelling units permitted in any commercial designation may be restricted in the implementing Zoning By-law to the second and upper floors of a building or to only a single dwelling unit so as not to detract from the prime function of the commercial designation.

Effectively, the Official Plan provides for residential uses on commercial sites, but relies on the zoning by-law to govern the form of residential dwellings so as not to detract from the prime function of the commercial designation (i.e. the buying and selling of goods and services).

The Service Commercial designation (Policy 10.3.2) provides for three types of uses:

Main Uses:

Retail commercial uses catering to travelers that rely heavily upon vehicular traffic for their business. Typical uses include automotive services, restaurants, nursery or garden centers, wholesales building supplies, etc.

Secondary Uses:

Uses permitted with a Main Use:

- accessory buildings and structures
- dwelling units

Uses Permitted Independent of a Main Use:

- Business Offices

In our opinion, the proposed development would not detract from the prime function of the commercial designation for two reasons.

First, the commercial uses would be situated on the highest visibility location on the site adjacent to Four Mile Creek Road. By contrast the residential building would be at the rear of the site without direct exposure to the main street.

Secondly, the amount of commercial space on the site is not compromised by the existence of the residential uses. At typical commercial densities assuming ground related parking the subject site could accommodate approximately 2,650 square metres of commercial space³ in a single storey building. A project of this nature would be permitted as of right on the subject site, apart from the holding provision. However, because the proponent is advancing a two-storey building with some underground parking, they are able to accommodate some 3,500 square feet of commercial space, or about 30% more than would developed in a standard commercial building format on the subject site.

For these reasons, the proposed residential building does not detract from the commercial function of the site. In fact, it enhances the commercial function by providing an on-site customer base for retail and service uses within the commercial component.

The proposed development also conforms with the goals and objectives relating to the Town's commercial structure.

Section 10.2.1 - To provide for an orderly distribution of commercial areas within the Urban Boundaries of the Town to meet the shopping and service needs of residents and tourists.

The development is ideally located near the centre of the Virgil community, within easily accessible distance to all residents and tourists in the area. The commercial component ensures an orderly distribution of shopping service needs are met within proximity to the site.

³ The site is 1.06 hectares (2.62 acres) in size. A fully developed ground floor retail commercial building with a sufficient amount of surface parking would be constructed at a coverage of approximately 25%. There is minimal variation in this ratio regardless of the municipal jurisdiction.

Section 10.2.5 - To encourage controlled and orderly growth within designated commercial areas

The development is situated within one of Virgil's designated Village Commercial zones, promoting planned and orderly growth near the heart of the community.

Section 10.2.6 - To minimize the impact of commercial development on adjacent land uses.

The commercial frontage along the main road enhances street-level interaction and maintains compatibility with neighboring properties, fostering a seamless integration into the community. The residential uses towards the rear of the property would benefit from their proximity to the reservoir and recreation trails, while at the same time being

10.2.8 - To prevent the intrusion of commercial uses into residential areas.

The proposed design ensures that both the commercial and residential uses within the site, as well as the surrounding residential areas, are complementary rather than disruptive. The gradual transition in built form and land use enhances the neighborhood's character and amenities, fostering a well-integrated and cohesive community.

10.2.9 - To promote compact forms of commercial development, and to discourage scattered forms of development.

The proposal represents the logical extension of the Virgil commercial core. The two storey commercial building promotes a more compact and sustainable urban form than would be the case with a typical one-storey plaza style development which would also be permitted on the site.

Zoning

The property is zoned Village Commercial (VC) with a Holding (H) provision, which limits its use to the existing commercial operations on-site. The removal of the Holding (H) provision is contingent upon a zoning by-law amendment (ZBA), which would allow for broader development opportunities. The holding provision, however, is not related to commercial development.⁴ Additionally, residential uses are permitted on the site in accordance with the requirements of the Residential Multiple (RM) Zone, providing further flexibility for mixed-use development.

⁴ Based on email from John Federici to Rowan Faludi dated January 3, 2025.

