

Section 10: Commercial (C) Zones

10.1 Uses Permitted

No person shall within any Commercial (C) zone, use any lot or erect, alter or use any building or structure for any purpose except for one of more of the following uses identified by a “dot”.

The Commercial Zones established by the By-Law are as follows:

- C1 Neighbourhood Commercial**
- C2 General Commercial**
- C3 Shopping Centre Commercial**
- C4 Core Area Commercial**
- C5 Mixed Used Commercial**
- C6 Automotive Commercial**

10.1.1 Uses Permitted Table

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Accessory Dwelling (in accordance with Section 10.3)</i>				•	•	
<i>Art Gallery</i>			•	•	•	
<i>Assembly Hall</i>		•		•		
<i>Auditorium</i>		•	•	•		
<i>Automobile Repair Garage</i>		•				•
<i>Automobile Sales or Rental Establishment</i>		•				•
<i>Automobile Service Station</i>		•				•
<i>Bakery</i>		•	•	•	•	
<i>Bulk Sales Establishment</i>		•	•			

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Car Wash</i>		•				•
<i>Commercial Parking Lot</i>				•		
<i>Convenience Store</i>	•	•	•	•	•	
<i>Day Care</i>	•	•	•	•	•	
<i>Drive-Through Facility</i>		•	•			
<i>Dry Cleaning and Laundromat</i>	•	•	•	•		
<i>Financial Institution</i>	• ¹	•	•	•		
<i>Florist Shop</i>	•	•	•	•	•	
<i>Funeral Home</i>		•				
<i>Grocery Store</i>		•	•	• ²	• ²	
<i>Home Improvement Centre</i>		•				
<i>Hotel</i>		•	•	•		
<i>Mobile Refreshment Cart</i>	•	•	•			•
<i>Museum</i>	•		•	•		
<i>Nursery and Garden Centre</i>		•	•			
<i>Office, Business / Professional</i>	•	•	•	•	•	
<i>Office, Medical</i>		•	•	•		
<i>Office Supply Outlet</i>		•	•			
<i>Personal Service Establishment</i>	•	•	•	•	•	
<i>Pharmacy</i>	• ³	•	•	•	• ³	
<i>Recreational Establishment</i>		•	•	•		
<i>Restaurant</i>		•	•	•	•	

List of Uses	Zones					
	C1	C2	C3	C4	C5	C6
<i>Retail Store</i>	•	•	•	•	•	
<i>School, Commercial</i>		•	•	•	•	
<i>Service and Rental Establishment</i>		•				•
<i>Studio</i>	•		•	•	•	
<i>Taxi Stand</i>		•		•		
<i>Veterinary Clinic</i>		•	•			

¹ The maximum area for a *Financial Institution* in a C1 Zone shall no exceed 250m²

² The maximum area for a Grocery Store in a C4 or C5 Zone shall not exceed 500m²

³ The maximum area for a Pharmacy in a C1 or C5 Zone shall not exceed 250m²

10.2 Zone Requirements

No *person* shall, within any Commercial (C) *zone*, *use* any lot or *erect, alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

10.2.1 Zone Requirements Table

Provisions	Specifications					
	C1	C2	C3	C4	C5	C6
<i>Lot Area, Minimum (sq. m)</i>	1000	1000	1000	Nil	1000	3000
<i>Lot Frontage, Minimum (metres)</i>	15	15	30	15	15	15
<i>Street Setback, Minimum (metres)</i>	6.0	6.0	6.0	Nil	6.0	15
<i>Interior Side Yard Setback, Minimum (metres)</i>	3.0	3.0	3.0	Nil	3.0	7.5

Provisions	Specifications					
	C1	C2	C3	C4	C5	C6
- Yard abutting Residential or Institutional Zone	6.0	7.5	7.5	3.0	7.5	15
Rear Yard Setback, Minimum (metres) ¹	3.0	3.0	3.0	Nil	3.0	7.5
- Yard abutting Residential or Institutional Zone	6.0	7.5	7.5	3.0	7.5	15
Lot Coverage, Maximum	60%	60%	60%	Nil	60%	60%
Landscaped Open Space, Minimum	10%	10%	10%	Nil	20%	30%
Building Height Maximum, (metres)	10.0	12.0	15.0	15.0	10.0	10.0
Commercial Floor Area, Maximum (square metres)	500	-	-	2500	-	-

¹No minimum rear yard requirements for properties on Grand River or Nith River

10.3 Regulations for Accessory Dwellings

- a) *Accessory dwellings* shall only be permitted in a *Commercial Zone* if it is incidental to the permitted commercial *use* and shall not be located in combination with one or more of the following *uses*:
 - (i) *Automotive use*
 - (ii) *Dry cleaning and laundromat*
 - (iii) *Taxi stand*
 - (iv) *Service and rental establishment*
 - (v) *Drive-through facility*
- b) The *accessory dwellings* shall be located in the same *building* and above the *ground floor* level as the permitted commercial *use(s)* except that *accessory dwellings* may be located on the *ground floor* of a motel or *hotel*.
- c) The *accessory dwellings* shall have a separate *private* entrance from the outside or a common hallway.
- d) The *gross residential floor area* of the *building* does not constitute more than two-thirds of the total *gross floor area* of the *building*.
- e) Parking for the *accessory dwellings* shall be provided on the same *lot* in addition to the *parking spaces* required for the *main use* in accordance with Section 5.11 of the By-Law.

