

6.2.4C3 Exception Zones

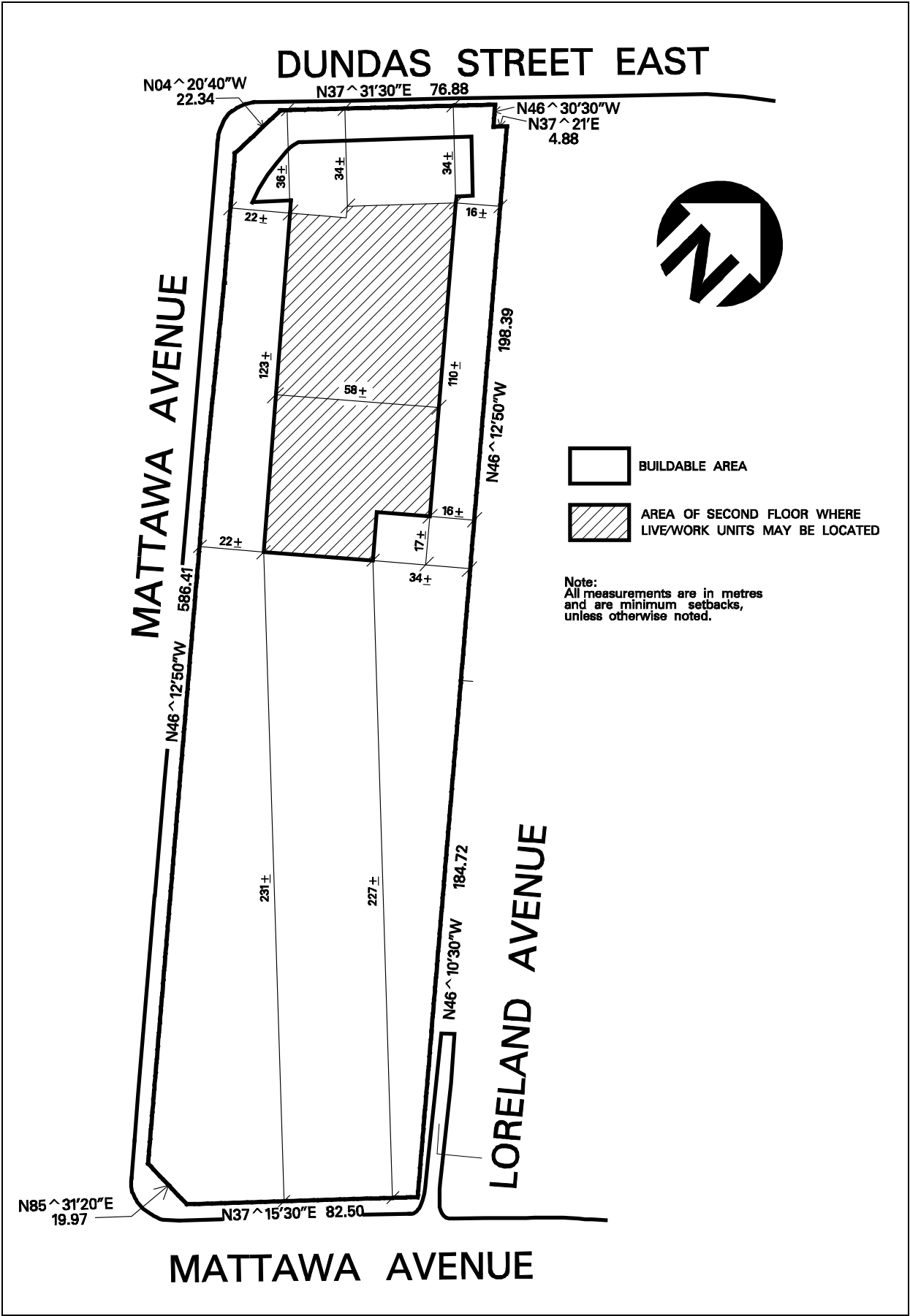
Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

6.2.4.1	Exception: C3-1	Map # 23, 25, 27, 35E, 35W, 40E, 46E, 49E, 50E, 53W, 59	By-law: 0265-2016, 0229-2018
In a C3-1 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.1.1	(1)	E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility	
Regulation			
6.2.4.1.2	Uses contained in Sentence 6.2.4.1.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.2	Exception: C3-2	Map # 12	By-law: 0212-2015, 0229-2018
In a C3-2 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.2.1	(1)	Science and Technology Facility	
	(2)	Taxi or Courier Dispatching Centre	
	(3)	Repair Establishment	
	(4)	Live/Work Unit	
	(5)	Garden Centre	
	(6)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(6.1)	Truck Terminal	
	(6.2)	Waste Processing Station	
	(6.3)	Waste Transfer Station	
	(6.4)	Composting Facility	
	(7)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(8)	Cement manufacturing legally existing on the date of passing of this By-law	
	(9)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(10)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(11)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(12)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(13)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(14)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(15)	Tannery legally existing on the date of passing of this By-law	
	(16)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(17)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.2.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	

Exception C3-2 continued on next page

6.2.4.2	Exception: C3-2	Map # 12	By-law: 0212-2015, 0229-2018
Exception C3-2 continued from previous page			
Regulations			
6.2.4.2.2	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.4.2.3	Maximum combined gross floor area - non-residential and gross floor area - live/work units	24 030 m²	
6.2.4.2.4	Maximum gross floor area - non-residential for all restaurants, convenience restaurants and take-out restaurants	345 m²	
6.2.4.2.5	Maximum gross floor area - non-residential used for all office uses	8 300 m²	
6.2.4.2.6	Maximum gross floor area - live/work unit , includes all floor space of the live/work area identified on Schedule C3-2 of this Exception, measured from the exterior of outside walls, including any laundry facilities, storage lockers, elevators, hallways and indoor amenity areas	6 140 m²	
6.2.4.2.7	Maximum number of live/work units	42	
6.2.4.2.8	A live/work unit shall only be permitted within the designated portion of the second floor of the building identified on Schedule C3-2 of this Exception		
6.2.4.2.9	The proprietor or principal occupant of the work component of a live/work unit shall be the principal occupant of the residential component of the live/work unit		
6.2.4.2.10	Minimum combined indoor amenity area for the live/work units that shall include but not be limited to, a party room and a fitness room	270 m²	
6.2.4.2.11	Minimum required parking spaces per live/work unit	1.25	
6.2.4.2.12	"Live/Work Unit" means a dwelling unit used for any purpose permitted by this Exception, and may include no more than one bedroom, or other area containing furnishings to accommodate rest or sleeping, provided that the work area shall be separated at all times from the bedroom or other sleeping area by a permanent, solid and wall-to-wall partition		
6.2.4.2.13	All site development plans shall comply with Schedule C3-2 of this Exception		



Schedule C3-2
Map 12

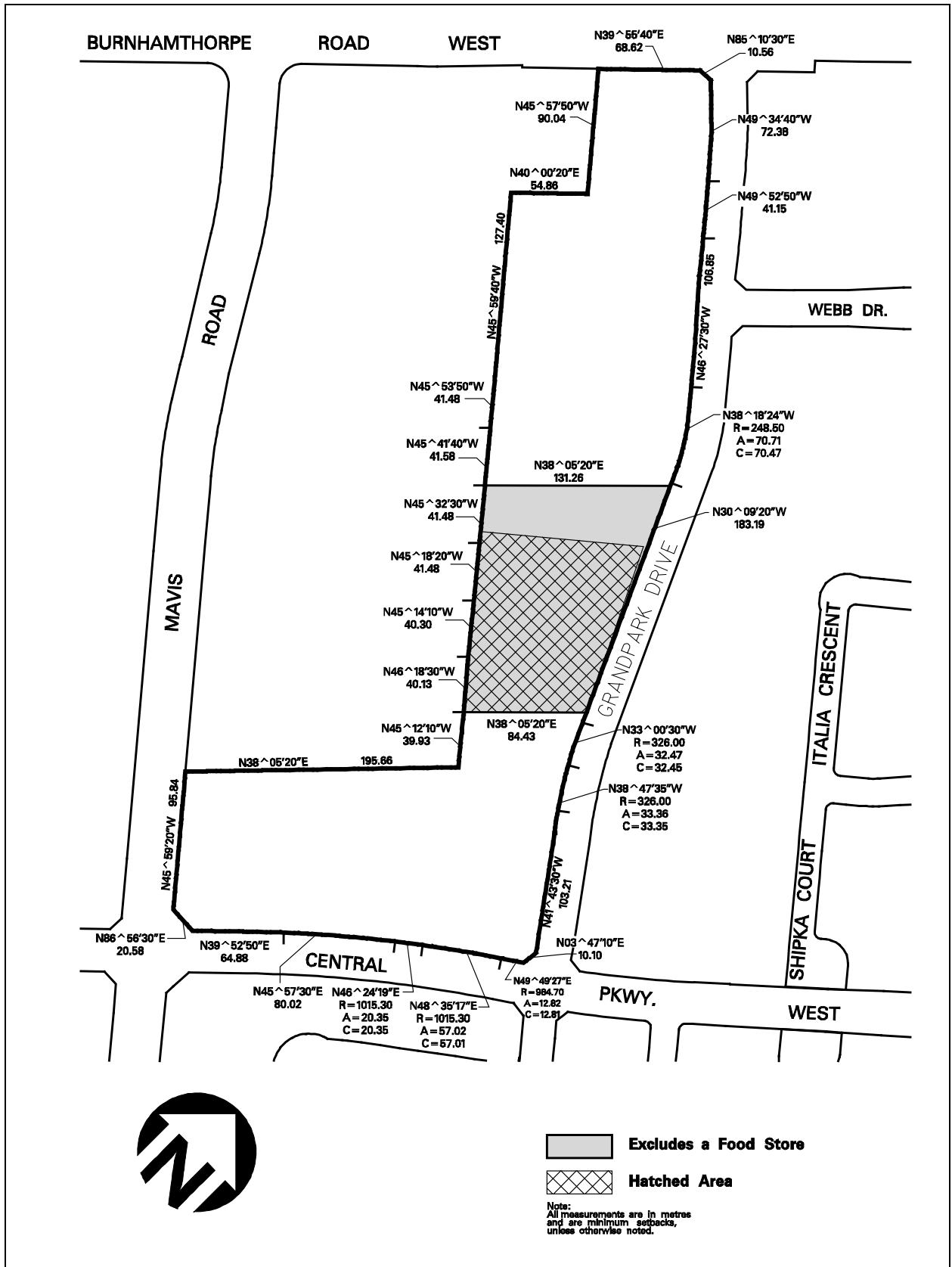
6.2.4.3	Exception: C3-3	Map # 04, 11	By-law: 0396-2009/ OMB Order 2010 May 17, 0297-2013, 0111-2019/ LPAT Order 2021 March 09
In a C3-3 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Use Not Permitted			
6.2.4.3.1	(1)	Convenience Restaurant	
Additional Permitted Uses			
6.2.4.3.2	(1)	Convenience restaurant legally existing on the date of passing of this By-law	
	(2)	Outdoor patio, accessory to a restaurant, take-out restaurant or convenience restaurant, legally existing on the date of passing of this By-law	
	(3)	deleted	
	(4)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(4.1)	Transportation Facility	
	(4.2)	Truck Terminal	
	(4.3)	Waste Processing Station	
	(4.4)	Waste Transfer Station	
	(4.5)	Composting Facility	
	(4.6)	Contractor Service Shop	
	(4.7)	Adult Entertainment Establishment	
	(4.8)	Body-Rub Establishment	
	(4.9)	Truck Fuel Dispensing Facility	
Regulations			
6.2.4.3.3	Uses contained in Sentence 6.2.4.3.2 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.3.4	Maximum area used for an accessory outdoor garden centre	1 355 m²	
6.2.4.3.5	Minimum height of fencing or screening surrounding an accessory outdoor garden centre	3.1 m	
6.2.4.3.6	Outdoor storage of particulate materials such as but not limited to salt and sand shall be within enclosed containers, a structure with a minimum of three sides and a roof, or otherwise covered		