The Village Commercial Zone would permit most if not all of the potential tenant types that might be contemplated within the commercial building, including:

- Bank or financial institution;
- Bake shop;
- Brew your own operation;
- Business of professional office;
- Commercial recreation facility;
- Convenience store;
- Dry cleaning outlet;
- Grocery store;
- Hardware store;
- Micro-brewery;
- Medical clinic, medical office, medical practitioner (as amended by 4316J11)
- Outdoor patio restaurant;
- Personal service establishment;
- Postal outlet;
- Restaurant;
- Retail Store;
- Service Establishment;
- Tavern;
- Take-out restaurant; and,
- Veterinary office.

The full list of permitted uses is provided in Appendix A to this report.

In addition to these commercial uses, residential uses are also permitted in accordance with Section 6.48 of the zoning by-law. This section provides for residential uses in a non-residential building. The proposed development, however, would include separate structures for the commercial and residential buildings.

Based on Policy 10.4 (10) of the Official Plan, the rationale behind this requirement that residential uses to be in a non-residential building appears to be to ensure that the predominant use of the site is for a commercial function. As discussed above, proposed development preserves and enhances the predominant use of

the site as commercial, without needing to accommodate the residential dwellings in a non-residential building.

Requirements for Market Studies

The NOTL Official Plan contains two policies related to the need to conduct retail market studies. Policy 10.4 (13) relates to Official Plan Amendments for new or expanded retail facilities outside of existing commercial designations. As the development is within an existing commercial designation, this policy would not apply.

Policy 10.4(12) states that:

In considering an application to amend the Zoning By-law for new or expanded retail developments having a commercial floor area greater than 900 sq.m., the municipality shall require a market/impact study demonstrating that the proposed development is warranted, and that the planned function of the commercial structure of the Town and its communities will not be prejudiced over the lifetime of the Plan.

In our opinion, it is questionable whether this policy would also apply. The proposed development would require a zoning amendment to remove the Holding provision as required under Zoning By-law 4316-09, section 10.7.4. The retail and office uses proposed on the subject site would be permitted as of right, apart from the holding provision, which does not relate to the commercial uses, as confirmed by Town staff.

Despite this, Town staff have still requested the market study as per Policy 10.4(12).

Impact of the Residential Component on the Market for Commercial Space on the Site

As a site designated for Service Commercial Uses and zoned Village Commercial, the property is already part of the Town's planned commercial structure.

As discussed above, the proposed development would not detract from the predominant commercial function of the site, and in fact the residential uses on the site would enhance it by providing an on-site customer base for the retail uses and services in the commercial building.

3.0 Retail Gap Assessment

As requested by staff, we have provided a high-level overview of the existing uses within Virgil and recommendations with regards to the types of uses that might be appropriate for the proposed development.

Figure 3-1 summarizes the retail and service commercial space in Virgil by category. In addition to the uses specifically in Virgil, there are a number of other commercial uses in the immediate vicinity of the community on Niagara Stone Road, including wineries and related agricultural businesses. Businesses that may be considered competitive with those which might locate on the site include:

- McDonald's restaurant and Picard's Peanuts outlet at the southwest quadrant of Niagara Stone Road and E & West Line;
- Niagara-on-the-Lake Medical Centre, including a Pharmasave Pharmacy on Niagara Stone Road northeast of McDonald's; and,
- A new plaza with a Shoppers Drug Mart, a CIBC bank, a restaurant, a gift shop and second floor office space on Niagara Stone Road at the southern edge of the Old Town.

As noted by Figure 3-1, the most prevalent uses are quick-food restaurants, hair care facilities, and full-service restaurants. In total, there are some 58 commercial businesses in Virgil catering to NOTL residents, tourists and pass-by traffic. We would note that, although there are 8 quick serve restaurants in Virgil, there are only a limited number of concepts and chains operating in the community. Of the eight operators, 5 are coffee shops/cafes and only four are operated by popular brands.