10.4 Regulations for Existing Dwellings

Notwithstanding any other provisions of this section, where in any *Commercial Zone* a *legally existing dwelling unit* shall deem to conform the requirements of this By-Law. Any additions, extensions, *renovations*, or repair to such *dwelling* shall be permitted provided it meets the *Zone* regulations as if it is located in any *Residential Zone*.

Home occupation(s) shall be permitted in the *existing dwellings* in accordance with the provisions of this By-Law.

Any *accessory uses, buildings or structures* shall be permitted as if it is located in any *Residential Zone* and shall comply with the General Provisions Section 4 of this By-Law.

10.5 Fuel Dispensing Yard Requirement

Notwithstanding provisions of Table 10.2 above, where the sale of *vehicle fuels* is a permitted *use*, the street setback for fuel pumps and a *fuel pump island* shall be 3.0 metres.

10.6 Outdoor Retail Display

A permanent outdoor retail display area permitted shall be permitted in any Commercial *Zone accessory* to the *main use*, provided the following requirements are met:

- a) The outdoor retail display shall only be permitted in C2, C3 and C6 *Zone*;
- b) The outdoor retail display shall not be located on the *road allowance*;
- c) The outdoor retail display area shall not be located within any required *yard*, required parking and/or loading areas or any required *landscaped open space* of the *Zone*; and,
- d) The outdoor retail display shall not obstruct pedestrian and vehicular traffic;
- e) The outdoor retail display area shall be located no closer than 15.0 metres to any Residential *Zone*.
- f) Additional parking shall be provided for the outdoor retail display in accordance with the provisions of this By-Law.

10.7 Special Exceptions C1 Zone

By-Law No.	Zone Code	Description
Not Available	C1-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to a dental office with a minimum <i>side yard</i> of 0.6 metres. All other requirements of the By-Law shall apply.
Not Available	C1-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Neighbourhood Commercial (C1) <i>Zone</i> , a <i>restaurant</i> and a <i>printing establishment</i> shall also be permitted. Furthermore, no minimum <i>front yard</i> shall be required and the maximum <i>lot coverage</i> shall be 35%. All other requirements of the By-Law shall apply.

Not Available	C1-3	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-3 on Schedule “A”, hereto, parking may be provided at a rate of one (1) parking space for every 25 square metres of <i>building</i> , the minimum required <i>front yard</i> shall be 5.6 metres and one (1) <i>accessory dwelling</i> unit shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C1-4	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-4 on Schedule “A” hereto, the permitted <i>uses</i> shall be limited to a beer store. All other requirements of the By-Law shall apply.
43-15, 96-19	C1-5	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-5 on Schedule “A” hereto, the following additional uses shall be permitted: a brewing on premises establishment, the studio of home decorating consultant/interior designer with a secondary retail component, a restaurant with a maximum gross floor area of 278.7m ² (3,000 ft ²), and a wine making facility. All other requirements of the By-Law shall apply. (Maps 19 & 19B)
Not Available	C1-6	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-6 on Schedule “A” hereto, in addition to the uses permitted in the C1 Zone, an automobile repair garage and sales establishment shall be a permitted use. All other requirements of the By-Law shall apply.
Not Available	C1-7	Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C1-7 on Schedule “A” hereto, in addition to the uses permitted in the C1 Zone, an automobile storage area totally within a fenced compound shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C1-8	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C1-8 on Schedule “A” hereto, the permitted uses shall be limited to a retail store, an accessory dwelling located on the second or third floor and uses accessory to the foregoing. All other requirements of the By-Law shall apply.