6.2.4.4	Exception: C3-4	Map # 12, 19	By-law: 0229-2018
In a C3-4 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.4.1	(1)	Garden Centre	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Motor Vehicle Service Station	
	(2.2)	Motor Vehicle Wash Facility - Restricted	
	(2.3)	Motor Vehicle Repair Facility - Restricted	
	(2.4)	Motor Vehicle Rental Facility	
	(2.5)	Outdoor Storage	
	(2.6)	Truck Terminal	
	(2.7)	Waste Processing Station	
	(2.8)	Waste Transfer Station	
	(2.9)	Composting Facility	
	(2.10)	Transportation Facility	
	(3)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(4)	Cement manufacturing legally existing on the date of passing of this By-law	
	(5)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(6)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(7)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(8)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(9)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(10)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(11)	Tannery legally existing on the date of passing of this By-law	
	(12)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.4.2	(1)	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	
	(2)	Asbestos Products Manufacturing	
	(3)	Cement Manufacturing	
	(4)	Gypsum or limestone processing and by-product manufacturing	
	(5)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(6)	Petroleum and coal refining and by-product manufacturing	
	(7)	Phosphate or sulphur products and manufacturing	
	(8)	Smelting or Foundry Operations	
	(9)	Solvent Manufacturing	
	(10)	Tannery	
	(11)	Tar and Asphalt Manufacturing	
	(12)	Motor Vehicle Wrecking Yard	

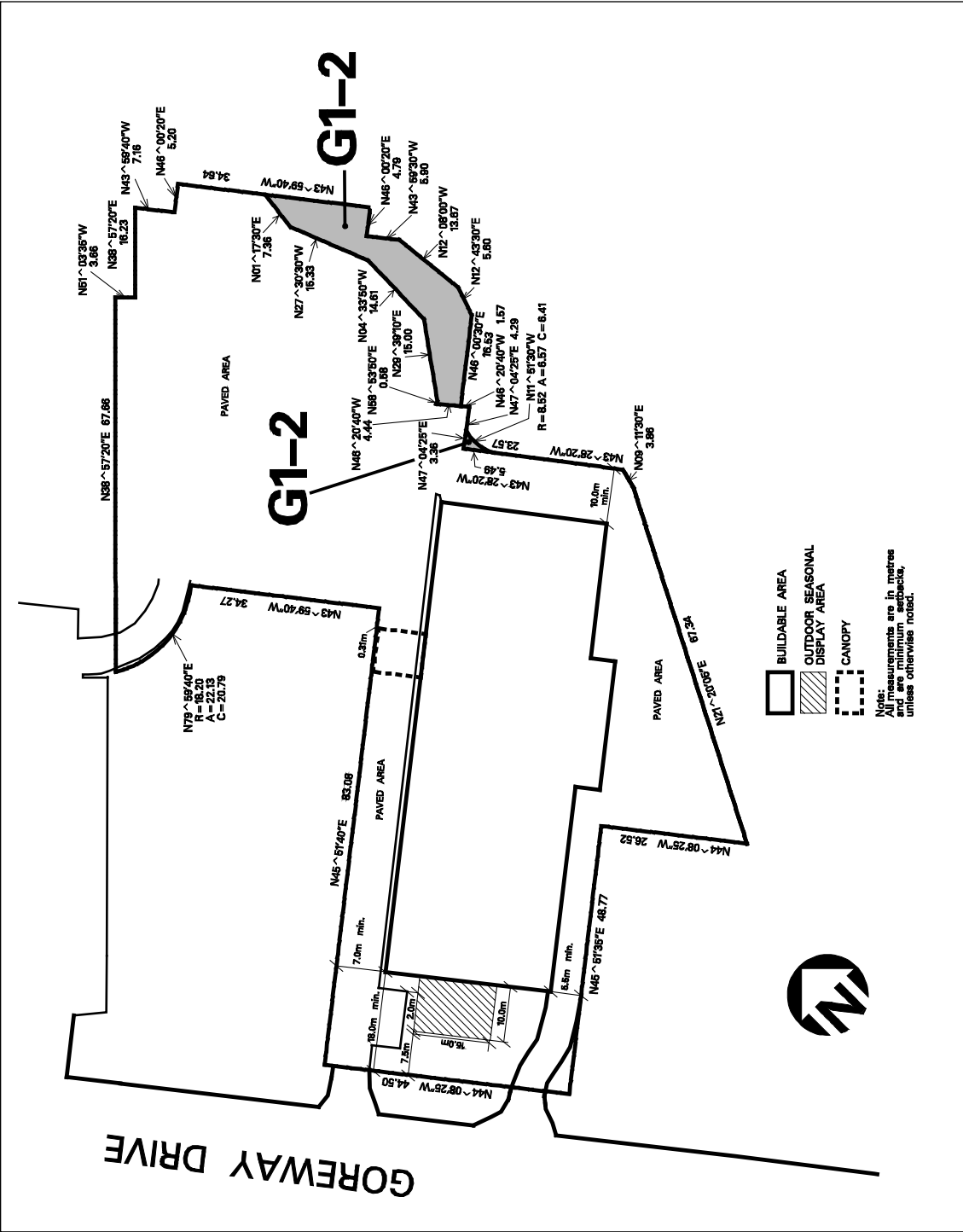
Exception C3-4 continued on next page

6.2.4.4	Exception: C3-4	Map # 12, 19	By-law: 0229-2018
Exception C3-4 continued from previous page			
Regulation			
6.2.4.4.3	Uses contained in Clauses 6.2.4.4.1(1) and 6.2.4.4.1(2) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.5	Exception: C3-5	Map # 22	By-law:
In a C3-5 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.5.1	(1)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
	(2)	Self Storage Facility	
Regulations			
6.2.4.5.2	An outdoor patio accessory to a restaurant, convenience restaurant or a take-out restaurant shall only be located between a building and a lot line abutting Burnhamthorpe Road West, Central Parkway West or Mavis Road		
6.2.4.5.3	A food store shall not be located within the shaded area identified on Schedule C3-5 of this Exception		
6.2.4.5.4	A self storage facility shall only be located within the hatched area on Schedule C3-5 of this Exception		



6.2.4.6	Exception: C3-6	Map # 48E	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C3-6 zone the applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.4.6.1	Lands zoned C3-6 shall only be used for the following:		
	(1) Retail Store		
	(2) <i>deleted</i>		
Regulations			
6.2.4.6.2	Maximum gross floor area - non-residential	2 500 m ²	
6.2.4.6.3	Maximum area of an accessory outdoor garden centre	150 m ²	
6.2.4.6.4	Required parking is permitted on the lands zoned G1-2		
6.2.4.6.5	All site development plans shall comply with Schedule C3-6 of this Exception		



Schedule C3-6
Map 48E

6.2.4.7	Exception: C3-7	Map # 48W	By-law: 0379-2009
In a C3-7 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.4.7.1	(1)	Mobile Home	
Regulations			
6.2.4.7.2	Maximum number of mobile homes		24
6.2.4.7.3	"Mobile Home" means a detached dwelling that is designed to be made mobile, and constructed and manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer otherwise designed		
6.2.4.7.4	Minimum number of parking spaces per mobile home		1.0

6.2.4.8	Exception: C3-8	Map # 37W	By-law:
In a C3-8 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.4.8.1	(1)	Garden Centre	

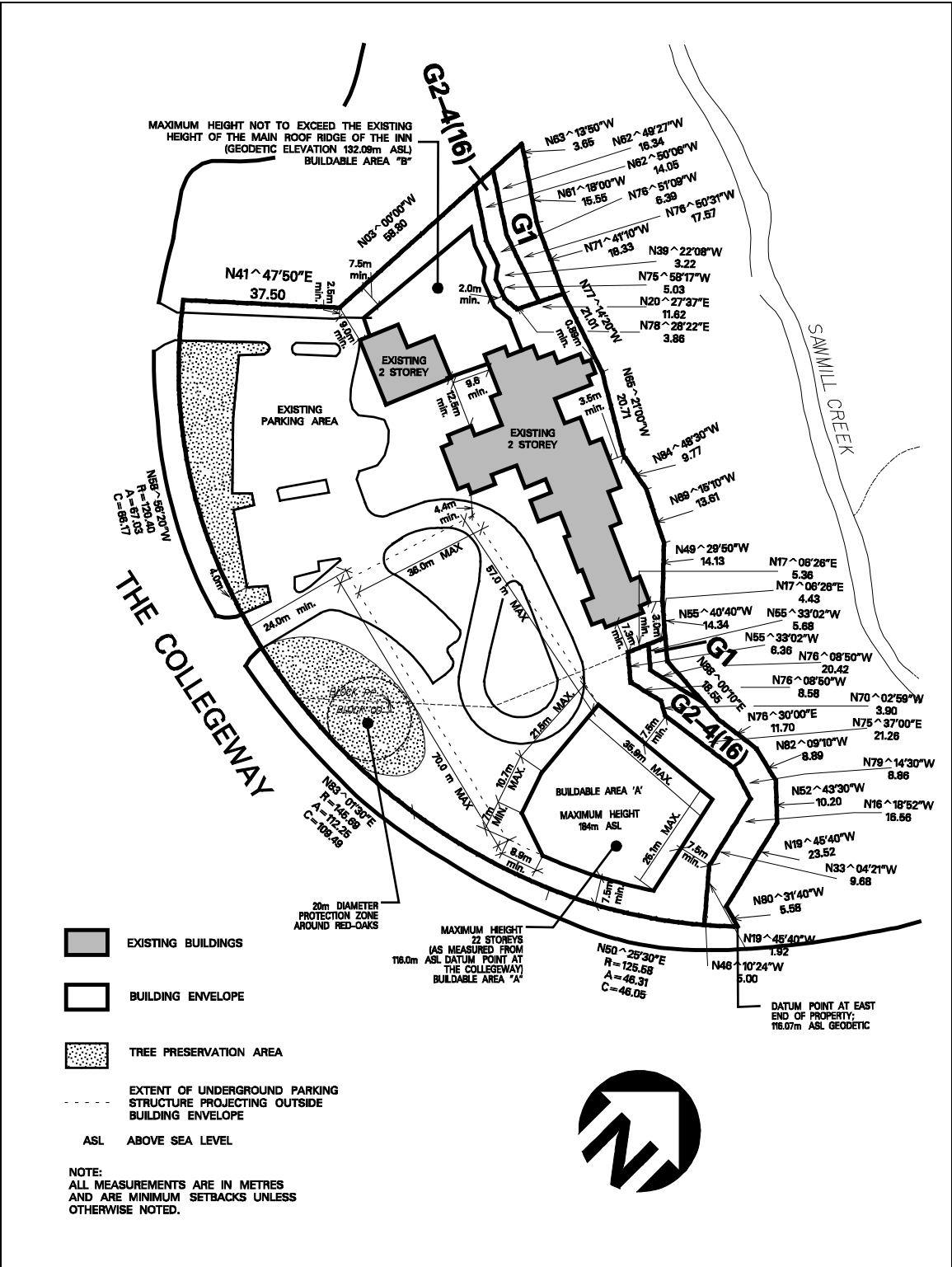
6.2.4.9	Exception: C3-9	Map # 24	By-law: 0174-2015, 0174-2017
In a C3-9 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
6.2.4.9.1	Lands zoned C3-9 shall only be used for the following:		
	(1)	Overnight Accommodation	
	(2)	Apartment	
	(3)	Long-Term Care Building	
	(4)	Retirement Building	
	(5)	Accessory uses to overnight accommodation	
	(6)	Accessory uses to an apartment and retirement building	
	(7)	<i>deleted</i>	
Regulations			
6.2.4.9.2	The provision of Line 1.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.4.9.3	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
6.2.4.9.4	The provisions contained in Subsection 4.1.15 of this By-law shall apply for any apartment, long-term care building or retirement building		
6.2.4.9.5	Maximum number of apartment dwelling units		79
6.2.4.9.6	Maximum number of retirement dwelling units		128
6.2.4.9.7	Maximum number of bedrooms - overnight accommodation		60
6.2.4.9.8	Maximum gross floor area - non-residential used for overnight accommodation		3 614 m ²

