6.0 COMMERCIAL AND MIXED USE ZONES

6.1 PERMITTED USES

Unless otherwise permitted in this By-law, no person shall, within any Commercial or Mixed Use Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in **Table 6.1**.

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
Residential Uses									
Apartment Dwelling as part of a Mixed Commercial/ Residential Building (1)	X	X	X						
Apartment Unit (1)	X	X	X	X	X	X	X	X	X
Bed and Breakfast	X	X							
Single Detached Dwelling (6)	X	X							
Semi-Detached Dwelling (6)	X	X							
Dwelling Unit (1, 5)		X							
Additional Dwelling Unit (7)	X	X							
Triplex Dwelling	X	X							
Fourplex Dwelling	X	X							
Block Townhouse Dwelling	X	X							
Cluster Townhouse Dwelling	X	X							
Home Occupation	X	X							
Short Term Vacation Rental	X	X							
Group Home (1)	X	X	X						

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
Retirement Home	X	X	X						
Nursing Home	X	X	X						
Boarding/Rooming/ Lodging House	X	X	X						
Homeless or Emergency Shelter			X	X	X	X	X	X	X
Non-Residential Uses									
A									
Adult Day Care	X	X	X	X	X	X	X	X	X
Arcade	X	X	X		X	X	X	X	X
Art Gallery	X	X							
Artist’s Workshop	X	X	X	X	X	X		X	X
Assembly Hall	X	X	X		X	X	X		X
Auctioneer’s Establishment						X	X		
Automobile Body Shop (1)							X		
Automobile Rental Agency	X	X				X	X		X
Automobile Repair Garage (1)	E					X	X		
Automobile Gas Bar (1)	E				E	X	X		
Automobile Sales Establishment (1)	E					X	X		X
Automobile Service Station (1)	E				E	X	X		
Automotive Trade Use						X	X		
B									
Bakery	X				X				X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2[(2)]	C3[(2)]	C4	C5	C6[(3)]
Bake Shop	X	X	X	X	X	X		X	X
Business and Professional Offices	X	X	X		X	X		X	X
Business Incubator/Accelerator	X	X	X		X	X		X	X
Business Service Establishment	X	X	X		X	X		X	X
C									
Car Wash (as a principal use)						X	X		X
Catering Service	X	X	X		X	X	X		X
Child Care Centre	X	X	X	X	X	X	X	X	X
Clinic or Medical Office	X	X	X	X	X	X		X	X
Commercial Greenhouse						X	X		
Commercial Recreation Establishment	X	X	X		X	X	X	X	X
Commercial School	X	X	X		X	X			X
Commercial Use	X	X	X		X	X			X
Community Centre	X	X	X	X	X	X	X	X	X
Computer Service	X	X	X		X	X		X	X
Contractor's Establishment	X				X	X	X		X
Convenience Store	X	X	X	X	X	X	X	X	X
Courier Service	X		X		X	X	X		X
Custom Workshop	X	X	X		X	X			X
D, E									
Delicatessen	X	X	X	X	X	X		X	X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an “X” is identified. Where an “E” is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
Department Store			X						X
Dry Cleaning Outlet	X	X	X	X	X	X		X	X
Dry Cleaning Plant			X		X	X		X	X
F									
Factory Outlet									X
Farmer’s Market	X	X	X			X	X		
Film, Television and Recording Studio	X	X	X		X	X			X
Financial Service	X	X	X		X	X		X	X
Flea Market					X	X	X		
G									
Grocery Store	X	X	X		X	X		X	
H									
Health Club	X	X	X		X	X	X		X
High Technology Retail Store	X	X	X		X	X	X	X	X
Home Appliance Store	X		X		X	X	X	X	X(3)
Home Decorating Store	X		X		X	X	X	X	X(3)
Home Furnishing Store	X		X		X	X	X	X	X(3)
Home Improvement Store	X		X		X	X	X		X
Hotel	X	X	X		X	X	X		X
I, J, K									
Industrial Equipment Sales, Service and Rental									X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
Industrial and/or Automotive Supply						X	X		X
Industrial Mall									X
Industrial Service									X
Industrial Use, Light									X
L									
Large Format Retail Uses									X(3)
Laundromat	X	X	X	X	X	X		X	X
M, N									
Marina		X							
Marine Sales and Service		X				X	X		X
Medical/Dental Laboratory	X		X	X	X	X		X	X
Museum	X	X							
Micro-Brewery	X	X	X						
Micro-Distillery	X	X	X						
Micro-Winery	X	X	X						
Mixed Commercial/Residential Building (1)	X	X	X		X	X			
Motel					X	X	X		X
O									
Outside Storage (1) (as an accessory use)						X	X		X
P, Q									
Park	X	X							