Not Available	C1-9	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-9 on Schedule "A" hereto, the permitted uses shall be limited to a gift shop/antique store and one accessory dwelling unit.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-10	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-10 on Schedule "A" hereto the permitted uses shall be limited to:</p> <ul style="list-style-type: none"> a) an accessory dwelling unit; b) a bank; c) a business or professional office; d) a medical office; e) a day care; f) a gas bar; g) a service shop; h) a personal service establishment; i) a pet grooming shop, not including the breeding, raising or boarding of animals, a veterinary clinic or a kennel; j) a private club; k) a refreshment room, l) a restaurant, m) a retail store; n) an accessory use; <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-11 on Schedule "A" hereto, the permitted uses shall be limited to</p> <ul style="list-style-type: none"> a) a business or professional office, b) a studio, c) an accessory workshop, d) accessory photographic processing room, e) parking lot, f) a warehouse not open to the general public, g) one accessory dwelling, provided the minimum floor area is 60.0 square metres; h) A retail store, save and except for a convenience store, auction sales, or amusement machines; <p>The following provisions shall also apply:</p> <ul style="list-style-type: none"> 1. Minimum Lot Area - 1820 square metres;

		<ol style="list-style-type: none"> 2. Minimum Lot Frontage - 29.8 metres; 3. Minimum Lot Depth - 61 metres; 4. Minimum Front Yard - 3 metres; 5. Minimum Interior Side Yard - 0.8 metres; 6. Minimum Exterior Side Yard - 5.5 metres; 7. Minimum Rear Yard - 7.5 metres; 8. Minimum Landscaped Open Space - 15%; 9. Maximum Lot Coverage - 50%; 10. Maximum Building Height - 9 metres; 11. Minimum 14 parking spaces are required for the studio and accessory uses. 12. Maximum floor area for uses from a) to d) listed above- 182.4 square metres. <p>Furthermore, no outside storage is permitted and all signage shall be non-internally illuminated. All other requirements of the By-Law shall apply.</p>
Not Available	C1-12	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-12 on Schedule "A" hereto, in addition to the uses permitted in Neighbourhood Commercial (C1) Zone, a nursery school and a residential dwelling unit that is not accessory to the commercial use shall also be permitted. However, the dwelling unit must have a minimum floor area of 46.5 square metres. All other requirements of the By-Law shall apply.</p>
Not Available	C1-13	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-13 on Schedule "A" hereto, the uses shall be limited to:</p> <ol style="list-style-type: none"> a) a dental office; b) a business or professional office; c) a coffee shop; d) a retail store; e) a service shop; f) a tradesman shop with no outside storage; g) a warehouse; h) a wholesale establishment; i) dwelling units restricted to above the first floor; <p>A minimum of 40 parking spaces shall be provided on the lot. All other requirements of the By-Law shall apply.</p>

Not Available	C1-14	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-14 on Schedule "A" hereto, the following regulations shall apply:</p> <ul style="list-style-type: none"> a) minimum front yard setback -12 metres; b) minimum exterior side yard - 6 metres; c) maximum number of residential uses - 1 dwelling unit; d) minimum gross floor area of dwelling unit - 90 sq. mt.; e) maximum gross floor area of dwelling unit - 110 sq. mt.; <p>Furthermore, no commercial use shall be permitted on the lands unless it is a recognized low volume water user with respect to both water consumption and discharge.</p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C1-15	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-15 on Schedule "A" hereto, uses shall be restricted to a private garage and storage uses accessory to the main commercial and residential uses.</p> <p>Furthermore, no outside storage shall be permitted. The building height shall not exceed 4.5 metres.</p> <p>The gross floor area of the commercial use shall not exceed 114 square metres. The minimum yard setback from Cunning Street and from Malcolm Street shall be 6.0 metres, and the minimum interior side yard shall be 1.8 metres.</p> <p>All other requirements of the By-Law shall apply.</p>
83-15	C1-16	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C1-16 on Schedule "A" hereto, the uses shall be limited to;</p> <ul style="list-style-type: none"> a) business or professional office; b) a tradesman shop with no outside storage; c) a single detached dwelling accessory to a permitted use; d) an additional dwelling unit located within the single detached dwelling; <p>The Zone requirements shall be as follows;</p> <ul style="list-style-type: none"> a) Minimum Lot Area - 1,300m²; b) Minimum Lot Frontage - 25m; c) Minimum Interior Side Yard - 3.0m; d) Minimum Interior Side Yard or Rear Yard setback of 1.0m for the existing accessory structure. <p>All other requirements of the By-Law shall apply.</p>

<p>212-02 172-15</p>	<p>C1-17</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C1-17 on Schedule “A” hereto, the uses shall be limited to the following:</p> <ul style="list-style-type: none"> a) Art gallery; b) Bakery c) Car sales outlet for a maximum of 12 vehicles, with no repairs onsite; d) Daycare; e) Dry cleaning and laundromat; f) Dwelling units; g) Financial institution; h) Florist shop; i) Grocery Store/Supermarket; j) Nursery and Garden Centre; k) Home Improvement Centre; l) Museum; m) Office, Business or Professional; n) Office, Medical/Dental; o) Parking Lot; p) Personal Service Establishment; q) Pharmacy; r) Printing Establishment; s) Service and Rental Establishment; t) Restaurant; u) Retail Store; v) Studio; w) Veterinary Clinic; x) Wholesale establishment accessory to permitted uses; y) Any existing automotive use; z) Any existing dwelling unit; <p>A 0.9 metre planting strip shall be required along the easterly lot line, which shall contain an opaque fence, in accordance with the requirements of Section 4(18) of the By-Law. No planting strip shall be required along the southerly lot line. All other requirements of the By-Law shall apply.</p>
--------------------------	--------------	--