Exception C3-9 continued on next page

6.2.4.9	Exception: C3-9	Map # 24	By-law: 0174-2015, 0174-2017
Exception C3-9 continued from previous page			
6.2.4.9.9	Maximum floor space index - non-residential used for overnight accommodation		0.27
6.2.4.9.10	Maximum gross floor area - apartment zone		16 015 m ²
6.2.4.9.11	Maximum floor space index - apartment zone		1.17
6.2.4.9.12	Notwithstanding the provisions of Subsection 4.1.15, the maximum height of any building, structure or part thereof shall not exceed the height indicated on Schedule C3-9 excluding mechanical penthouses and shall be measured from the datum point of 116.0 m above sea level for any apartment, long-term care building or retirement building		
6.2.4.9.13	Maximum encroachment of an uncovered or covered balcony and architectural features outside the building envelope		1.5 m
6.2.4.9.14	Retaining walls, stairwells, air vents and canopies may encroach outside the building envelope		
6.2.4.9.15	Maximum height of retaining walls located between Buildable Area 'A' and the street line		0.61 m
6.2.4.9.16	Accessory uses to overnight accommodation shall only include a restaurant , banquet hall, conference centre, hairdressing establishment, news stand, cigar and smoke shop, shoe repair shop, travel agency, motor vehicle rental facility - restricted , automatic banking machine, dry-cleaning depot, spa and recreational facility		
6.2.4.9.17	Accessory uses to an apartment and retirement building shall only include dining rooms, piano bar and games room associated with an outdoor terrace, putting green, health centre, crafts room, activity room, crafts kitchen, lounge, library, family room, movie theatre, beauty and spa rooms, recreational/exercise studios and a pool for the exclusive use of the residents of the apartment and retirement building		
6.2.4.9.18	Minimum number of resident parking spaces per condominium apartment dwelling unit		1.0
6.2.4.9.19	Minimum number of visitor parking spaces per condominium apartment dwelling unit		0.2
6.2.4.9.20	Minimum width of an aisle		5.10 m
6.2.4.9.21	Parking shall not be required for the following accessory uses to overnight accommodation : restaurant , hairdressing establishment, news-stand, cigar and smoke shop, shoe repair shop, travel agency, motor vehicle rental facility - restricted , automatic banking machine, dry-cleaning depot and recreational facility directly related to the function of overnight accommodation		
6.2.4.9.22	Parking structures shall be located entirely below grade		
6.2.4.9.23	The shaded area shown on Schedule C3-9 identified as 'Tree Preservation Area' shall only be used for landscape purposes and the preservation of existing trees and no buildings or structures of any kind, including accessory buildings , and no parking shall be erected or permitted within the tree preservation area		
6.2.4.9.24	All site development plans shall comply with Schedule C3-9 of this Exception except for parking		

Exception C3-9 continued on next page

6.2.4.9	Exception: C3-9	Map # 24	By-law: 0174-2015, 0174-2017
Exception C3-9 continued from previous page			
Holding Provision			
<p>The holding symbol H is to be removed from Buildable Area 'B' of Exception C3-9 by further amendment to Map 24 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <div><div>(1)</div><div>delivery of a geotechnical report satisfactory to the City and to the Credit Valley Conservation Authority;</div></div> <div><div>(2)</div><div>registration of a heritage easement under the <i>Ontario Heritage Act</i>, and;</div></div> <div><div>(3)</div><div>grant of whatever consent may be required under the <i>Ontario Heritage Act</i> as amended, by City Council.</div></div>			



6.2.4.10	Exception: C3-10	Map # 37W	By-law:
In a C3-10 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.10.1	(1) Garden Centre (2) Accessory Motor Vehicle Repair Facility - Restricted		
Regulations			
6.2.4.10.2	Maximum gross floor area - non-residential used for an upper level racking system		1 620 m ²
6.2.4.10.3	Maximum height of all materials stored and displayed in a garden centre		3.0 m
6.2.4.10.4	Shared driveways and parking aisles are permitted with the abutting lands zoned C3-11		

6.2.4.11	Exception: C3-11	Map # 37W	By-law: 0379-2009, 0212-2015
In a C3-11 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.11.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store		
Regulations			
6.2.4.11.2	Uses contained in Sentence 6.2.4.11.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.11.3	Minimum setback to Mavis Road		7.5 m
6.2.4.11.4	Maximum height of all materials stored and displayed in a garden centre		3.1 m
6.2.4.11.5	Minimum height of fencing or screening surrounding an outdoor display and sales area of a garden centre		3.1 m
6.2.4.11.6	Shared driveways and parking aisles are permitted with the abutting lands zoned C3-10		
6.2.4.11.7	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.11.10 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.11.10 of this Exception		
6.2.4.11.8	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.11.11 and 6.2.4.11.12 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		

Exception C3-11 continued on next page

6.2.4.11	Exception: C3-11	Map # 37W	By-law: 0379-2009, 0212-2015		
Exception C3-11 continued from previous page					
6.2.4.11.9	<p>Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.11.11 and 6.2.4.11.12 of this Exception, and the following:</p> <p>The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings. The parking requirement for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.11.11 and 6.2.4.11.12 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.11.7 of this Exception</p>				
Table 6.2.4.11.10	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.11.11	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Industrial/Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				

Exception C3-11 continued on next page

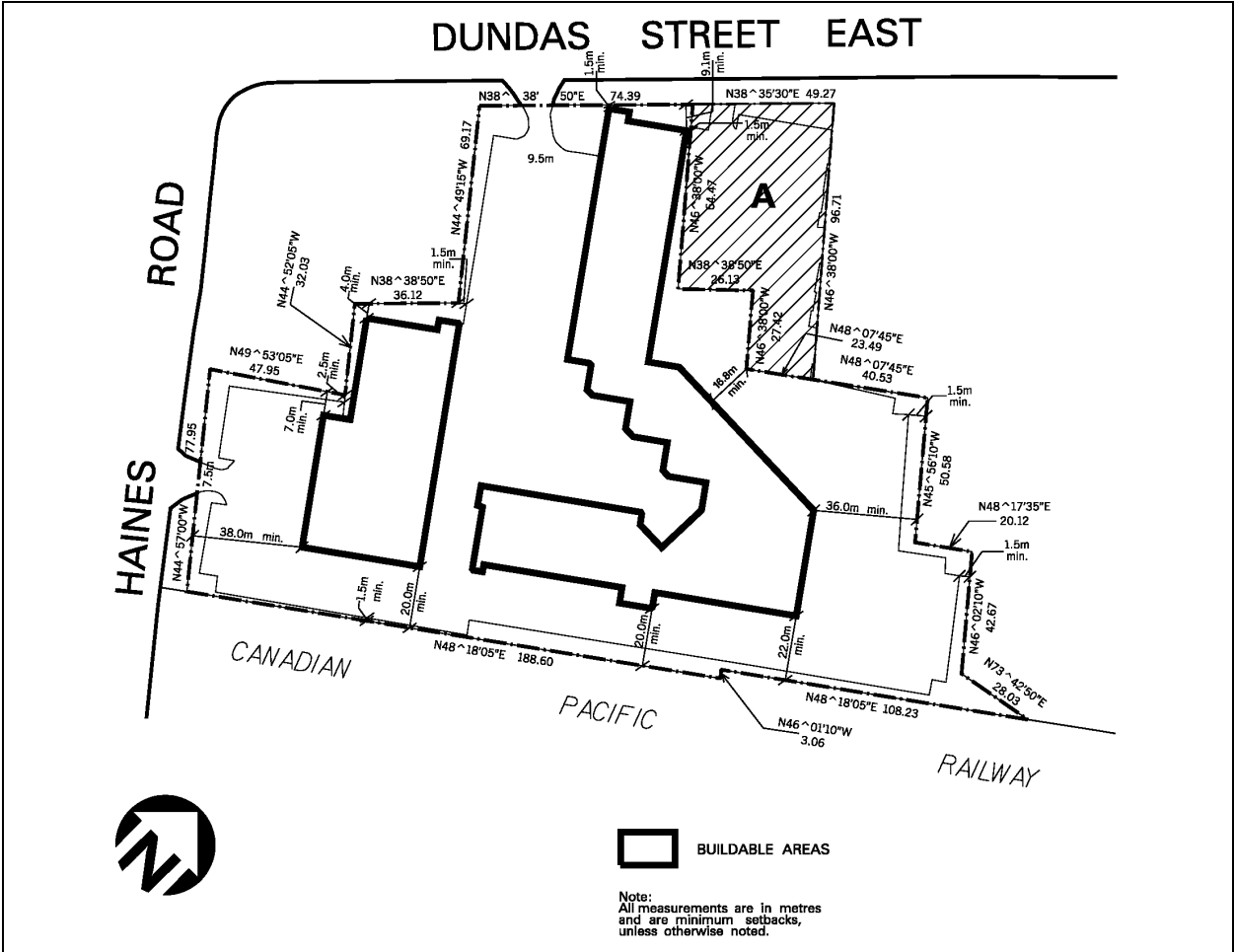
6.2.4.11	Exception: C3-11	Map # 37W	By-law: 0379-2009, 0212-2015		
Exception C3-11 continued from previous page					
Table 6.2.4.11.12	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Industrial/Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.11.13	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

6.2.4.12	Exception: C3-12	Map #	By-law: 0212-2015, <i>deleted by LPAT Order 2019 February 08</i>

6.2.4.13	Exception: C3-13	Map # 13	By-law: 0229-2018
In a C3-13 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.13.1	(1)	Outdoor patio accessory to a restaurant	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(1.1)	Truck Terminal	
	(1.2)	Waste Processing Station	
	(1.3)	Waste Transfer Station	
	(1.4)	Composting facility	
	(3)	Off-track wagering establishment accessory to a restaurant	
	(4)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(5)	Cement manufacturing legally existing on the date of passing of this By-law	
	(6)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(7)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(8)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(9)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(10)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(11)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(12)	Tannery legally existing on the date of passing of this By-law	
	(13)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(14)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.13.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	
Regulations			
6.2.4.13.2	Uses contained in Clauses 6.2.4.13.1(1), 6.2.4.13.1(2) and 6.2.4.13.1(3) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.13.3	Maximum gross floor area - non-residential		10 510 m ²

Exception C3-13 continued on next page

6.2.4.13	Exception: C3-13	Map # 13	By-law: 0229-2018
Exception C3-13 continued from previous page			
6.2.4.13.4	Maximum gross floor area - non-residential used for an outdoor patio accessory to a restaurant	130 m ²	
6.2.4.13.5	Maximum number of outdoor patios accessory to a restaurant	1	
6.2.4.13.6	Required parking spaces	710	
6.2.4.13.7	Lands identified as Area 'A' on Schedule C3-13 of this Exception will only be used for motor vehicle parking		
6.2.4.13.8	Maximum number of parking spaces to be provided in Area 'A' as identified on Schedule C3-13 of this Exception	132	
6.2.4.13.9	All site development plans shall comply with Schedule C3-13 of this Exception		



Schedule C3-13
Map 13

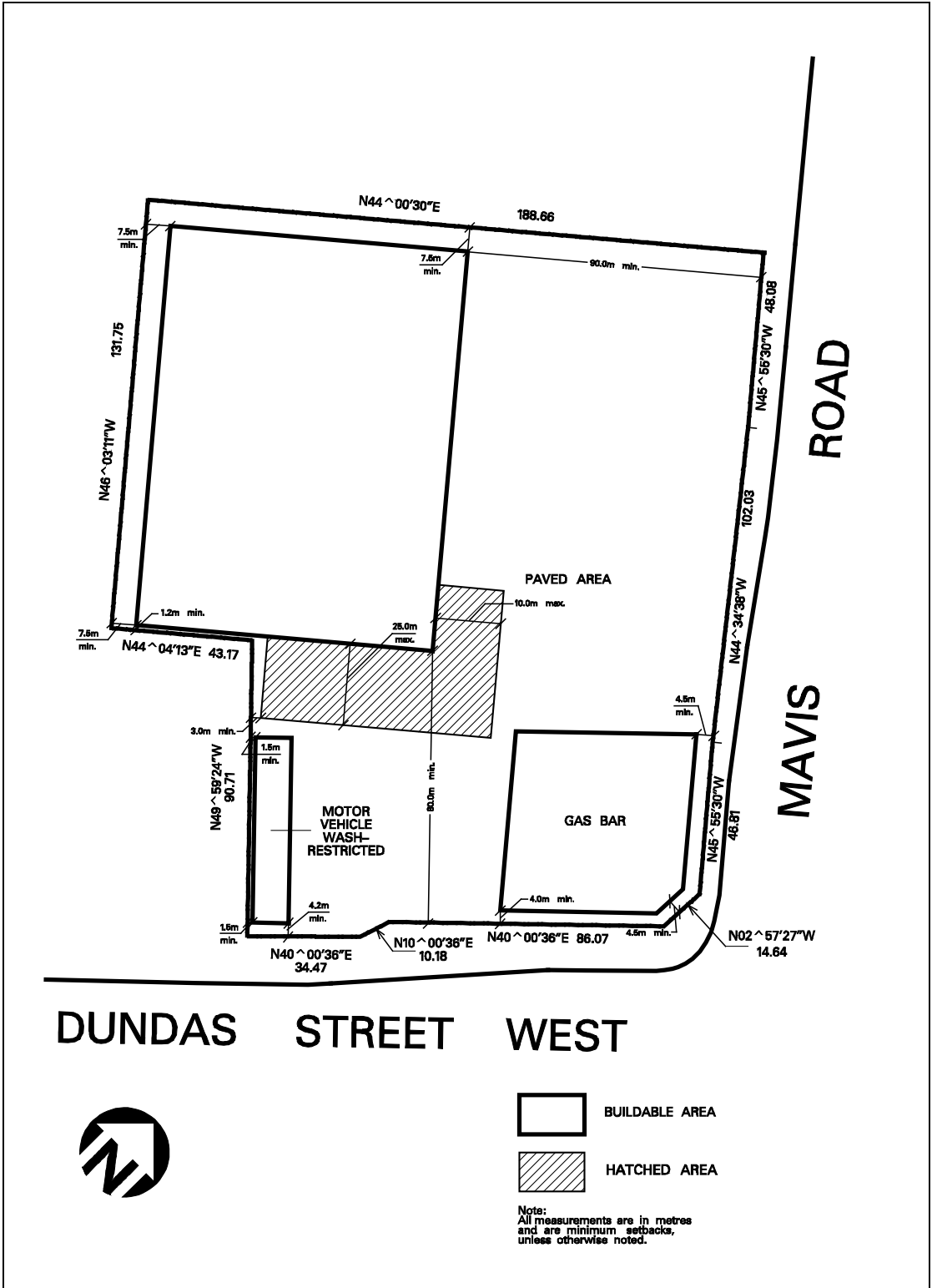
6.2.4.14	Exception: C3-14	Map # 59	By-law: 0174-2017
In a C3-14 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Use			
6.2.4.14.1	Lands zoned C3-14 shall only be used for the following:		
	(1) Retirement Building		

