

6.2.2 C1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

6.2.2.1	Exception: C1-1	Map # 10	By-law:
In a C1-1 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.2.1.1	(1) Veterinary Clinic (2) Take-out Restaurant (3) Restaurant		
Regulation			
6.2.2.1.2	Maximum gross floor area - non-residential		1 255 m ²

6.2.2.2	Exception: C1-2	Map #	By-law: 0225-2014, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.2.3	Exception: C1-3	Map # 23	By-law:
In a C1-3 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.3.1	(1) Motor Vehicle Rental Facility		

6.2.2.4	Exception: C1-4	Map #	By-law: <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

Part 6 - Commercial Zones

6.2.2.5	Exception: C1-5	Map # 21	By-law: 0111-2019/ LPAT Order 2021 March 09
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In a C1-5 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:

Permitted Uses

6.2.2.5.1 Lands zoned C1-5 shall only be used for the following:

- (1) **Service Establishment**
- (2) Pharmacy
- (3) Convenience Store
- (4) Video Store
- (5) **Medical Office**

Regulations

6.2.2.5.2	Minimum front yard	3.0 m
6.2.2.5.3	Minimum exterior side yard	3.0 m
6.2.2.5.4	Minimum interior side yard	3.0 m
6.2.2.5.5	Minimum rear yard	3.0 m
6.2.2.5.6	Maximum height	1 storey

6.2.2.6	Exception: C1-6	Map #	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i>

6.2.2.7	Exception: C1-7	Map # 14	By-law: 0379-2009
In a C1-7 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Permitted Uses - Area A			
6.2.2.7.1 Lands zoned C1-7 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Food Store (2) Garden Centre (3) One Apartment Dwelling Unit (4) Cold Storage Room 			

Permitted Uses - Area B

6.2.2.7.2 Only the following **accessory uses** shall be permitted:

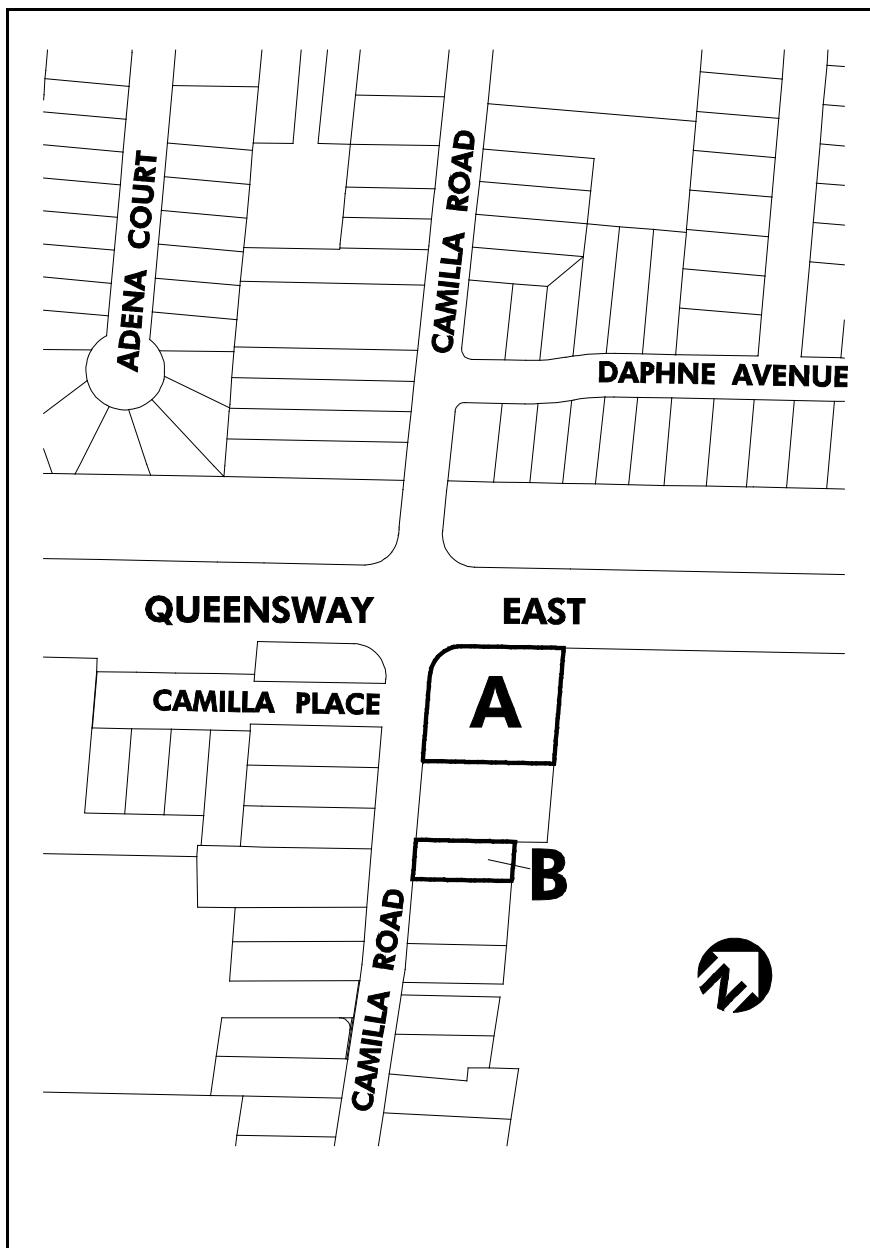
- (1) Parking required for Area A
- (2) **Garage**