174-14	C1-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C1-18 on Schedule “A” hereto, in addition to the uses permitted in Neighbourhood Commercial (C1) Zone, accessory dwelling units shall be permitted above ground floor commercial uses.</p> <p>All uses shall be subject to the following zone requirements:</p> <ul style="list-style-type: none"> a) Maximum Gross Floor Area: 500 square metres for the total of all commercial uses. b) Minimum Interior Side Yard Setback: 3.0 metres per storey to a maximum of 12 metres. c) Minimum Exterior Side Yard Setback: 6.0 metres d) Maximum Lot Coverage: 40% <p>All other requirements of the By-Law shall apply.</p>
--------	-------	--

10.8 Special Exceptions C2 Zone

By-Law No.	Zone Code	Description
Not Available	C2-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-1 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the General Commercial (C2) Zone, a <i>retail store</i> limited in size to the <i>floor area</i> which existed on June 21, 1988, the parking and storage of camper <i>trailers</i> and the fabrication of knives and laundry hampers shall also be permitted. However, the total <i>floor area</i> of the fabrication operation shall not exceed 92.9 square metres. All other requirements of the By-Law shall apply.
Not Available	C2-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the General Commercial (C2) Zone, an <i>abattoir</i> , a <i>retail store</i> having a maximum <i>gross floor area</i> of 557.4 square metres, a <i>single detached dwelling</i> and a <i>dwelling unit</i> located on the second floor of the commercial business shall also be permitted. All other requirements of the By-Law shall apply.
95-05	C2-3	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-3 on Schedule "A" hereto, an <i>eating establishment</i> or a <i>restaurant</i> shall not be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-4	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-4 on Schedule "A" hereto, <i>automotive uses</i> and underground storage tank shall not be permitted. Minimum required <i>parking space</i> width may also be reduced to 2.75 metres. All other requirements of the By-Law shall apply.
Not Available	C2-5	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-5 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the General Commercial (C2) Zone, an <i>auto body shop</i> and a <i>vehicle salvage yard</i> shall also be permitted. All other requirements of the By-Law shall apply.

Not Available	C2-6	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-6 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a body shop limited to a maximum lot coverage of 10% of the lot area shall also be permitted. Furthermore, a solid painted metal or painted wood construction privacy fence, having a minimum height of 2 metres is required to be erected on the easterly, northerly and westerly perimeters of the subject lands. All other requirements of the By-Law shall apply.
Not Available	C2-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-7 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a transport/truck terminal and a warehouse shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-8	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-8 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, the fabrication, manufacturing and retailing of boilers and an automobile repair garage shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-9	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-9 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a public self-storage warehouse and the light manufacturing of steel overhead garage doors shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-10	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-10 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, an agricultural related commercial use and accessory uses, buildings and structures shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C2-11	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-11 on Schedule "A" hereto the permitted uses shall be limited to: <ul style="list-style-type: none"> a) an automotive use excluding an auto body shop; b) recreational vehicle and trailer service shop; c) a drive-through, fast food or take-out restaurant; d) a retail store accessory to an automotive use; and e) a convenience store; <p>All other requirements of the By-Law shall apply.</p>

Not Available	C2-12	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-12 on Schedule "A" hereto, in addition to the uses permitted in the General Commercial (C2) Zone, a body shop shall also be permitted. All other requirements of the By-Law shall apply.
187-02	C2-13	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-13 on Schedule 'A' hereto, the following regulations will apply: a) Front Yard minimum: 5.3 m b) Rear Yard minimum: 25.0 m c) Interior Side Yard minimum: 6.5 m d) Exterior Side Yard minimum: 6.4 m e) Required Parking Spaces: 5 For the purpose of this By-Law, the lot frontage is defined as the Hanlon Street frontage. All other requirements of the By-Law shall apply.
189-02, 91-13	C2-14	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-14 on Schedule 'A' hereto, a dwelling unit is a permitted use, the minimum interior side yard for a dwelling unit shall be 3 metres. All other requirements of the By-Law shall apply.
161-03	C2-15	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-15 on Schedule 'A' hereto, a salvage yard associated with an auto-body shop shall be a permitted use. All other requirements of the By-Law shall apply.
212-03, 245-03 101-02, 163-10	C2-16	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C2-16 on Schedule 'A' hereto, a contractor's yard and associated storage of equipment and materials shall also be permitted. All other requirements of the By-Law shall apply.
110-04	C2-17	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-17 on Schedule "A" hereto, the permitted uses shall be limited to automobile sales or rental establishment and the following regulations shall apply: a) No more than ten (10) vehicles shall be displayed or stored on the lot at any time. b) The minimum planting strip adjacent to the rear lot line shall be 1.5 m. c) No landscaped open space shall be required in the front yard except for a minimum of 3m adjacent to the west lot line and a minimum of 1.5m adjacent to the east lot line.