6.2.4.15	Exception: C3-15	Map # 23	By-law: 0358-2007
In a C3-15 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.15.1	(1)	Motor Vehicle Body Repair Facility	
	(2)	Outdoor storage accessory to a motor vehicle body repair facility	
	(3)	Vehicle Pound Facility	
Regulations			
6.2.4.15.2	Outdoor storage accessory to a motor vehicle body repair facility shall not be situated closer to any street line than any portion of the main building		
6.2.4.15.3	Outdoor storage of vehicles or property secured within a vehicle pound facility shall not be situated closer to any street line than any portion of the main building		
6.2.4.15.4	A fence having a minimum height of 1.8 m shall be required around the perimeter of the area to be used for outdoor storage for a vehicle pound facility , but in no event shall the fence be situated closer to any street line than any portion of the main building		

6.2.4.16	Exception: C3-16	Map # 23	By-law: 0229-2018
In a C3-16 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.16.1	(1)	Garden Centre	
	(2)	Outdoor garden centre accessory to a retail store	
	(3)	Uses permitted within the E2 zone in Subsection 8.2.1 except:	
	(3.1)	Truck Terminal	
	(3.2)	Waste Processing Station	
	(3.3)	Waste Transfer Station	
	(3.4)	Composting Facility	
	(4)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(5)	Cement manufacturing legally existing on the date of passing of this By-law	
	(6)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(7)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(8)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(9)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(10)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(11)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(12)	Tannery legally existing on the date of passing of this By-law	
	(13)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(14)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.16.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	

Exception C3-16 continued on next page

6.2.4.16	Exception: C3-16	Map # 23	By-law: 0229-2018
Exception C3-16 continued from previous page			
Regulations			
6.2.4.16.2	Uses contained in Clauses 6.2.4.16.1(1), 6.2.4.16.1(2) and 6.2.4.16.1(3) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.16.3	Maximum floor area of a motor vehicle wash facility - restricted	660 m ²	
6.2.4.16.4	Maximum gross floor area - non-residential used for an upper level racking system	1 750 m ²	
6.2.4.16.5	Maximum height of all materials stored and displayed in a garden centre or outdoor garden centre accessory to a retail store	3.2 m	
6.2.4.16.6	Parking will not be required for the upper level racking system referenced in Sentence 6.2.4.16.4 of this Exception		
6.2.4.16.7	A motor vehicle wash facility - restricted shall also include a coin-operated motor vehicle wash facility - restricted		
6.2.4.16.8	Stairs may encroach outside of the buildable area identified on Schedule C3-16 of this Exception, along the west boundary of the property line		
6.2.4.16.9	An outdoor garden centre shall only be permitted within the hatched area identified on Schedule C3-16 of this Exception		
6.2.4.16.10	All site development plans shall comply with Schedule C3-16 of this Exception		



Schedule C3-16
Map 23

6.2.4.17	Exception: C3-17	Map # 55	By-law:
In a C3-17 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.17.1	(1) Garden Centre (2) Uses permitted within the E2 zone in Subsection 8.2.1 except: (2.1) Truck Terminal (2.2) Waste Processing Station (2.3) Waste Transfer Station (2.4) Composting Facility		
Regulations			
6.2.4.17.2	Uses contained in Sentence 6.2.4.17.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.17.3	Minimum setback from Argentia Road and Tenth Line West		6.0 m
6.2.4.17.4	Maximum setback of the building or structure , where the main front entrance of any building or structure faces Argentia Road or Tenth Line West		25.0 m
6.2.4.17.5	Notwithstanding Sentence 6.2.4.17.4 of this Exception, a maximum of one (1) building or structure located south of Argentia Road and whose main front entrance faces Argentia Road may be set back beyond the maximum 25 m setback requirement		
6.2.4.17.6	Minimum setback from Winston Churchill Boulevard north of Argentia Road		13.7 m
6.2.4.17.7	Minimum setback from Winston Churchill Boulevard south of Argentia Road		7.5 m
6.2.4.17.8	Where a minimum setback is provided under Sentence 6.2.4.17.3 of this Exception, a driveway , aisle or other paved area shall not be permitted between the exterior wall of the building or structure and Argentia Road or Tenth Line West		
6.2.4.17.9	No loading or service facilities shall be located within any yard abutting Highway 401, Winston Churchill Boulevard or Argentia Road.		
6.2.4.17.10	Setback of any building or structure from a Provincial Highway right-of-way		13.7 m
6.2.4.17.11	Minimum setback of any building or structure from lands zoned PB1		20.5 m

6.2.4.18	Exception: C3-18	Map # 22	By-law:
In a C3-18 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.4.18.1	(1)	Motor vehicle body repair facility accessory to motor vehicle sales, leasing and/or rental facility - restricted	
Regulations			
6.2.4.18.2	Minimum required depth of a landscaped buffer adjacent to and along the easterly lot line		7.5 m
6.2.4.18.3	Minimum rear yard		10.5 m
6.2.4.18.4	An accessory motor vehicle body repair facility use shall be contained within an enclosed building or structure and shall not include the outdoor storage of parts or materials		

6.2.4.19	Exception: C3-19	Map # 25, 26, 27, 35E 35W, 46E	By-law:
In a C3-19 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.4.19.1	(1)	Motor vehicle body repair facility accessory to motor vehicle sales, leasing and/or rental facility - restricted	
Regulation			
6.2.4.19.2	An accessory motor vehicle body repair facility use shall be contained within an enclosed building or structure and shall not include the outdoor storage of parts or materials		

6.2.4.20	Exception: C3-20	Map # 16	By-law:
In a C3-20 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Use			
6.2.4.20.1	Lands zoned C3-20 shall only be used for the following:		
	(1) Motor Vehicle Repair Facility - Restricted		
Regulations			
6.2.4.20.2	The lot line abutting Dundas Street East shall be deemed to be the front lot line		
6.2.4.20.3	Minimum front yard	0.0 m	
6.2.4.20.4	Minimum exterior side yard	0.0 m	
6.2.4.20.5	Minimum interior side yard	7.5 m	
6.2.4.20.6	Minimum rear yard	20.0 m	
6.2.4.20.7	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	3	
6.2.4.20.8	"Motor Vehicle Repair Facility - Restricted" shall only include the sale and installation of motor vehicle equipment, motor vehicle cleaning, waxing and rustproofing but shall not include a motor vehicle wash facility - restricted , time-pay motor vehicle wash facility, coin-operated motor vehicle wash facility, wand wash motor vehicle wash facility or other manually operated equipment or facility for the washing of motor vehicles		

6.2.4.21	Exception: C3-21	Map # 18	By-law: 0018-2015
In a C3-21 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Use Not Permitted			
6.2.4.21.1	(1)	Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted	
Regulations			
6.2.4.21.2	Maximum number of convenience restaurants		2
6.2.4.21.3	The provisions of Line 2.0 contained in Table 2.1.2.1.1 and Subsection 2.1.29 of this By-law shall not apply		

6.2.4.22	Exception: C3-22	Map # 24	By-law:
In a C3-22 zone the applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Permitted Use			
6.2.4.22.1	Lands zoned C3-22 shall only be used for the following:		
	(1) Funeral Establishment		

6.2.4.23	Exception: C3-23	Map # 19	By-law:
In a C3-23 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Use			
6.2.4.23.1	Lands zoned C3-23 shall only be used for the following:		
	(1) Access to lands zoned RA2-18 and R4-51		

6.2.4.24	Exception: C3-24	Map # 21	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C3-24 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
6.2.4.24.1	Lands zoned C3-24 shall only be used for the following:		
	(1) Retail Store		
	(2) Veterinary Clinic		
	(3) Animal Care Establishment		
	(4) Service Establishment		
	(5) Commercial School		
	(6) Financial Institution		
	(7) Repair Establishment		
	(8) Office		
	(9) Recreational Establishment		
	(10) Private Club		
Regulations			
6.2.4.24.2	Minimum lot frontage		40 m
6.2.4.24.3	Minimum depth of a landscaped buffer abutting a Residential Zone		3.0 m
6.2.4.24.4	Minimum depth of a landscaped buffer abutting a railway right-of-way, Employment or Commercial Zone		1.5 m
6.2.4.24.5	Maximum height		3 storeys
Holding Provision			
	Only the following uses shall be permitted prior to the removal of the holding symbol H:		
	(1) retail sales and installation of pools, hot tubs and recreational home equipment including supplies and accessories		
	(2) warehouse, office and outdoor storage and display accessory to the uses permitted in clause (1)		
	"Recreational Home Equipment" means leisure equipment, fitness equipment, patio furniture, gazebos and accessories.		
	Maximum gross floor area - non-residential		1 053 m ²
	Minimum number of parking spaces per 100 m ² gross floor area - non-residential		1.4

Exception C3-24 continued on next page

6.2.4.24	Exception: C3-24	Map # 21	By-law: 0111-2019/ LPAT Order 2021 March 09
Exception C3-24 continued from previous page			
Holding Provision (continued)	The holding symbol H is to removed from the whole or any part of the lands zoned H-C3-24 by further amendment to Map 21 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:		
	<div><div>(1)</div><div>the owner shall have submitted a Noise and Vibration Report satisfactory to the Planning and Building Department and the Transportation and Works Department;</div></div> <div><div>(2)</div><div>the owner shall have submitted a Phase I Environmental Site Assessment and any subsequent environmental report deemed necessary to the satisfaction of the Transportation and Works Department;</div></div> <div><div>(3)</div><div>the owner shall pay a cash contribution toward the reconstruction of Hensall Circle in an amount satisfactory to the Transportation and Works Department;</div></div> <div><div>(4)</div><div>the owner shall remove all of the parking from the municipal boulevard and pay an amount satisfactory to the Transportation and Works Department for the cost of the reinstatement of the municipal curb, boulevard, sidewalk and any required utility relocation;</div></div> <div><div>(5)</div><div>the owner shall have executed and delivered the required Development Agreement and Warning Clause Agreement on terms satisfactory to the City and the Transportation and Works Department;</div></div> <div><div>(6)</div><div>the owner shall make a payment for the cash-in-lieu of parkland for park or other public recreational purposes.</div></div>		

6.2.4.25	Exception: C3-25	Map # 14	By-law:
In a C3-25 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.4.25.1	Maximum gross floor area - non-residential		1 000 m ²

6.2.4.26	Exception: C3-26	Map # 22	By-law:
In a C3-26 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.4.26.1	Maximum gross floor area - non-residential		2 650 m ²

6.2.4.27	Exception: C3-27	Map # 39E	By-law:
In a C3-27 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.4.27.1	(1)	Motor Vehicle Repair Facility - Restricted	