Regulations - Area A

6.2.2.7.3	Maximum gross floor area - non-residential	1 162 m ²
6.2.2.7.4	Minimum front yard	23.0 m
6.2.2.7.5	Minimum exterior side yard	3.5 m
6.2.2.7.6	Minimum interior side yard	2.0 m
6.2.2.7.7	Minimum rear yard	1.3 m

Exception C1-7 continued on next page

6.2.2.7	Exception: C1-7	Map # 14	By-law: 0379-2009
Exception C1-7 continued from previous page			
6.2.2.7.8	Notwithstanding Sentence 6.2.2.7.7 of this Exception, the maximum roof area which may encroach into a rear yard		100 m ²
6.2.2.7.9	Required parking spaces		65
6.2.2.7.10	Maximum area used for outdoor display and sales accessory to a garden centre		80 m ²
6.2.2.7.11	"Food Store" may include accessory thereto the sale of food prepared on the premises without seating for the consumption of food on the premises		
6.2.2.7.11a	Maximum number of required parking spaces in Sentence 6.2.2.7.9 that may be provided in Area B		23
Regulations - Area B			
6.2.2.7.12	Maximum gross floor area - non-residential		100 m ²
6.2.2.7.13	Minimum front yard		22.5 m
6.2.2.7.14	Minimum interior side yard		1.5 m
6.2.2.7.15	Minimum rear yard		1.8 m
6.2.2.7.16	Required parking spaces		23
Regulations - Areas A and B			
6.2.2.7.17	Areas A and B shall be located as identified on Schedule C1-7 of this Exception		



Schedule C1-7
Map 14

Part 6 - Commercial Zones

6.2.2.8	Exception: C1-8	Map # 20	By-law: 0174-2015
In a C1-8 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.8.1	(1)	Gas Bar	

6.2.2.9	Exception: C1-9	Map #	By-law: <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.2.10	Exception: C1-10	Map # 46E	By-law:
In a C1-10 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.2.10.1 Maximum gross floor area - non-residential 585 m ²			
6.2.2.10.2 Minimum front yard 8.0 m			
6.2.2.10.3 Minimum interior side yard - easterly side 3.5 m			
6.2.2.10.4 Minimum interior side yard - westerly side 3.0 m			
6.2.2.10.5 Minimum rear yard 3.0 m			
6.2.2.10.6 Maximum height 1 storey			

6.2.2.11	Exception: C1-11	Map # 25	By-law:
In a C1-11 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.2.11.1 Lands zoned C1-11 shall only be used for the following:			
(1) Motor Vehicle Service Station			
(2) Gas Bar			
(3) Dry-cleaning Establishment			
(4) Convenience Store			
(5) Shoe Repair Shop			
(6) Video Rental			
(7) Bank machine located within a convenience store			
(8) Photography Studio			
(9) Restaurant			
Regulations			
6.2.2.11.2 Maximum number of buildings or structures , not including a detached canopy 2			
6.2.2.11.3 Maximum gross floor area - non-residential 570 m ²			
6.2.2.11.4 Maximum gross floor area - non-residential of all buildings or structures used for a motor vehicle service station 240 m ²			