		<ul style="list-style-type: none"> b) Minimum Lot Area 575m² c) Minimum Lot Frontage 20m d) Minimum Front Yard Setback 12m e) Minimum Interior Side Yard Setback 7m f) Minimum Rear Yard Setback 1.5m g) Maximum Lot Coverage 10% <p>All other requirements of the By-Law shall apply.</p>
243-04	C2-18	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-18 on Schedule “A” hereto, in addition to the uses permitted in the General Commercial (C2) the following shall be permitted uses:</p> <ul style="list-style-type: none"> a) an agricultural equipment sales and service establishment, b) a building supply outlet; c) a contractor’s yard; d) a machine shop; e) tradesman’s shop, and f) a warehouse; <p>All other requirements of the By-Law shall apply.</p>
41-06	C2-19	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-19 on Schedule “A” hereto, the east interior side yard shall be 1.5 metres and the rear yard shall be 3.8 metres. All other requirements of the By-Law shall apply.</p>
67-06	C2-20	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-20 on Schedule “A” hereto, the minimum left (north) side yard shall be 2.6 metres and the minimum rear yard shall be 4.6 metres. All other requirements of the By-Law shall apply.</p>
38-07	C2-21	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-21 on Schedule “A” hereto, the uses permitted shall be limited to:</p> <ul style="list-style-type: none"> a) an existing dwelling and uses accessory thereto; b) an existing contractor’s yard including materials, equipment, and vehicle storage and accessory uses, buildings and structures totalling 440 square metres in floor area;

		<p>c) a mobile shipping container, public self-storage warehouse, which for the purposes of this By-Law shall be stated as:</p> <ul style="list-style-type: none"> i. a fenced compound of 1750 sq. mt. in area, containing not more than 40 mobile shipping containers, which do not exceed an individual cubic dimension of 3.1m X 16.2m X 3.1m, where individual storage containers are made available to the public for the storage or keeping of goods. ii. Where the containers are to be placed on grade and are not permitted to be stacked one on top of the other. iii. A parking lot of 1,225 square metres area associated with the public self-storage warehouse. iv. An office trailer not exceeding area of 38 sq. m associated with the public self-storage warehouse. <p>d) a seasonal nursery and garden centre use, consisting of a temporary tent/awning structure, operating from March 1 to October 1 of any given year, and not to exceed an area of 279 sq. m. The structures are to be dismantled shortly thereafter the October 1 season is over;</p> <p>All other requirements of the By-Law shall apply.</p>
136-07	C2-22	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-22 on Schedule “A” hereto, the following development standards shall apply:</p> <ul style="list-style-type: none"> a) for the building, the minimum interior right (east) side yard shall be 8.2 m. and the minimum rear yard shall be 1.5 m, b) for gas pump canopy, the minimum interior right (east) side yard shall be 3.2 m and the minimum front yard shall be 1.3 m.; <p>All other requirements of the By-Law shall apply.</p>
105-08	C2-23	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-23 on Schedule “A” hereto, an outdoor patio associated with a restaurant may be located in the left (south) side yard adjacent to Powerline Road. The required number of parking areas shall be 76. Furthermore, a single detached dwelling shall be permitted and said dwelling shall be subject to the provisions of the Rural Residential (RR) Zone. All other requirements of the By-Law shall apply.</p>

186-10	C2-24	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-24 on Schedule “A” hereto, the uses shall be limited to the following:</p> <ul style="list-style-type: none"> a. assembly hall; b. automobile service station; c. automotive use; d. convenience store to a maximum of 300 sq.m; e. dry cleaner’s distribution station; f. dry cleaning establishment; g. duplicating shop; h. dwelling unit accessory to the permitted use excluding an automotive use; i. florist shop; j. funeral home; k. hotel; l. liquor, beer and wine store to a maximum of 372 sq. m; m. medical office; n. nursery and garden centre; o. office, business or professional; p. office, service; q. personal service establishment; r. place of worship; s. printing establishment; t. recreational establishment; u. repair and rental establishment; v. restaurant; w. restaurant, drive-through or fast-food; x. retail store with maximum leasable floor area of 800 sq. mt.; y. veterinary clinic; z. video rental establishment; aa. an existing dwelling unit; <p>All other requirements of the By-Law shall apply.</p>
38-12	C2-25	<p>Notwithstanding anything in this By-Law to the contrary within an area zoned C2-25 on Schedule “A” the uses shall be limited to the following:</p> <ul style="list-style-type: none"> a) automobile service station; b) automotive use;