6.2.4.28	Exception: C3-28	Map # 37W, 44W	By-law: 0379-2009, 0212-2015
In a C3-28 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.28.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or take-out restaurant (3) Motor Vehicle Retail Store (4) Required parking for abutting lands zoned C3-51		
Regulations			
6.2.4.28.2	Minimum depth of a landscaped buffer abutting Ivandale Drive		7.0 m
6.2.4.28.3	Minimum setback from Mavis Road and Britannia Road West		7.5 m
6.2.4.28.4	Maximum height of all materials stored and displayed in a garden centre		3.1 m
6.2.4.28.5	Minimum height of fencing or screening surrounding an outdoor display and sales area to a garden centre		3.1 m
6.2.4.28.6	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.28.9 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.28.9 of this Exception		
6.2.4.28.7	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.28.10 and 6.2.4.28.11 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		
6.2.4.28.8	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.28.10 and 6.2.4.28.11 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.28.10 and 6.2.4.28.11 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.28.6 of this Exception		

Exception C3-28 continued on next page

6.2.4.28	Exception: C3-28	Map # 37W, 44W	By-law: 0379-2009, 0212-2015		
Exception C3-28 continued from previous page					
Table 6.2.4.28.9	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.28.10	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.28.11	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.28.12	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

6.2.4.29	Exception: C3-29	Map # 37W, 44W	By-law: 0379-2009, 0212-2015
In a C3-29 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.29.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store (4) E2 uses contained in Subsection 8.2.1 of this By-law, except: (4.1) Truck Terminal (4.2) Waste Processing Station (4.3) Waste Transfer Station (4.4) Composting Facility		
Regulations			
6.2.4.29.2	Uses contained in Sentence 6.2.4.29.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.29.3	Minimum setback from Mavis Road and Britannia Road West	7.5 m	
6.2.4.29.4	Maximum height of all materials stored and displayed in a garden centre	3.1 m	
6.2.4.29.5	Minimum height of fencing or screening surrounding an outdoor display and sales area of a garden centre	3.1 m	
6.2.4.29.6	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.29.9 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.29.9 of this Exception		
6.2.4.29.7	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.29.10 and 6.2.4.29.11 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		
6.2.4.29.8	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.29.10 and 6.2.4.29.11 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.29.10 and 6.2.4.29.11 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.29.6 of this Exception		
Table 6.2.4.29.9	Column 1	Column 2	
	Land Use	Minimum Required Parking Standard	
	Retail-Warehouse	1.6 spaces per 100 m ² GFA - non-residential	
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces	
	Restaurant, Convenience Restaurant, Take-out Restaurant	5.4 spaces per 100 m ² GFA - non-residential	

Exception C3-29 continued on next page

6.2.4.29	Exception: C3-29	Map # 37W, 44W	By-law: 0379-2009, 0212-2015		
Exception C3-29 continued from previous page					
Table 6.2.4.29.10	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Industrial/Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.29.11	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Industrial/Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.29.12	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

6.2.4.30	Exception: C3-30	Map # 37W	By-law:
In a C3-30 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.30.1	(1)	E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility	
Regulations			
6.2.4.30.2	Uses contained in Sentence 6.2.4.30.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.30.3	Minimum height of fencing or screening surrounding an outdoor display and sales area accessory to a garden centre		3.1 m
6.2.4.30.4	Minimum number of parking spaces for restaurants, convenience restaurants and take-out restaurants per 100 m ² GFA - non-residential		5.4

6.2.4.31	Exception: C3-31	Map # 36W	By-law: 0379-2009
In a C3-31 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.31.1	(1)	E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility (1.5) <i>deleted</i> (1.6) <i>deleted</i> (1.7) Motor Vehicle Repair Facility - Restricted (1.8) Motor Vehicle Rental Facility (1.9) <i>deleted</i> (1.10) Motor Vehicle Wash Facility - Restricted (1.11) Gas Bar (1.12) Motor Vehicle Service Station (1.13) Adult Entertainment Establishment (1.14) Body Rub Establishment	
Regulation			
6.2.4.31.2		Uses contained in Sentence 6.2.4.31.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law	

6.2.4.32	Exception: C3-32	Map # 37W, 48W	By-law:
In a C3-32 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.4.32.1	(1)	C5 uses contained in Subsection 6.2.1 of this By-law	
Regulation			
6.2.4.32.2	Uses contained in Sentence 6.2.4.32.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.33	Exception: C3-33	Map # 35E	By-law: 0325-2008
In a C3-33 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.33.1	(1)	Motor vehicle convenience centre, accessory to a gas bar	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Truck Terminal	
	(2.2)	Waste Processing Station	
	(2.3)	Waste Transfer Station	
	(2.4)	Composting Facility	
Regulations			
6.2.4.33.2	Uses contained in Sentence 6.2.4.33.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.33.3	Maximum number of convenience restaurants		1
6.2.4.33.4	Maximum gross floor area – non-residential used for a motor vehicle convenience centre		900 m ²
6.2.4.33.5	Maximum gross floor area – non-residential used for a convenience restaurant not located within a motor vehicle convenience centre		105 m ²
6.2.4.33.6	Maximum gross floor area – non-residential of all buildings and structures		1 210 m ²
6.2.4.33.7	The lot line abutting Dixie Road shall be deemed to be the front lot line		
6.2.4.33.8	Maximum front yard		18.0 m
6.2.4.33.9	Maximum exterior side yard		10.5 m
6.2.4.33.10	Maximum interior side yard		3.4 m
6.2.4.33.11	Maximum rear yard		10.5 m
6.2.4.33.12	Maximum height		7.7 m
6.2.4.33.13	Minimum number of parking spaces per 100 m ² gross floor area – non-residential motor vehicle convenience centre		6.9 spaces
6.2.4.33.14	Where a convenience restaurant is attached to a building or structure used for a motor vehicle convenience centre, parking for the convenience restaurant may be provided in accordance with Sentence 6.2.4.33.13 of this Exception		
6.2.4.33.15	"Motor Vehicle Convenience Centre" means a building or structure used for a retail store and may include an accessory restaurant, convenience restaurant or take-out restaurant including an accessory outdoor patio		

6.2.4.34	Exception: C3-34	Map # 39W	By-law: 0325-2008
In a C3-34 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.34.1	(1)	Gas Bar	
	(2)	Motor Vehicle Wash Facility - Restricted	
Uses Not Permitted			
6.2.4.34.2	(1)	Motor Vehicle Service Station	
	(2)	Motor Vehicle Repair Facility - Restricted	
Regulations			
6.2.4.34.3	Maximum gross floor area – non-residential used for a motor vehicle wash facility - restricted		270 m ²
6.2.4.34.4	Maximum gross floor area - non-residential used for an accessory convenience retail and service kiosk		35 m ²
6.2.4.34.5	Minimum setback of all buildings and structures from the lot line abutting Eglinton Avenue West		11.0 m
6.2.4.34.6	Maximum setback of all buildings and structures from the lot line abutting Eglinton Avenue West		13.0 m
6.2.4.34.7	Minimum setback of all buildings and structures from the lot line abutting Glen Erin Drive		32.0 m
6.2.4.34.8	Maximum setback of all buildings and structures from the lot line abutting Glen Erin Drive		35.0 m
6.2.4.34.9	Minimum setback of all buildings and structures from any sight triangle		0.0 m
6.2.4.34.10	Minimum setback of a gas bar weather canopy from the lot line abutting Glen Erin Drive		40.0 m
6.2.4.34.11	Maximum setback of a gas bar weather canopy from the lot line abutting Glen Erin Drive		43.0 m
6.2.4.34.12	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		

6.2.4.35	Exception: C3-35	Map # 13	By-law: 0325-2008, 0229-2018
In a C3-35 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.35.1	(1)	The existing adult video store located in Unit 9, 1370 Dundas Street East	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Truck Terminal	
	(2.2)	Waste Processing Station	
	(2.3)	Waste Transfer Station	
	(2.4)	Composting Facility	
	(3)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(4)	Cement manufacturing legally existing on the date of passing of this By-law	
	(5)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(6)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(7)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(8)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(9)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(10)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(11)	Tannery legally existing on the date of passing of this By-law	
	(12)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.35.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	
Regulation			
6.2.4.35.2	Uses contained in Clauses 6.2.4.35.1(1) and 6.2.4.35.1(2) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.36	Exception: C3-36	Map # 49E	By-law:
In a C3-36 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Use Not Permitted			
6.2.4.36.1	(1)	Convenience Restaurant	

6.2.4.37	Exception: C3-37	Map # 12	By-law: 0229-2018
In a C3-37 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.37.1	(1)	E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility	
	(2)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(3)	Cement manufacturing legally existing on the date of passing of this By-law	
	(4)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(5)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(6)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(7)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(8)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(9)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(10)	Tannery legally existing on the date of passing of this By-law	
	(11)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(12)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.37.1A	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	

Exception C3-37 continued on next page

6.2.4.37	Exception: C3-37	Map # 12	By-law: 0229-2018
Exception C3-37 continued from previous page			
Regulations			
6.2.4.37.2	Uses contained in Clause 6.2.4.37.1(1) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.37.3	Minimum depth of landscaped buffer measured from a lot line that is a street line		3.0 m
6.2.4.37.4	Minimum depth of landscaped buffer measured from an adjacent lot line other than a lot line abutting a G1 zone		1.5 m

6.2.4.38	Exception: C3-38	Map # 36W	By-law: 0111-2019/ LPAT Order 2021 March 09, 0121-2020/LPAT Order 2021 March 11
In an C3-38 zone the permitted uses and applicable regulations shall be as specified for an C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.38.1	(1)	C5 uses contained in Subsection 6.2.1 of this By-law, except: (1.1) Motor Vehicle Repair Facility - Restricted	
Uses Not Permitted			
6.2.4.38.2	(1)	<i>deleted</i>	
	(2)	Funeral Establishment	
	(3)	Place of Religious Assembly	
	(4)	Private Club	
Regulations			
6.2.4.38.3	The provisions contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.4.38.4	Maximum gross floor area - non-residential of all buildings and structures		3 950 m ²
6.2.4.38.5	Maximum gross floor area - non-residential used for a food store		745 m ²
6.2.4.38.6	Maximum gross floor area – non-residential used for a pharmacy		605 m ²
6.2.4.38.7	Minimum front yard		12.0 m

6.2.4.39	Exception: C3-39	Map # 26	By-law:
In a C3-39 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.39.1	(1)	Outdoor patio accessory to a restaurant, convenience restaurant or take-out restaurant	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Motel	
	(2.2)	Truck Terminal	
	(2.3)	Waste Processing Station	
	(2.4)	Waste Transfer Station	
	(2.5)	Composting Facility	
Regulation			
6.2.4.39.2	Uses contained in Sentence 6.2.4.39.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