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
Parking Lot/Parking Garage (as a principal use)	X	X	X						X
Personal Service Establishment	X	X	X	X	X	X		X	X
Pet Shop	X	X	X		X	X		X	X
Photographic Service	X	X	X		X	X		X	X
Place of Worship	X	X	X (8)						
Post-Secondary Institution	X	X							
Printing Establishment	X	X	X		X	X		X	X
Private Club	X	X	X		X	X			X
Private School	X	X							
R									
Recreational Vehicle Sales, Service and Rental						X	X		
Refreshment Vehicle	X	X	X	X	X	X	X	X	X
Research and Development Establishment	X	X	X		X	X		X	X
Restaurant	X	X	X		X	X	X	X	X
Restaurant - Take-Out	X	X	X	X	X	X		X	X
Retail Store	X	X	X		X	X		X	X(3)
Retail Warehouse			X		X	X	X		X(3)
S									
School	X	X							
Seasonal Use	X	X	X		X	X	X	X	X
Self-Service Storage Facility						X	X		

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2[(2)]	C3[(2)]	C4	C5	C6[(3)]
Semi-Permanent Covered Structure (as an accessory structure)				X	X	X	X	X	X
Service and Repair Shop	X	X	X	X	X	X			X
Shopping Centre			X						
Sub Post Office	X	X	X	X	X	X	X	X	X
Supermarket	X		X		X	X	X		
Swimming Pool Sales and Service							X		X
T									
Taxi Dispatch Office	X	X	X		X	X		X	X
Taxi or Vehicle Sharing Service Facility						X	X		
Testing or Research Laboratory									X
Theatre	X	X	X		X	X	X		X
Towing Service							X		
Transportation Depot			X			X	X		X
U									
Undertaker's Establishment (4)	X	X				X	X		X
Used Automobile Sales Establishment (1)					X	X	X		
V									
Veterinarian's Office	X			X	X	X		X	X
Vocational Training Centre	X	X	X		X	X	X	X	X

Table 6.1 – Permitted Uses in Commercial and Mixed Use Zones

The following uses are permitted in the zones corresponding to the columns where an "X" is identified. Where an "E" is identified, only legally existing uses shall be permitted.

Use	Mixed Use			Commercial					
	MD	MW	MC	C1	C2(2)	C3(2)	C4	C5	C6(3)
W, X, Y, Z									
Warehouse							X		X
Wholesale Establishment	X		X		X	X			X

Notes to Table 6.1:

(1) This use is subject to additional provisions under the General Provisions (Section 3.0).

(2) Total commercial space on any lot in the C2 and C3 Zones is limited to a gross leasable area of not more than 7,500.0 m^2.

(3) Notwithstanding any other provision of this By-law, the C6 Zone shall be subject to the following special provisions:

a) The maximum gross leasable area of individual retail uses denoted shall be limited to 7,700.0 m^2.

b) The maximum cumulative gross leasable area of all retail uses denoted shall be as follows:

i) 21,135.0 m^2 on lands zoned C6-1, of which 16,722.0 m^2 shall be allocated for a department store;

ii) on other lands zoned C6, the maximum cumulative gross leasable area of all retail uses 11,380.0 m^2.

c) Of the maximum cumulative gross leasable area prescribed in clause b) above, a maximum of 4,645.0 m^2 may be occupied by retail stores. Of this maximum, no more than 1,858.0 m^2 gross liable area may be occupied by retail stores on lands zoned C6-1 prior to two years after the first day on which a department store on lands zoned C6-1 is open to the public.

d) No warehouse use shall be permitted on a lot that has any frontage on Parkedale Avenue.

e) On any lot that abuts Parkedale Avenue, California Avenue, Crocker Crescent or Broome Road, parking areas shall be

permitted in the front and exterior side yards, provided that no part of any front or exterior side yard parking area is located closer than 6.0 metres to the improved public street.