		<ul style="list-style-type: none"> c) bulk sales establishment; d) convenience store; e) dwelling unit accessory to a permitted use excluding an automotive use; f) food store; g) home improvement centre; h) hotel; i) liquor, beer and wine store; j) nursery and garden centre; k) office supply outlet; l) personal service establishment; m) place of worship; n) recreational establishment; o) repair and rental establishment; p) restaurant; q) restaurant, drive-through or fast-food; r) retail store; s) veterinary clinic t) an existing dwelling unit; <p>Furthermore, no building, structure, parking area, access, outside storage or signage shall be located within 14.0 metres of Highway No. 24.</p> <p>All other requirements of the By-Law shall apply.</p>
158-12, 95-13, 44-14, 96-19	C2-26	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-26 on Schedule “A” hereto, in addition to the uses permitted in the C2 Zone, a pharmacy shall be a permitted use and the minimum setback for all yards shall be 3.0 metres. All other requirements of the By-Law shall apply.
Not Available	C2-27	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-27 on Schedule “A” hereto, in addition to the uses permitted within the C2 Zone the following uses shall also be permitted; <ul style="list-style-type: none"> a) accessory use; b) business office; c) contractor’s yard; d) data processing establishment; e) manufacturing facility;

		<p> <i>f)</i> nursery and garden centre; <i>g)</i> office; <i>h)</i> office supply outlet; <i>i)</i> office, support; <i>j)</i> printing establishment; <i>k)</i> public use; <i>l)</i> recreational establishment; <i>m)</i> service and rental establishment; <i>n)</i> research and development establishment; <i>o)</i> retail accessory to a permitted use; <i>p)</i> service shop; <i>q)</i> veterinary clinic; <i>r)</i> warehouse; <i>s)</i> wayside pit or wayside quarry; <i>t)</i> wholesale establishment; </p> <p>All other requirements of the By-Law shall apply.</p>
Not Available	C2-28	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-28 on Schedule “A” hereto, the uses permitted in Residential Multiple High Density (RM3) Zone shall also be permitted. All other requirements of the By-Law shall apply.</p>
113-19	C2-35	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C2-35 on Schedule “A” hereto, the following shall apply for any existing service and rental establishment:</p> <ul style="list-style-type: none"> • A minimum off-street parking requirement of 1 space per 100m² of gross floor area • A minimum of 1 loading space shall be provided • A minimum of 1 accessible parking space shall be provided <p>All other requirements of the By-Law shall apply</p>

10.9 Special Exceptions C3 Zone

By-Law No.	Zone Code	Description
PL2452, 63-08	C3-1	<p>Notwithstanding any provision of this By-Law to the contrary, within any area <i>zoned</i> C3-1 on Schedule “A” hereto, the permitted <i>uses</i> shall be limited to a <i>shopping centre</i> which may contain any of the <i>uses</i> of the C3 Zone subject to the following regulations or exceptions:</p> <ul style="list-style-type: none"> a) a <i>financial institution</i> shall not be permitted; b) the <i>floor area</i> occupied by any <i>pharmacy</i> shall not exceed 372 square metres; c) any area <i>zoned</i> C3-1 shall be and remain a single <i>lot</i> and the <i>floor area</i> of all <i>buildings and structures</i> on that <i>lot</i> shall not exceed 12,077 square metres; d) amusement game establishment; e) assembly hall; f) cinema or theatre; g) continuum-of-care facility; h) data processing establishment; i) <i>dwelling units</i> restricted to above the first floor; j) funeral home; k) retirement lodge or retirement home; l) institutional use; m) laboratory; n) library; o) nursing home; p) parking lot; q) printing establishment; r) service and rental establishment; s) taxi stand; t) video rental establishment; u) <i>wholesale establishment</i> accessory to a permitted use; <p>All other requirements of the By-Law shall apply.</p>

<p>Not Available</p>	<p>C3-2</p>	<p>Notwithstanding any provision of this By-Law to the contrary, within any area zoned C3-2 on Schedule “A” hereto, the following shall apply:</p> <p>Additional permitted uses:</p> <ul style="list-style-type: none"> a) a liquor, beer and/or wine store to a maximum of 372 sq. mt.; b) a convenience store to a maximum of 300 square metres; c) an office supply outlet (retail only – no wholesale) to a maximum of 900 square metres; d) an automobile service station, gas bar, car wash and drive- through restaurant; <p>C1 uses permitted with limitations:</p> <ul style="list-style-type: none"> a) a pharmacy to a maximum of 235 square metres, and b) a financial institution to a maximum of 235 square metres; <p>Yard Requirements:</p> <ul style="list-style-type: none"> a) The minimum front yard of an institutional use shall be 15.0 metres, and the minimum front yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 16.0 metres; b) The minimum right (north) interior side yard of an institutional use shall be 10.0 metres, the minimum right (north) interior side yard of a commercial use shall be 7.0 metres, and the minimum right (north) interior side yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 49 metres; c) The minimum rear yard of an institutional use shall be 7.0 metres, and the minimum rear yard of an automobile service station, gas bar, car wash and drive-through restaurant use shall be 49 metres; d) The minimum left (south) interior side yard shall be 0.0 metres <p>Other:</p> <ul style="list-style-type: none"> a) A 6.0m landscaped buffer strip shall be provided adjacent to the north and west lot lines; b) The minimum landscaped area shall be 15 percent; c) The maximum lot coverage (excluding institutional uses) shall be 25 per cent;
----------------------	-------------	---