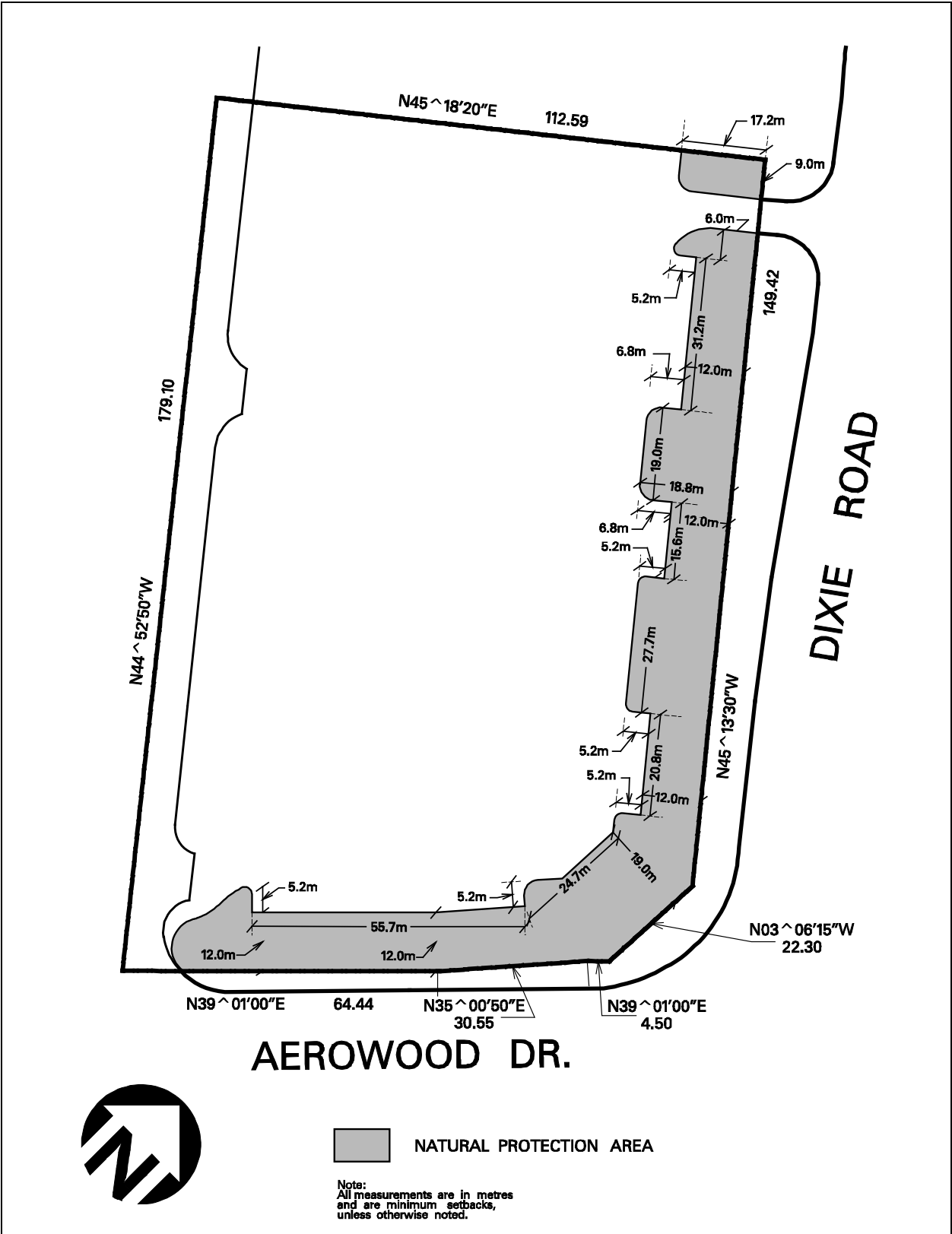
6.2.4.40	Exception: C3-40	Map # 55	By-law: 0111-2019/ LPAT Order 2021 March 09
In an C3-40 zone the permitted uses and applicable regulations shall be as specified for an C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.40.1	(1)	Uses permitted within the E2 zone in Subsection 8.2.1 except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility (2) Garden Centre (3) <i>deleted</i>	
Uses Not Permitted			
6.2.4.40.2	(1)	Funeral Establishment	
	(2)	Commercial Garage	
	(3)	Cold Storage	
Regulations			
6.2.4.40.3	Uses contained in Sentence 6.2.4.40.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.40.4	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.4.40.5	Maximum gross floor area - non-residential		13 355 m ²
6.2.4.40.6	Minimum setback to Argentia Road and Tenth Line West		6.0 m
6.2.4.40.7	Loading and service facilities shall not be permitted in any yard abutting Argentia Road		
6.2.4.40.8	Minimum number of loading spaces for a building with a total gross floor area - non-residential less than or equal to 2 350 m ²		1.0
6.2.4.40.9	Minimum number of loading spaces for a building with a total gross floor area - non-residential greater than 2 351 m ² but less than or equal to 13 355 m ² gross floor area - non-residential		2.0

6.2.4.41	Exception: C3-41	Map # 23	By-law: 0325-2008, 0174-2015, 0229-2018
In a C3-41 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.41.1	(1)	Flea Market	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Truck Terminal	
	(2.2)	Waste Processing Station	
	(2.3)	Waste Transfer Station	
	(2.4)	Composting Facility	
	(3)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(4)	Cement manufacturing legally existing on the date of passing of this By-law	
	(5)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(6)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(7)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(8)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(9)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(10)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(11)	Tannery legally existing on the date of passing of this By-law	
	(12)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.41.2	(1)	Place of Religious Assembly	
	(2)	Drug Store	
	(3)	Pharmacy	
	(4)	Retail sale of automotive parts and accessories	
	(5)	Department Store	
	(6)	Food Supermarket	
	(7)	Asbestos Products Manufacturing	
	(8)	Cement Manufacturing	
	(9)	Gypsum or limestone processing and by-product manufacturing	
	(10)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(11)	Petroleum and coal refining and by-product manufacturing	
	(12)	Phosphate or sulphur products and manufacturing	
	(13)	Smelting or Foundry Operations	
	(14)	Solvent Manufacturing	
	(15)	Tannery	
	(16)	Tar and Asphalt Manufacturing	
	(17)	Motor Vehicle Wrecking Yard	

Exception C3-41 continued on next page

6.2.4.41	Exception: C3-41	Map # 23	By-law: 0325-2008, 0174-2015, 0229-2018
Exception C3-41 continued from previous page			
Regulations			
6.2.4.41.3	Uses contained in Clauses 6.2.4.41.1(1) and 6.2.4.41.1(2) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.41.4	Maximum number of flea markets		1
6.2.4.41.5	Maximum gross floor area - non-residential used for a food store		600 m ²
6.2.4.41.6	Maximum gross floor area - non-residential used for a flea market		4 700 m ²
6.2.4.41.7	Maximum gross floor area - non-residential used for retail sales		9 300 m ²
6.2.4.41.8	"Flea Market" means a building, structure or part thereof, where new or used goods or second-hand personal property is offered for sale to the general public by a number of individual vendors in compartmentalized spaces		

6.2.4.42	Exception: C3-42	Map # 35W	By-law:
In a C3-42 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.4.42.1	(1)	Motor vehicle body repair facility accessory to motor vehicle sales, leasing and/or rental facility - restricted	
Regulations			
6.2.4.42.2	Minimum landscaped area abutting Dixie Road and Highway 401 off-ramp		9.0 m
6.2.4.42.3	An accessory motor vehicle body repair facility use shall be contained within an enclosed building or structure and shall not include the outdoor storage of parts or materials		
6.2.4.42.4	All site development plans shall comply with Schedule C3-42 of this Exception		



Schedule C3-42
Map 35W

6.2.4.43	Exception: C3-43	Map # 21	By-law:
In a C3-43 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.43.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or take-out restaurant		
Regulations			
6.2.4.43.2	No restaurant or take-out restaurant shall be located closer than 42.0 m to a Residential Zone		
6.2.4.43.3	An outdoor patio accessory to a restaurant or take-out restaurant shall only be located between the building and the front property line		

6.2.4.44	Exception: C3-44	Map # 25, 46E	By-law: 0212-2015, 0144-2016
In a C3-44 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.44.1	(1)	Outdoor patio accessory to a restaurant , or convenience restaurant , or take-out restaurant	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Truck Terminal	
	(2.2)	Waste Processing Station	
	(2.3)	Waste Transfer Station	
	(2.4)	Composting Facility	
Regulations			
6.2.4.44.2		Uses contained in Sentence 6.2.4.44.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law	
6.2.4.44.3		Maximum area used for an outdoor patio accessory to a restaurant or convenience restaurant or take-out restaurant , shall not exceed 20% of the gross floor area of the restaurant , convenience restaurant or take-out restaurant	

6.2.4.45	Exception: C3-45	Map # 52E	By-law: OMB Order 2008 January 30, 0083-2008, 0111-2019/LPAT Order 2021 March 09
In a C3-45 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.45.1	(1) <i>deleted</i> (2) Garden Centre (3) Outdoor patio accessory to a restaurant or convenience restaurant		
Regulations			
6.2.4.45.2	Minimum depth of a landscaped buffer adjacent a Residential Zone		9.0 m
6.2.4.45.3	Minimum depth of a landscaped buffer adjacent a Residential Zone within 40.0 m of McLaughlin Road		0.0 m
6.2.4.45.4	The lot line abutting Derry Road West shall be deemed to be the front lot line		
6.2.4.45.5	Minimum rear yard		9.0 m
6.2.4.45.6	Minimum setback to a G1 zone		4.5 m
6.2.4.45.7	Maximum setback to Derry Road West of all buildings and structures in excess of 13 000 m ²		25.0 m

6.2.4.46	Exception: C3-46	Map # 23, 46E, 59	By-law: 0325-2008, 0229-2018
In a C3-46 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.46.1	(1) Garden Centre (2) E2 uses contained in Subsection 8.2.1 of this By-law, except: (2.1) Truck Terminal (2.2) Waste Processing Station (2.3) Waste Transfer Station (2.4) Composting Facility		
Regulation			
6.2.4.46.2	Uses contained in Sentence 6.2.4.46.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.47	Exception: C3-47	Map # 23	By-law: 0325-2008
In a C3-47 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.47.1	(1) Garden Centre (2) E2 uses contained in Subsection 8.2.1 of this By-law, except: (2.1) Truck Terminal (2.2) Waste Processing Station (2.3) Waste Transfer Station (2.4) Composting Facility		
Regulations			
6.2.4.47.2	Uses contained in Sentence 6.2.4.47.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		
6.2.4.47.3	Maximum gross floor area - non-residential used for a garden centre	165 m ²	

6.2.4.48	Exception: C3-48	Map # 22, 28, 39W	By-law:
In a C3-48 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.48.1	(1) Garden Centre (2) Outdoor garden centre accessory to a retail store		

6.2.4.49	Exception: C3-49	Map # 45W	By-law:
In a C3-49 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Use			
6.2.4.49.1	Lands zoned C3-49 shall only be used for the following: (1) Day Care		

6.2.4.50	Exception: C3-50	Map # 46E	By-law:
In a C3-50 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.4.50.1	(1)	C5 uses contained in Subsection 6.2.1 of this By-law	
Regulation			
6.2.4.50.2	Uses contained in Sentence 6.2.4.50.1 of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.51	Exception: C3-51	Map # 37W	By-law: 0379-2009, 0212-2015
In a C3-51 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.51.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store (4) Motor vehicle repair facility - restricted accessory to a retail store or a motor vehicle retail store		
Regulations			
6.2.4.51.2	Minimum depth of a landscaped buffer abutting Matheson Boulevard West		8.2 m
6.2.4.51.3	Minimum depth of a landscaped buffer abutting Matheson Boulevard within 54.2 m of the westerly lot line		15.0 m
6.2.4.51.4	Minimum depth of a landscaped buffer abutting Plymouth Drive		2.8 m
6.2.4.51.5	Minimum depth of a landscaped buffer abutting lands zoned E2-56		2.84 m
6.2.4.51.6	Minimum depth of a landscaped buffer abutting lands zoned C3-28		0.0 m
6.2.4.51.7	Minimum setback from Matheson Boulevard West		45.0 m
6.2.4.51.8	Minimum setback from Plymouth Drive		15.0 m
6.2.4.51.9	Maximum area used for outdoor display and sales area accessory to a garden centre		720.0 m ²
6.2.4.51.10	Maximum height of all materials stored and displayed in a garden centre		3.1 m
6.2.4.51.11	Minimum height of fencing or screening surrounding an outdoor display and sales area accessory to a garden centre		3.1 m
6.2.4.51.12	Required parking may be provided on abutting lands zoned C3-28		
6.2.4.51.13	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.51.16 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.51.16 of this Exception		
6.2.4.51.14	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.51.17 and 6.2.4.51.18 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a retail store or motor vehicle retail store		
6.2.4.51.15	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.51.17 and 6.2.4.51.18 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.51.17 and 6.2.4.51.18 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.51.13 of this Exception		

Exception C3-51 continued on next page

6.2.4.51	Exception: C3-51	Map # 37W	By-law: 0379-2009, 0212-2015		
Exception C3-51 continued from previous page					
Table 6.2.4.51.16	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Motor Vehicle Repair Facility - Restricted accessory to a retail store or motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.51.17	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a retail store or motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
	Table 6.2.4.51.18	Percentage of Peak Period (Saturday)			
Land Use		Morning	Noon	Afternoon	Evening
Office/Medical Office		10	10	10	10
Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a retail store or motor vehicle retail store)		80	100	100	30
Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)		20	100	50	100
Entertainment Establishment		0	100	100	100
TOTAL					
6.2.4.51.19		"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.			