Figure 3-1: Commercial Inventory in Virgil by Retail Category

| Store Type | Number of Outlets | Gross Leasable Area (Sq Ft) |
|----------------------|-------------------|-----------------------------|
| Quick Food | 8 | 13,000 |
| Hair Care | 5 | 4,600 |
| Restaurant | 4 | 8,500 |
| Bike Rental | 3 | 4,000 |
| Business Office | 3 | 4,600 |
| Specialty Food | 3 | 4,300 |
| Convenience Store | 3 | 3,500 |
| Bank/Credit Union | 2 | 7,000 |
| Dentist | 2 | 4,500 |
| Florist | 2 | 3,000 |
| Hardware | 2 | 7,500 |
| Nail Salon | 2 | 1,600 |
| Real Estate Office | 2 | 2,000 |
| Winery | 2 | 6,000 |
| Animal Hospital | 1 | 1,500 |
| Antiques | 1 | 2,400 |
| Apparel | 1 | 1,000 |
| Art Gallery | 1 | 1,000 |
| Computer | 1 | 1,000 |
| Distillery | 1 | 2,000 |
| Financial Office | 1 | 1,000 |
| Government Agency | 1 | 1,000 |
| Hearing Aid | 1 | 1,000 |
| LCBO | 1 | 6,400 |
| Pet Food | 1 | 5,200 |
| Pharmacy | 1 | 1,500 |
| Physio Office | 1 | 2,000 |
| Second Hand Clothing | 1 | 2,500 |
| Supermarket | 1 | 18,000 |
| Total | 58 | 121,600 |

SOURCE: urbanMetrics inc. Rounded to the nearest 100 square feet.

In addition to this existing space are a number of additional proposed or potential developments, including

933 Niagara Stone Road - ZBA-13-2024

- There is a proposal for agricultural market, an on-farm diversified use. (Does not conflict with uses proposed on subject site)

1829 Concession 4 Road (Ferox Winery) – ZBA-16-2024

- There is a proposal for a new winery, retail storefront and production on site.

1570 Niagara Stone Road (OPA-03-2024, ZBA-09-2024, and 26CD-18-24-03 - Corner Stone Condominium) –

- Proposal for townhomes, 4 storey apartments next to commercial sites off of Niagara Stone Road.

493-507 Line 2 Road at Niagara Stone Road

- Applicant received approval for a medical building. No activity to date.

The development pipeline indicates a continued interest in Virgil. However, none of the proposed projects involve a site similar to the subject site in terms of its potential retail and service function.

Market Growth

Niagara-on-the-Lake has strong growth potential, which is hinged on its tourism and agriculture sectors, combined with its strategic location at a key gateway to the Niagara Region. The Town recently completed a new tourism strategy aimed at enhancing and expanding its tourism products and attracting new investment into the community. The current population of the Town of 21,000 is projected to grow at a steady rate, with much of it occurring through the development of the Glendale Secondary Plan area, which straddles the QEW.

The local tourism sector will undoubtedly be impacted by the trade war between Canada and the US, with a likely reduction in US visitors, but also with an increase in visitors from the GTA and Southern Ontario seeking to stay north of the border.

While Niagara-on-the-Lake has a significant retail sector, the vast majority of it is oriented to tourists. With some 43% of employed residents working outside of the Town⁵, there is likely significant expenditure outflow to St. Catharines and Niagara Falls.

⁵ Economic and Demographic Prospects, Niagara-on-the-Lake, February 2022, Metro Economics, p.6.

In addition, to serving new residents and tourists, the commercial uses on the subject site would help to redirect some of the expenditure outflow back into the community.