		<p>d) The ground floor area of any individual commercial use on the lot shall not exceed 929 square metres, save and except an office supply outlet which is limited to a maximum of 900 square metres and excluding institutional uses;</p> <p>e) The maximum height of any permitted use shall be one storey adjacent to the north and west lot lines.</p> <p>All other requirements of the By-Law shall apply.</p>
--	--	---

10.10 Special Exceptions C4 Zone

By-Law No.	Zone Code	Description
Not Available	C4-1	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-1 on Schedule "A" hereto, a <i>medical office</i> , a place of entertainment, a <i>service shop</i> and a maximum of three (3) accessory dwelling units located on the second floor, as well as <i>uses, buildings, and structures accessory</i> to the foregoing permitted <i>uses</i> shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C4-2	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Core Area Commercial (C4) Zone, an <i>automobile sales or rental establishment</i> shall also be permitted. All other requirements of the By-Law shall apply.
17-18	C4-7	Notwithstanding any provisions of this by-law to the contrary, within any area zoned C4-7 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in the Core Area Commercial (C4) Zone, a <i>brewpub</i> shall also be permitted. All other requirements of the By-Law shall apply. (Maps 27 & 27B)
87-97	C4-9	Notwithstanding any provisions of this by-law to the contrary, within any area zoned C4-9 on Schedule "A" hereto, the following requirements shall apply: <ul style="list-style-type: none"> a) <i>Lot Coverage</i> (Maximum) 55% b) <i>Rear Yard Setback</i> (Minimum) 1.2m c) <i>Exterior Side Yard Setback</i> (Minimum) 1.2m d) <i>Landscaped Open Space</i> (Minimum) 10% e) <i>Parking Spaces</i> (Minimum) 40 Spaces <p>All other requirements of the By-Law shall apply.</p>

25-19	C4-11	<p>Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C4-11 on Schedule 'A' hereto, in addition to the uses permitted in the Core Area Commercial (C4) Zone, a microbrewery shall also be permitted, subject to the following requirements:</p> <ul style="list-style-type: none"> • That the total maximum commercial <i>floor area</i> on site shall be 2,809m²; • That the area to be utilized for the storage of beer in the basement of the existing building on the subject lands shall not be included in the calculation of floor space for the microbrewery use or for the purpose of calculating required parking; • That the maximum area for an outdoor patio accessory to a microbrewery use shall be 80.7m² and have a maximum capacity of 75 persons; • That an outdoor patio shall be permitted to be setback a minimum of 17.9m from the nearest residential lot; • That a minimum of 102 parking spaces shall be provided for the whole subject lands; • That the number of loading spaces required for the whole subject lands shall be one (1); • That a maximum of two (2) shipping containers with a combined maximum area of 30m² shall be permitted on the subject lands, accessory and ancillary to the microbrewery use including storage, a server for the outdoor patio area, washrooms, and mechanical; • All other requirements of the By-Law shall apply. (Key Maps 41 & 41C)
-------	-------	---

10.11 Special Exception C5 Zone

By-Law No.	Zone Code	Description
59-09, 39-14, 110-15, 57-19	C5-1	<p>Notwithstanding any provisions of this By-law to the contrary, within any area <i>zoned</i> C5-1 on Schedule “A” hereto, the following site specific provisions shall apply:</p> <p>Lot Frontage (Minimum) 10.0 metres Building Height (Maximum) 12.0 metres Parking-Visitor 0.25 spaces per unit Additional Provisions:</p> <ul style="list-style-type: none"> • A <i>lot, unit, building, or structure</i> may be erected on a <i>lot</i> that does not have frontage on a <i>public street</i> but has frontage on a <i>private street</i> as described in a registered <i>Plan of Condominium</i> or illustrated on an approved site plan: • Internal <i>lot lines</i> created by a registration of a <i>Plan of Condominium</i> or Plan or Plans of Condominium registered on all or a portion of a lot which is part of a comprehensively planned <i>development</i> subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be <i>lot lines</i> for the purpose of zoning regulations provided that all applicable regulations of this by-law relative to the whole <i>lot</i> and its external <i>lots lines</i>, prior to any <i>Plan of Condominium</i> registration and strictly observed. • All <i>parking spaces</i> shall be contained behind the <i>building or structure</i>, not within the yards abutting Rest Acres Road or Powerline Road; <p>All other requirements of the By-Law shall apply.</p>