6.2.4.52	Exception: C3-52	Map # 21	By-law: 0111-2019/ LPAT Order 2021 March 09
In a C3-52 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
6.2.4.52.1	Lands zoned C3-52 shall only be used for the following: (1) Retail Store (2) Service Establishment (3) Commercial School (4) Financial Institution (5) Repair Service (6) Office (7) Medical Office (8) Recreational Establishment (9) Outdoor storage accessory to a retail store		
Regulations			
6.2.4.52.2	Maximum gross floor area - non-residential used for the preparation and sale of food accessory to a retail store	140 m ²	
6.2.4.52.3	Maximum gross floor area - non-residential used for a medical office	210 m ²	
6.2.4.52.4	Maximum size of area used for outdoor storage accessory to a retail store	40 m ²	
6.2.4.52.5	Gross floor area - non-residential shall not include the area of the building or structure used for a freezer no greater than 97 m ²		
6.2.4.52.6	The area used for outdoor storage accessory to a retail store shall only be located in a rear yard		
6.2.4.52.7	The lot line abutting Dundas Street East shall be deemed to be the front lot line		
6.2.4.52.8	Minimum front yard	19.0 m	
6.2.4.52.9	Minimum exterior side yard	30.0 m	
6.2.4.52.10	Minimum interior side yard	3.0 m	
6.2.4.52.11	Minimum rear yard	5.7 m	
6.2.4.52.12	Maximum height of a fence surrounding the area used for outdoor storage	1.8 m	
6.2.4.52.13	Maximum height of materials stored outside	1.5 m	
6.2.4.52.14	Maximum encroachment of mechanical equipment into an interior side yard	2.0 m	
6.2.4.52.15	Minimum number of parking spaces per 100 m ² gross floor area - non-residential used for a commercial school, service establishment or retail store	4.3	
6.2.4.52.16	Minimum setback of a garbage enclosure to the rear property line	0.0 m	
6.2.4.52.17	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		
6.2.4.52.18	"Recreational Establishment" means a building, structure or part thereof, designed and equipped to be used for athletic and leisure activities and may include such facilities as a fitness centre, racquet club and indoor playground		

6.2.4.53	Exception: C3-53	Map # 37W	By-law: 0325-2008, 0379-2009, 0212-2015
In a C3-53 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.53.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store (4) Motor vehicle repair facility - restricted accessory to a motor vehicle retail store		
Regulations			
6.2.4.53.2	Minimum depth of a landscaped buffer abutting Matheson Boulevard West		7.5 m
6.2.4.53.3	Maximum height of all materials stored and displayed in a garden centre		3.1 m
6.2.4.53.4	Minimum height of fencing or screening surrounding an outdoor display and sales area accessory to a garden centre		3.1 m
6.2.4.53.5	Maximum number of required parking spaces permitted on abutting lands to the west that are zoned C3-29		25
6.2.4.53.6	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.53.9 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.53.9 of this Exception		
6.2.4.53.7	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.53.10 and 6.2.4.53.11 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		
6.2.4.53.8	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.53.10 and 6.2.4.53.11 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.53.10 and 6.2.4.53.11 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.53.6 of this Exception		

Exception C3-53 continued on next page

6.2.4.53	Exception: C3-53	Map # 37W	By-law: 0325-2008 0379-2009, 0212-2015		
Exception C3-53 continued from previous page					
Table 6.2.4.53.9	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.53.10	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail- warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.53.11	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	Retail (includes retail- warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.53.12	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

6.2.4.54	Exception: C3-54	Map # 22	By-law:
In a C3-54 zone the applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Permitted Use			
6.2.4.54.1	Lands zoned C3-54 shall only be used for the following:		
	(1) Buildings and structures legally existing on the date of passing of this By-law		
Regulations			
6.2.4.54.2	Minor alterations and additions to the existing buildings and structures shall be permitted in compliance with the following:		
	(1) all additions shall comply with the E2 zone regulations contained in Subsection 8.2.1 of this By-law		
	(2) the total gross floor area - non-residential of all additions shall not exceed 5% of the gross floor area - non-residential existing on the date of passing of this By-law		

6.2.4.55	Exception: C3-55	Map # 46W	By-law:
In a C3-55 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
6.2.4.55.1	(1)	Outdoor Garden Centre	
Regulations			
6.2.4.55.2	The provisions of Subsection 1.1.4 of this By-law shall not apply		
6.2.4.55.3	Required parking shall also be permitted on adjacent lands zoned C3		

6.2.4.56	Exception: C3-56	Map # 26	By-law:
In a C3-56 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.4.56.1	An aisle and 50 required parking spaces shall be permitted to be located off-site within the Burnhamthorpe Road East right-of-way		

6.2.4.57	Exception: C3-57	Map # 37W	By-law: 0370-2007, 0167-2009, 0379-2009, 0212-2015
In a C3-57 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.57.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store (4) Motor vehicle wash facility - restricted which shall also include a partially enclosed coin-operated motor vehicle wash facility - restricted (5) Motor vehicle repair facility - restricted accessory to a motor vehicle retail store		
Regulations			
6.2.4.57.2	Minimum setback to Plymouth Drive	18.5 m	
6.2.4.57.3	Minimum setback to Latimer Drive	9.0 m	
6.2.4.57.4	Minimum depth of a landscaped buffer abutting lands zoned C3-8	3.0 m	
6.2.4.57.5	Maximum gross floor area - non-residential	5 300 m ²	
6.2.4.57.6	Maximum area used for outdoor display and sales area accessory to a garden centre	720 m ²	
6.2.4.57.7	Maximum height of all materials stored and displayed in a garden centre	3.1 m	
6.2.4.57.8	Minimum height of fencing or screening surrounding an outdoor display and sales area accessory to a garden centre	3.1 m	
6.2.4.57.9	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.57.12 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.57.12 of this Exception		
6.2.4.57.10	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.57.13 and 6.2.4.57.14 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		
6.2.4.57.11	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.57.13 and 6.2.4.57.14 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.57.13 and 6.2.4.57.14 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.57.9 of this Exception		

Exception C3-57 continued on next page

6.2.4.57	Exception: C3-57	Map # 37W	By-law: 0370-2007, 0167-2009, 0379-2009, 0212-2015		
Exception C3-57 continued from previous page					
Table 6.2.4.57.12	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store		5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.57.13	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.57.14	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, garden centre, equipment rental, financial institution, motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.57.15	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

6.2.4.58	Exception: C3-58	Map # 37W	By-law: 0370-2007, 0379-2009, 0212-2015
In a C3-58 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.58.1	(1) Garden Centre (2) Outdoor patio accessory to a restaurant or convenience restaurant (3) Motor Vehicle Retail Store (4) Motor vehicle repair facility - restricted accessory to a motor vehicle retail store (5) Motor Vehicle Body Repair Facility (6) Motor Vehicle Rental Facility		
Regulations			
6.2.4.58.2	Minimum setback to Plymouth Drive	18.5 m	
6.2.4.58.3	Minimum depth of a landscaped buffer abutting lands zoned C3-8 and C3-11	3.0 m	
6.2.4.58.4	Maximum gross floor area - non-residential	1 398 m ²	
6.2.4.58.5	Maximum area used for outdoor display and sales area accessory to a garden centre	720 m ²	
6.2.4.58.6	Maximum height of all materials stored and displayed in a garden centre	3.1 m	
6.2.4.58.7	Minimum height of fencing or screening surrounding an outdoor display and sales area accessory to a garden centre	3.1 m	
6.2.4.58.8	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.58.11 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.58.11 of this Exception		
6.2.4.58.9	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.58.12 and 6.2.4.58.13 of this Exception, of which retail uses include: retail stores, financial institutions , motor vehicle retail stores and motor vehicle repair facilities - restricted accessory to a motor vehicle retail store		
6.2.4.58.10	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.58.12 and 6.2.4.58.13 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.58.12 and 6.2.4.58.13 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.58.8 of this Exception		
Table 6.2.4.58.11	Column 1	Column 2	
	Land Use	Minimum Required Parking Standard	
	Retail-Warehouse	1.6 spaces per 100 m ² GFA - non-residential	
	Motor Vehicle Repair Facility - Restricted accessory to a motor vehicle retail store	5.5 spaces per 100 m ² GFA - non-residential of which 50% may be tandem parking spaces	
	Restaurant, Convenience Restaurant, Take-out Restaurant	5.4 spaces per 100 m ² GFA - non-residential	

Exception C3-58 continued on next page

6.2.4.58	Exception: C3-58	Map # 37W	By-law: 0370-2007, 0379-2009, 0212-2015		
Exception C3-58 continued from previous page					
Table 6.2.4.58.12	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	65	100	100
	Restaurant (includes restaurant , convenience restaurant , take-out restaurant and banquet hall/conference centre/convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.58.13	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, garden centre , equipment rental, financial institution , motor vehicle retail store and motor vehicle repair facility - restricted accessory to a motor vehicle retail store)	80	100	100	30
	Restaurant (includes restaurant , convenience restaurant , take-out restaurant and banquet hall/conference centre/convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.58.14	"Retail-Warehouse" means a building or structure , or part thereof where goods are stored and offered for sale and shall include only the following: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				

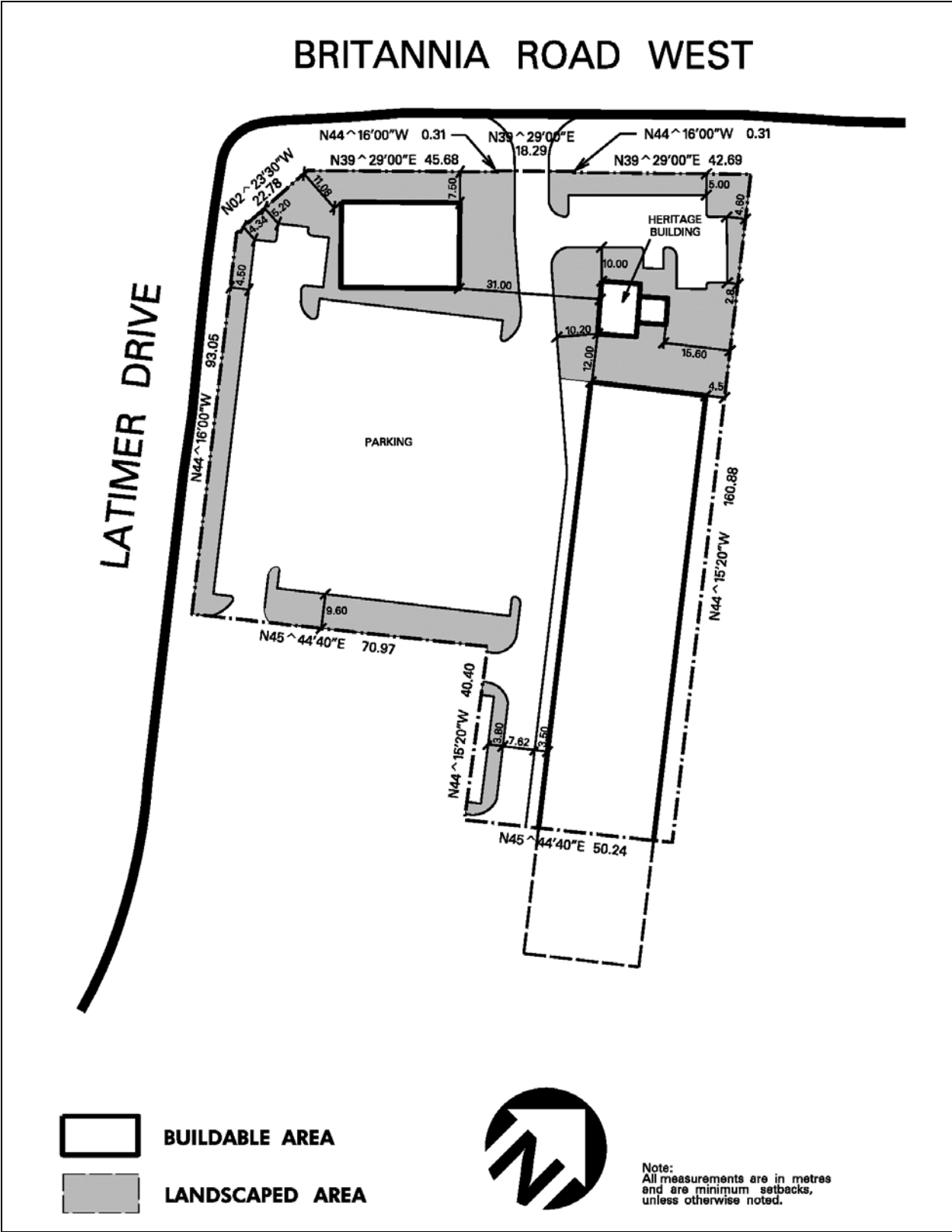
6.2.4.59	Exception: C3-59	Map # 58	By-law: 0109-2008
In a C3-59 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.4.59.1	The provisions contained in Subsection 1.1.4 of this By-law shall not apply to a public school		