Commercial Opportunities

Based on a review of the existing and potential commercial uses in Virgil and its immediate vicinity, the following have been identified as having particularly strong potential as tenants for the site:

- **Dollar/General Merchandise Store** – None currently in Virgil
- **Health and Wellness Practitioners** – Large and growing seniors population creates opportunity for physiotherapists, chiropractors, sports injury clinics, homeopathy clinics, massage therapists, etc.
- **Quick Serve Restaurant Chains or Concepts not already available locally** – Strategic location with pass-by traffic to the Niagara Region. There is presently a very limited variety of chains and concepts in Virgil
- **Restaurant** – Large food and agricultural industry with tourism growth potential may support another quality restaurant/pub with provision for a patio
- **Day Care** – Day care spaces are typically in short supply. Further study would be required to determine the interest from a local operator.
- **Specialty Food** – Local agricultural industry and agri-tourism interest may support additional specialty food stores, such as bakeries, pastry shops, butchers, cheese shops, fruit and vegetable markets, etc.
- **Local Serving Offices** – Limited office space in Virgil. Provides an opportunity local businesses to serve NOTL residents.
- **Artisan Studio/Entrepreneur space** – Opportunity for local crafts people to serve local tourist and visitor market.

In addition, a wide range of other uses permitted in the Village Commercial zoning designation would also be appropriate for the site.

4.0 Conclusion

Need for the Retail Component

As a site designated for Service Commercial Uses and zoned Village Commercial, the property is already part of the Town's planned commercial structure.

Overall, the site at 1544 and 1546 Four Mile Creek Road is ideally positioned to support the retail uses proposed on site, and the surrounding area will benefit from its creation. It is well situated to serve NOTL residents, tourists and pass-by traffic. The second-floor office space provides opportunities for local businesses and the ability to support local employment growth.

Impact On the Planned Function of the Town's Commercial Structure

The site is already a part of the planned commercial structure of the Town. The addition of a separate residential building on the site does not change this.

The commercial component proposed by the applicant would be permitted and could be constructed without the residential uses. In our opinion, the positioning of the commercial building on the most visible portion of the site and the housing of the commercial uses in a two-storey structure with some underground parking, would maintain the predominant function of the site as commercial. In addition, the residential uses on the site would enhance this commercial function by including an on-site customer base for retail and services uses in the commercial building.

What Types of Retail Uses Would be in Demand and Appropriate for the Site

The site is zoned to permit a very wide range of commercial uses which would be appropriate as tenants for the site. Based on our review of the existing and future uses in the area and our understanding of the local market, we have identified a number of categories which would be particularly well suited to the site:

- Dollar/General Merchandise Store – None currently in Virgil

- **Health and Wellness Practitioners** – Large and growing seniors population creates opportunity for physiotherapists, chiropractors, sports injury clinics, homeopathy clinics, massage therapists, etc.
- **Quick Serve Restaurant Chains or Concepts not already available locally** – Strategic location with pass-by traffic to the Niagara Region. There is presently a very limited variety of chains and concepts in Virgil
- **Restaurant** – Large food and agricultural industry with tourism growth potential may support another quality restaurant/pub with provision for a patio
- **Day Care** – Day care spaces are typically in short supply. Further study would be required to determine the interest from a local operator.
- **Specialty Food** – Local agricultural industry and agri-tourism interest may support additional specialty food stores, such as bakeries, pastry shops, butchers, cheese shops, fruit and vegetable markets, etc.
- **Local Serving Offices** – Limited office space in Virgil. Provides an opportunity local businesses to serve NOTL residents.
- **Artisan Studio/Entrepreneur space** – Opportunity for local crafts people to serve local tourist and visitor market.

Appendix A

10.7 VILLAGE COMMERCIAL (VC) ZONE

In the Virgil Community Zoning District - Village Commercial (VC) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