90-18	C5-5	<p>Notwithstanding any provisions of this By-law to the contrary, within any area zoned C5-5 on Schedule 'A' hereto, in addition to the uses permitted in the Mixed Use Commercial (C5) Zone, the following shall also be permitted:</p> <p>An Apartment Dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 1800.0m² Lot Frontage (Minimum): 30.0 metres Street Setback (Minimum): 7.5 metres Interior Side Yard Setback (Minimum): 7.5 metres Rear Yard Setback (Minimum): 7.5 metres Lot Coverage (Maximum): 40% Landscaped Open Space (Minimum): 30% Building Height (Maximum): 20.0 metres Separation Distance between buildings on the same lot (Minimum): 3.0 metres</p> <p>* For the purposes of this By-Law, the parcels/units in the Plan of Condominium shall be deemed as lots. ** Minimum Lot Frontage for Rowhouse Dwellings and Street Fronting Rowhouse Dwellings shall be 9.0 metres.</p> <p>Stacked Townhouse Dwelling</p> <p>Lot Area (Minimum): 185.0 m² per unit Lot Frontage (Minimum): 20.0** Street Setback (Minimum): 6.0 metres Interior Side Yard Setback (Minimum): 3.0 metres Rear Yard Setback (Minimum): 6.0 metres Lot Coverage (Maximum): 40% Landscaped Open Space (Minimum): 30% Building Height (Maximum): 12.0 metres Separation Distance between buildings on the same lot (Minimum): 3.0 metres</p> <p>* For the purposes of this By-Law, the parcels/units in the Plan of Condominium shall be deemed as lots.</p>
-------	------	---

	<p>** Minimum Lot Frontage for Rowhouse Dwellings and Street Fronting Rowhouse Dwellings shall be 9.0 metres.</p> <p>Rowhouse dwelling and street fronting rowhouse dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling</p> <p>Rowhouse dwelling and street fronting rowhouse dwelling shall be permitted subject to the following requirements:</p> <p>Lot Area (Minimum): 160.0 m²</p> <p>Lot Frontage (Minimum): 6.0 metres, for street fronting townhouses dwelling</p> <p>Interior Side Yard Setback (Minimum): 1.2 metres, and 0 metres to a common interior wall.</p> <p>Exterior Side Yard (Minimum): 2.4 metres</p> <p>Lot Coverage (Maximum): 60%</p> <p>Block Size (Maximum): 8 units</p> <p>Landscaped Open Space (Minimum): 40% of the front yard shall remain landscaped open space in addition to the overall minimum landscaped open space required.</p> <p>All other requirements of the By-Law shall apply.</p>
--	--

10.12 Special Exceptions C6 Zone

By-Law No.	Zone Code	Description
Not Available	C6-1	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-1 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to an <i>automobile repair garage</i> and a <i>single detached dwelling</i> . All other requirements of the By-Law shall apply.
Not Available	C6-2	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-2 on Schedule "A" hereto, in addition to the <i>uses</i> permitted in C6 Zone, a body shop shall also be permitted. All other requirements of the By-Law shall apply.
Not Available	C6-3	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-3 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to <i>automobile sales and rental establishment, automobile repair garage, automobile service station; convenience store and deli; and accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
Not Available	C6-4	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-4 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to an <i>automobile sales and rental establishment</i> and <i>automobile repair garage</i> . All other requirements of the By-Law shall apply.
Not Available	C6-5	Notwithstanding any provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-5 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to an <i>automobile service station</i> and <i>convenience store</i> to the extent <i>existing</i> on December 10, 1984; a <i>single dwelling unit</i> ; and <i>accessory uses, buildings and structures</i> . All other requirements of the By-Law shall apply.
140-03	C6-6	Notwithstanding the provisions of this By-Law to the contrary, within any area <i>zoned</i> C6-6 on Schedule "A" hereto, the permitted <i>uses</i> shall be limited to an <i>automobile storage area</i> totally within a fenced compound. All other requirements of the By-Law shall apply.

51-04	C6-7	Notwithstanding any provisions of this By-Law to the contrary, within any area zoned C6-7 on Schedule “A” hereto, the permitted uses shall be limited to automobile sales and rental establishment, automobile repair garage; an automobile service station; a convenience store and a retail store, not exceeding 93 square metres in area for the sales of golf equipment and accessories. All other requirements of the By- Law shall apply.
167-06	C6-8	Notwithstanding any provision of this By-Law to the contrary, within any area zoned C6-8 on Schedule “A” hereto, the permitted uses shall be limited to automobile sales and rental establishment, automobile repair garage;, an automobile service station, a convenience store and a deli. The minimum interior left (south) side yard for the existing propane facility shall be 3.0 metres. All other requirements of the By-Law shall apply.