Exception C1-11 continued on next page

6.2.2.11	Exception: C1-11	Map # 25	By-law:
Exception C1-11 continued from previous page			
6.2.2.11.5	Maximum gross floor area - non-residential of all buildings or structures used for a dry-cleaning establishment, convenience store, shoe repair shop, video rental, bank machine, photography studio or restaurant , or any combination thereof		330 m ²
6.2.2.11.6	Notwithstanding Sentence 6.2.2.11.5 of this Exception, the maximum gross floor area - non-residential used for a restaurant		100 m ²
6.2.2.11.7	The gross floor area - non-residential of any use permitted under Sentence 6.2.2.11.1 of this Exception, other than a motor vehicle service station , shall comply with the following:		
(1)	no use shall have a gross floor area - non-residential of less than 50 m ²		
(2)	only one (1) use may have a minimum gross floor area - non-residential of 50 m ²		
(3)	at least one (1) use shall have a minimum gross floor area - non-residential of 100 m ²		
6.2.2.11.8	The lot line abutting Glen Erin Drive shall be deemed to be the front lot line		
6.2.2.11.9	Minimum interior side yard		15.0 m
6.2.2.11.10	Minimum rear yard		7.5 m
6.2.2.11.11	No restaurant shall be located closer than 35.0 m to a Residential Zone		

6.2.2.12	Exception: C1-12	Map # 25, 32	By-law:
In a C1-12 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.2.12.1	(1) Place of Religious Assembly (2) Private Club (3) Restaurant		
Regulations			
6.2.2.12.2	The provision of Line 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.12.3	Minimum depth of a landscaped buffer abutting the rear lot line		12.0 m
6.2.2.12.4	The lot line abutting Burnhamthorpe Road West shall be deemed to be the front lot line		
6.2.2.12.5	Minimum front yard		2.0 m
6.2.2.12.6	Minimum interior and exterior side yards		2.0 m
6.2.2.12.7	Minimum rear yard		27.0 m
6.2.2.12.8	Minimum rear yard abutting a RM5 zone		30.5 m

6.2.2.13	Exception: C1-13	Map # 45E	By-law: 0018-2015
In a C1-13 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.2.13.1 Lands zoned C1-13 shall only be used for the following:			
<ul style="list-style-type: none"> (1) Existing motor vehicle service station (2) Existing detached dwelling (3) Retail store in an existing detached dwelling (4) A dwelling unit located above a retail store in an existing detached dwelling 			
Use Not Permitted			
6.2.2.13.2	(1)	A drive-through accessory to a take-out restaurant within a convenience retail and service kiosk	
Regulation			
6.2.2.13.3	Maximum number of dwelling units located above a retail store in an existing detached dwelling		1

6.2.2.14	Exception: C1-14	Map # 57	By-law: 0111-2019/ LPAT Order 2021 March 09		
In a C1-14 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:					
Additional Permitted Uses					
6.2.2.14.1	(1)	<i>deleted</i> (2) Convenience Restaurant (3) Outdoor patio accessory to a convenience restaurant			
Uses Not Permitted					
6.2.2.14.2	(1)	Private Club (2) Place of Religious Assembly			
Regulations					
6.2.2.14.3	The lot line abutting Erin Centre Boulevard shall be deemed to be the front lot line				
6.2.2.14.4	Maximum front yard				
6.2.2.14.5	Maximum exterior side yard				
6.2.2.14.6	Minimum interior side yard				
6.2.2.14.7	Minimum rear yard				

Part 6 - Commercial Zones

6.2.2.15	Exception: C1-15	Map # 14	By-law: 0227-2008, 0212-2015, 0111-2019/ LPAT Order 2021 March 09
In a C1-15 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.15.1 (1) Outdoor patio accessory to a restaurant (2) <i>deleted</i>			
Regulations			
6.2.2.15.2	Maximum gross floor area - non-residential	2 650 m ²	
6.2.2.15.3	Maximum area used for an outdoor patio accessory to a restaurant	60 m ²	
6.2.2.15.4	Maximum area of an accessory outdoor garden centre	55 m ²	
6.2.2.15.5	An outdoor patio accessory to a restaurant shall not be permitted between a building and a lot line abutting Hurontario St.		
6.2.2.15.6	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	4.8	

6.2.2.16	Exception: C1-16	Map # 37W	By-law:
In a C1-16 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.16.1 (1) Outdoor patio accessory to a restaurant			
Regulation			
6.2.2.16.2	Maximum number of outdoor patios accessory to a restaurant		1