6.2.4.60	Exception: C3-60	Map # 17, 23	By-law: 0109-2009, 0213-2009
In a C3-60 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Regulation			
6.2.4.60.1	The provisions of Lines 1.0 to 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		

6.2.4.61	Exception: C3-61	Map # 37W	By-law: 0167-2009, 0212-2015
In a C3-61 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.61.1	(1)	Outdoor patio accessory to a restaurant or convenience restaurant	
	(2)	Retail-Warehouse	
Regulations			
6.2.4.61.2	Motor vehicle parking and loading shall be provided in accordance with Table 6.2.4.61.5 of this Exception or Part 3 of this By-law for uses not contained in Table 6.2.4.61.5 of this Exception		
6.2.4.61.3	Mixed use development means a combination of any two (2) or more uses contained in Tables 6.2.4.61.6 and 6.2.4.61.7 of this Exception		
6.2.4.61.4	Where the use is a mixed use development, motor vehicle parking may be calculated in accordance with Tables 6.2.4.61.6 and 6.2.4.61.7 of this Exception, and the following: The initial step in determining required parking for a mixed use development is to calculate the parking requirement for each use in the development as if these uses were free-standing buildings . The required parking for each use is then multiplied by the percent of the peak period for each time period contained in Tables 6.2.4.61.6 and 6.2.4.61.7 of this Exception. Each column is totalled for weekday and weekend. The highest figure obtained from all time periods shall become the required parking for the mixed use development, and shall be applied to reduce the requirements specified under Sentence 6.2.4.61.2 of this Exception		

Exception C3-61 continued on next page

6.2.4.61	Exception: C3-61	Map # 37W	By-law: 0167-2009, 0212-2015		
Exception C3-61 continued from previous page					
Table 6.2.4.61.5	Column 1		Column 2		
	Land Use		Minimum Required Parking Standard		
	Retail-Warehouse		1.6 spaces per 100 m ² GFA - non-residential		
	Restaurant, Convenience Restaurant, Take-out Restaurant		5.4 spaces per 100 m ² GFA - non-residential		
Table 6.2.4.61.6	Percentage of Peak Period (Weekday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	100	90	95	10
	Retail (includes retail-warehouse, equipment rental and financial institution)	80	65	100	100
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/ convention centre)	20	100	30	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
Table 6.2.4.61.7	Percentage of Peak Period (Saturday)				
	Land Use	Morning	Noon	Afternoon	Evening
	Office/Medical Office	10	10	10	10
	Retail (includes retail-warehouse, equipment rental and financial institution)	80	100	100	30
	Restaurant (includes restaurant, convenience restaurant, take-out restaurant and banquet hall/conference centre/ convention centre)	20	100	50	100
	Entertainment Establishment	0	100	100	100
	TOTAL				
6.2.4.61.8	"Retail-Warehouse" means a building or structure , or part thereof where only the following items are offered for sale, lease and/or rental to the consumer: home furnishings and home improvements products, furniture, appliances, electrical fixtures, carpets and floor coverings, building supplies, plumbing supplies, draperies and decorating supplies such as paint and wallpaper.				
6.2.4.61.9	All site development plans shall comply with Schedule C3-61 of this Exception				



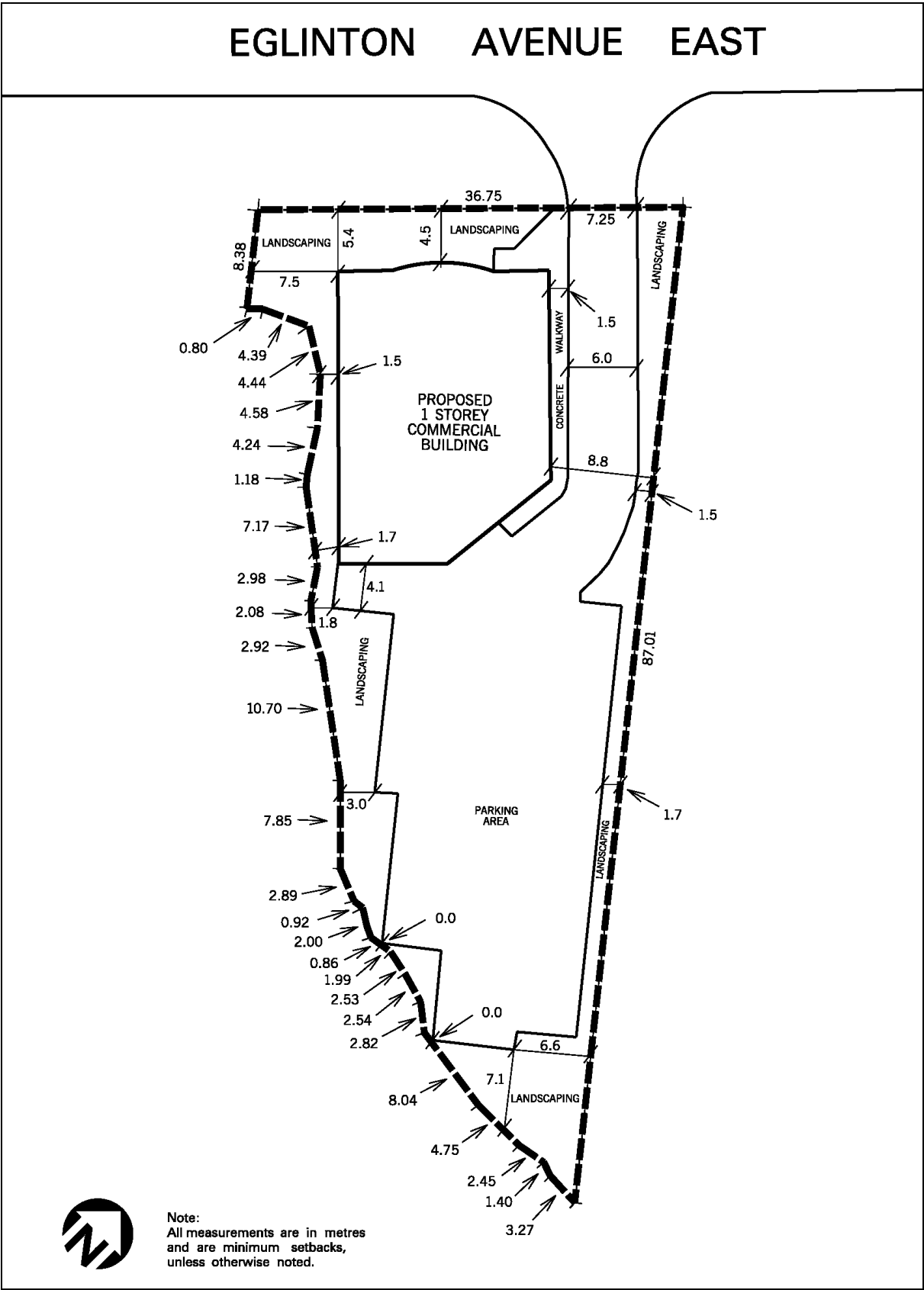
Schedule C3-61
Map 37W

Part 6 - Commercial Zones

6.2.4.62	Exception: C3-62	Map # 35W	By-law: 0043-2011
In a C3-62 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
6.2.4.62.1	(1) Garden Centre (2) E2 uses contained in Subsection 8.2.1 of this By-law, except: (2.1) Truck Terminal (2.2) Waste Processing Station (2.3) Waste Transfer Station (2.4) Composting Facility		
Regulations			
6.2.4.62.2	Maximum gross floor area - non-residential used for a banquet hall/conference centre/convention centre	1 200 m ²	
6.2.4.62.3	Maximum total gross floor area - non-residential used for all restaurant, convenience restaurant, or take-out restaurant uses	3 540 m ²	
6.2.4.62.4	Maximum gross floor area - non-residential used for a night club	1 840 m ²	
6.2.4.62.5	Minimum number of parking spaces per 100 m ² gross floor area - non-residential of all uses permitted on the lands	5.4	
6.2.4.62.6	Minimum aisle width	6.0	
6.2.4.62.7	For the purposes of this By-law, all lands zoned C3-62 shall be considered one lot		

6.2.4.63	Exception: C3-63	Map # 44W	By-law: 0225-2014, 0212-2015, 0111-2019/ LPAT Order 2021 March 09
In a C3-63 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.4.63.1	(1) <i>deleted</i> (2) Convenience Restaurant (3) Funeral Establishment (4) Commercial School (5) Overnight Accommodation (6) Banquet Hall/Conference Centre/Convention Centre (7) Recreational Establishment (8) <i>deleted</i> (9) Entertainment Establishment (10) University/College		
Regulations			
6.2.4.63.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.4.63.3	The lot line abutting Bancroft Drive shall be deemed to be the front lot line		
6.2.4.63.4	Minimum front yard	20.0 m	
6.2.4.63.5	Minimum exterior side yard	20.0 m	
6.2.4.63.6	Minimum depth of a landscaped buffer measured from a lot line abutting Ivandale Drive	7.0 m	
6.2.4.63.7	Minimum depth of a landscaped buffer measured from a lot line abutting lands zoned E2-55	0.0 m	
6.2.4.63.8	The main front entrance shall face Ivandale Drive or Bancroft Drive		

6.2.4.64	Exception: C3-64	Map # 27	By-law: 0054-2016
In a C3-64 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses/regulations shall apply:			
Use Not Permitted			
6.2.4.64.1	(1)	Day Care	
Regulation			
6.2.4.64.2	All site development plans shall comply with Schedule C3-64 of this Exception		



Schedule C3-64
Map 27

6.2.4.65	Exception: C3-65	Map # 12, 13, 14, 19	By-law: 0229-2018
In a C3-65 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.65.1	(1)	E2 uses contained in Subsection 8.2.1 of this By-law, except: (1.1) Truck Terminal (1.2) Waste Processing Station (1.3) Waste Transfer Station (1.4) Composting Facility	
	(2)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(3)	Cement manufacturing legally existing on the date of passing of this By-law	
	(4)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(5)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(6)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(7)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(8)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(9)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(10)	Tannery legally existing on the date of passing of this By-law	
	(11)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(12)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.65.2	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	
Regulation			
6.2.4.65.3	Uses contained in Clause 6.2.4.65.1(1) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.4.66	Exception: C3-66	Map # 12, 13, 19, 23	By-law: 0229-2018
In a C3-66 zone the permitted uses and applicable regulations shall be as specified for a C3 zone except that the following uses /regulations shall apply:			
Additional Permitted Uses			
6.2.4.66.1	(1)	Garden Centre	
	(2)	E2 uses contained in Subsection 8.2.1 of this By-law, except:	
	(2.1)	Truck Terminal	
	(2.2)	Waste Processing Station	
	(2.3)	Waste Transfer Station	
	(2.4)	Composting Facility	
	(3)	Asbestos products manufacturing legally existing on the date of passing of this By-law	
	(4)	Cement manufacturing legally existing on the date of passing of this By-law	
	(5)	Gypsum or limestone processing and by-product manufacturing legally existing on the date of passing of this By-law	
	(6)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing legally existing on the date of passing of this By-law	
	(7)	Petroleum and coal refining and by-product manufacturing legally existing on the date of passing of this By-law	
	(8)	Phosphate or sulphur products and manufacturing legally existing on the date of passing of this By-law	
	(9)	Smelting or foundry operations legally existing on the date of passing of this By-law	
	(10)	Solvent manufacturing legally existing on the date of passing of this By-law	
	(11)	Tannery legally existing on the date of passing of this By-law	
	(12)	Tar and asphalt manufacturing legally existing on the date of passing of this By-law	
	(13)	Motor vehicle wrecking yard legally existing on the date of passing of this By-law	
Uses Not Permitted			
6.2.4.66.2	(1)	Asbestos Products Manufacturing	
	(2)	Cement Manufacturing	
	(3)	Gypsum or limestone processing and by-product manufacturing	
	(4)	Oil based paints, oil based coatings, solvent based adhesives and resin, and natural or synthetic rubber manufacturing	
	(5)	Petroleum and coal refining and by-product manufacturing	
	(6)	Phosphate or sulphur products and manufacturing	
	(7)	Smelting or Foundry Operations	
	(8)	Solvent Manufacturing	
	(9)	Tannery	
	(10)	Tar and Asphalt Manufacturing	
	(11)	Motor Vehicle Wrecking Yard	
Regulation			
6.2.4.66.3	Uses contained in Clauses 6.2.4.66(1) and 6.2.4.66(2) of this Exception shall comply with the C3 zone regulations contained in Subsection 6.2.1 of this By-law		