10.7.1 Permitted Uses:

- (a) accessory buildings and structures in accordance with Section 6.1
- (b) agricultural produce warehouse and/or shipping establishment
- (c) art, craft or photography studio
- (d) automobile sales & service establishment
- (e) automobile service station
- (f) bank or financial institution
- (g) bake shop
- (h) brew your own operation
- (i) building supply outlet
- (j) business or professional office
- (k) church or religious institution
- (l) coin laundry
- (m) commercial recreation facility
- (n) commercial school
- (o) convenience store
- (p) dry cleaning outlet
- (q) farm implement dealer
- (r) fire hall
- (s) funeral home
- (t) garden centre
- (u) gas bar
- (v) grocery store (v)hotel
- (w) hardware store
- (x) manual or an automatic car wash
- (y) medical clinic, medical office, medical practitioner (as amended by 4316J11)
- (z) micro-brewery
- (aa) motel
- (bb) outdoor patio restaurant as a secondary use to a restaurant use in accordance with Section 6.36

- (cc) personal service establishment
- (dd) postal outlet
- (ee) residential use in accordance with Section 6.48
- (ff) restaurant
- (gg) retail store
- (hh) service establishment
- (ii) tavern
- (jj) taxi establishment
- (kk) take-out restaurant
- (ll) vacation apartment (added by 4316AI-13, OMB PL130581, December 5, 2013)
- (mm) veterinary office (as amended by 4316J-11)

10.7.2 Zone Requirements:

10.7.2.1 Commercial Uses:

| | | |
|-----|---|---|
| (a) | Minimum lot frontage | 15.0 m (49.2 ft) |
| (b) | Minimum lot area | 700 m ² (7534.98 ft ²) |
| (c) | Maximum lot coverage | 50% |
| (d) | Minimum landscaped open space | 20% |
| (e) | Minimum front yard setback | 0 m (0 ft) |
| (f) | Minimum interior side yard setback of nil, except that where the interior side yard abuts a residential zone, 4.5 m (14.76 ft) setback is required. | |
| (g) | Minimum exterior side yard setback | 6.0 m (19.69 ft) |
| (h) | Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear yard abuts a residential zone, 12.0 m (39.37 ft) is required. | |
| (i) | <i>Deleted by 4316Y-12</i> | |
| (j) | Maximum building height | 10.5 m (34.45 ft) |
| (k) | Minimum accessory building yards setback | 1.2 m (3.94 ft) |
| (l) | Minimum accessory building exterior side yard setback | 6.0 m (19.69 ft) |
| (m) | Outside storage in accordance with Section 6.37 | |

10.7.2.2 Automobile sales and service establishment use:

| | | |
|-----|--|---|
| (a) | Minimum lot frontage | 36.0 m (118.11 ft) |
| (b) | Minimum lot area | 1,400 m ² (15069.97ft ²) |
| (c) | Maximum lot coverage | 35% |
| (d) | Minimum landscaped open space | 10% |
| (e) | Minimum front yard setback | 12.0 m (39.37 ft) |
| (f) | Minimum interior side yard setback of 7.5 m (24.6 ft), except that where the interior side yard abuts a residential zone, 12.0 m (39.37 ft) setback is required. | |
| (g) | Minimum exterior side yard setback | 12.0 m (39.37 ft) |
| (h) | Minimum rear yard setback of 7.5 m (24.6 ft), except that where the rear yard abuts a residential zone, 12.0 m (39.37 ft) is required. | |
| (i) | Maximum building height | 10.5 m (34.45 ft) |
| (j) | Minimum accessory building yards setback | 1.2 m (3.94 ft) |
| (k) | Minimum accessory building exterior side yard setback | 12.0 m (39.37 ft) |
| (l) | Outside storage in accordance with Section 6.37 | |

10.7.3 Buffer Strip:

Where the interior side yard or rear lot line of a lot zoned Village Commercial (VC) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 3.0 m (9.84 ft) in width shall be used as a buffer strip in accordance with Section 6.6.

10.7.4 Village Commercial Holding (VC-H) Zone (as added by 4316J-11)

In the Virgil Community Zoning District – Village Commercial Holding (VC-H) Zone, no land shall be used and no building or structure shall be use, altered or erected except in accordance with the following uses and provisions:

10.7.4.1 Permitted Uses:

a) existing uses

NOTE: Lifting of the “H” symbol is subject to an amendment of the Zoning By-law.