6.2.2.17	Exception: C1-17	Map # 57	By-law:
In a C1-17 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.17.1 (1) Outdoor patio accessory to a convenience restaurant			

Part 6 - Commercial Zones

6.2.2.18	Exception: C1-18	Map # 29	By-law: 0251-2009, 0379-2009, 0212-2015, 0111-2019/LPAT Order 2021 March 09
In a C1-18 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.18.1 (1) Commercial School			
Regulations			
6.2.2.18.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.18.3	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
6.2.2.18.4	Maximum gross floor area - non-residential 2 770 m ²		
6.2.2.18.5	Maximum gross floor area - non-residential of a restaurant 500 m ²		
6.2.2.18.6	Minimum depth of a landscaped buffer measured from the lot line of a B zone 0.0 m		
6.2.2.18.7	Minimum number of off-street loading spaces when the gross floor area - non-residential of a building is greater than 250 m ² but less than or equal to 2 770 m ² 1		
6.2.2.18.8	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		

6.2.2.19	Exception: C1-19	Map # 06	By-law: 0325-2008
In a C1-19 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.2.19.1	Minimum required parking spaces 8		
6.2.2.19.2	Minimum width of an aisle - north easterly side 2.5 m		
6.2.2.19.3	Minimum width of an aisle - south westerly side 6.0 m		
6.2.2.19.4	Minimum depth of a landscaped buffer abutting Alexandra Avenue 1.2 m		
6.2.2.19.5	Minimum depth of a landscaped buffer abutting Atwater Avenue 2.0 m		

Part 6 - Commercial Zones

6.2.2.20	Exception: C1-20	Map # 37E	By-law: 0454-2007
In a C1-20 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Use Not Permitted			
6.2.2.20.1 (1) Laundromat			
Regulations			
6.2.2.20.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.20.3	Maximum number of restaurants and/or take-out restaurants	1	
6.2.2.20.4	Maximum gross floor area - non-residential for a restaurant and/or take-out restaurant	100 m ²	
6.2.2.20.5	For the purposes of this By-law, all lands zoned C1-20 shall be considered one (1) lot		
6.2.2.20.6	Minimum rear yard	2.8 m	
6.2.2.20.7	Minimum interior side yard	3.0 m	
6.2.2.20.8	Minimum loading spaces	0	
6.2.2.20.9	Minimum depth of a landscaped buffer measured from all lot lines	3.0 m	
6.2.2.20.10	"Landscaped Buffer" means a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance of plant material including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include signage and lighting and may be traversed by a driveway , walkway and/or utility easement.		

6.2.2.21	Exception: C1-21	Map # 47, 48E	By-law: 0237-2008, 0179-2018
In a C1-21 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.21.1 (1) Dwelling units located above the first storey of a commercial building			
Regulations			
6.2.2.21.2	The provisions of Lines 12.1, 12.2, 12.3 and 12.4 contained in Table 6.2.1 of this By-law shall not apply		
6.2.2.21.3	Maximum number of dwelling units	6	
6.2.2.21.4	Minimum number of parking spaces per studio dwelling unit	1.00	
6.2.2.21.5	Minimum number of parking spaces per one-bedroom dwelling unit	1.18	
6.2.2.21.6	Minimum number of parking spaces per two-bedroom dwelling unit	1.36	
6.2.2.21.7	Minimum number of parking spaces per three-bedroom dwelling unit	1.50	
6.2.2.21.8	Minimum number of visitor parking spaces per dwelling unit	0.25	
6.2.2.21.9	Minimum loading spaces	0	
6.2.2.21.10	Minimum landscaped area	20% of the lot area	

Part 6 - Commercial Zones

6.2.2.22	Exception: C1-22	Map # 27, 56	By-law: 0228-2008, 0111-2019/LPAT Order 2021 March 09
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In a C1-22 zone the permitted **uses** and applicable regulations shall be as specified for a C1 zone except that the following **uses/regulations** shall apply:

Regulation

- 6.2.2.22.1 The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply

6.2.2.23	Exception: C1-23	Map #	By-law: 0110-2009, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.2.24	Exception: C1-24	Map # 14	By-law: 0063-2012, 0103-2013, 0181-2018/LPAT Order 2019 February 15
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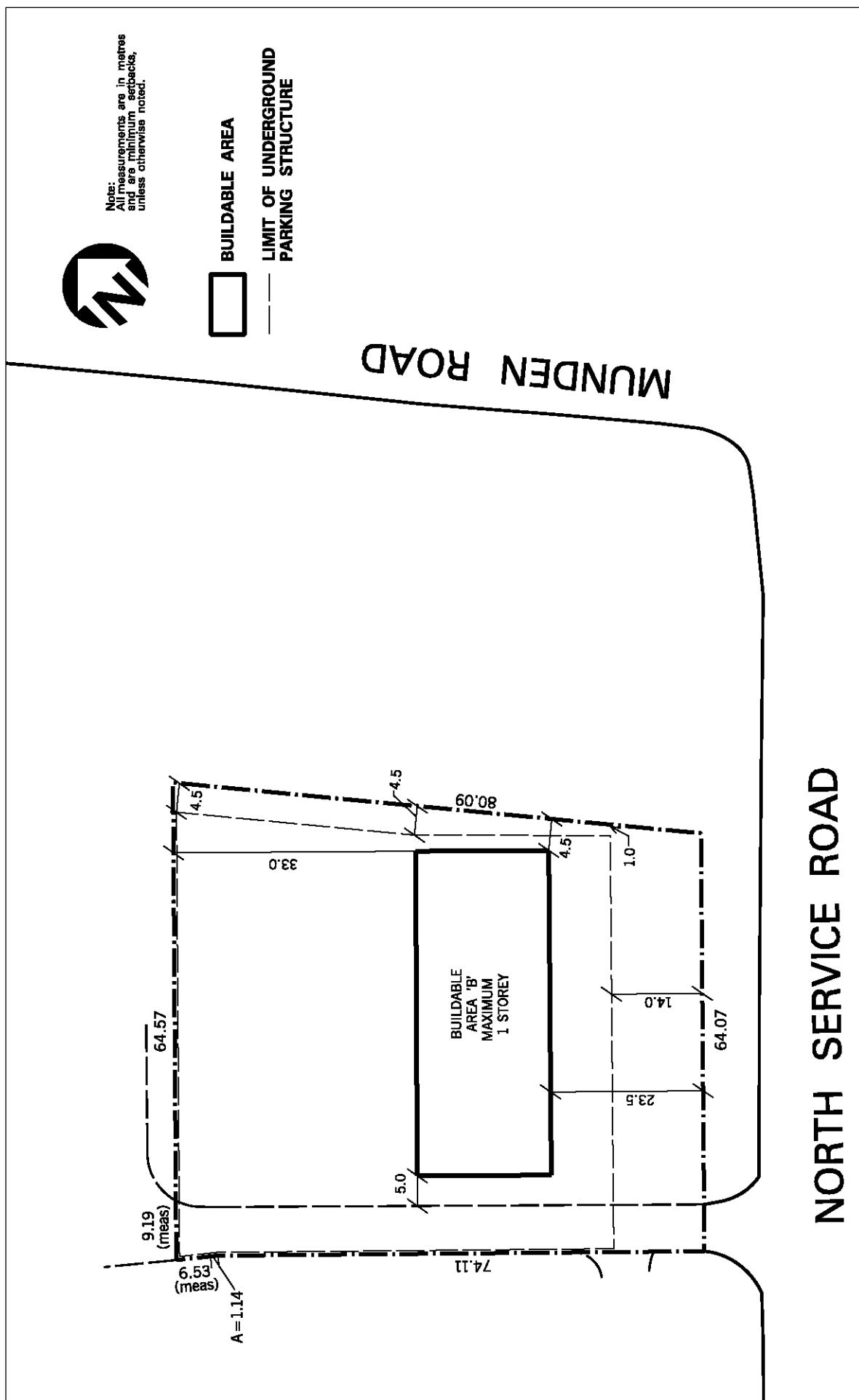
In a C1-24 zone the permitted **uses** and applicable regulations shall be as specified for a C1 zone except that the following **uses/regulations** shall apply:

Additional Permitted Use

- 6.2.2.24.1 (1) Parking for **uses** on lands zoned C2-21

Regulations

- 6.2.2.24.2 **Condominium roads, driveways and aisles** are permitted to be shared with abutting lands zoned C2-21 and RA4-28
- 6.2.2.24.3 Maximum **gross floor area - non-residential** 1 020 m²
- 6.2.2.24.4 All site development plans shall comply with Schedule C1-24 of this Exception



Schedule C1-24
Map 14