(4) An accessory dwelling unit to an Undertaker's Establishment shall be permitted in accordance with the provisions in Subsection 3.1 of this By-law.

(5) Where a building has been used in whole or in part for commercial purposes, the space occupied by the commercial use(s) may be converted to one or more residential dwelling units. Furthermore, existing legal residential dwelling units shall be recognized as being permitted. Vacant lands may be developed for residential dwelling units, provided all applicable zone provisions can be met, and direct access is provided from outside the building, rather than from a common hallway or stairway inside the building. Parking spaces for new residential developments shall be provided at the rates established in Subsection 3.36. Screening or buffering may be required to be installed on property being developed for new residential projects, where the potential for conflicts between residential and adjacent commercial uses exists, and screening or buffering is not in place on the adjacent commercial property. The requirement for the installation of screening or buffering shall be determined at Site Plan Approval stage.

(6) Only existing uses are permitted.

(7) Only permitted within an existing Single-Detached Dwelling or Semi-Detached Dwelling.

(8) Subject to a Maximum Lot Area of 2 hectares (20,000 m^2)

6.2 LOT AND BUILDING REQUIREMENTS

Unless otherwise permitted in this By-law, no person shall, within any Commercial or Mixed Use Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the lot and building requirements indicated in **Table 6.2**, which shall be inclusive of **Tables 6.2(a) and 6.2(b)**.

Table 6.2 – Lot and Building Requirements for Commercial and Mixed Use Zones

Table 6.2(a): Lot and Building Requirements for Commercial Zones

Requirement	C1	C2	C3	C4	C5	C6
Minimum Lot Frontage	15.0 m	20.0 m	45.0 m	35.0 m	45.0 m	35.0 m
Minimum Lot Area	500.0 m^2	600.0 m^2	1,850.0 m^2	2,000.0 m^2	1,850.0 m^2	2,000.0 m^2
Minimum Front Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	6.0 m
Minimum Exterior Side Yard	4.5 m	6.0 m	6.0 m	6.0 m	7.5 m	6.0 m
Minimum Interior Side Yard	2.0 m	2.0 m	6.0 m	6.0 m	7.5 m	6.0 m
Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Maximum Lot Coverage	40%	40%	40%	40%	40%	40%
Minimum Landscaped Open Space	15%	15%	15%	15%	15%	15%
Maximum Building Height	10.5 m	13.5 m	10.5 m (30.0 m for hotels)	10.5 m (30.0 m for hotels)	10.5 m (30.0 m for hotels)	15.0 m (30.0 m for hotels)

Note: Other General Provisions may apply. Schedule “B” applies to properties in the Downtown and Central Waterfront Area.

Table 6.2(b): Lot and Building Requirements for Mixed Use Zones

Requirement	MD	MW	MC
Minimum Lot Frontage	12.0 m	15.0 m	15.0 m
Minimum Lot Area	500.0 m^2	500.0 m^2	500.0 m^2
Minimum Front Yard	0.0 m	0.0 m	1.5 m
Maximum Front Yard	0.0 m where the lot is subject to Continuous Street Frontage as shown on **Schedule "B"** 1.2 m where the lot is subject to Intermittent Street Frontage as shown on **Schedule "B"**	0.0 m where the lot is subject to Continuous Street Frontage as shown on **Schedule "B"** 3.0 m where the lot is subject to Intermittent Street Frontage as shown on **Schedule "B"**	No requirement
Minimum Exterior Side Yard	0.0 m where the lot is subject to Continuous Street Frontage as shown on **Schedule "B"** 1.2 m where the lot is subject to Intermittent Street Frontage as shown on **Schedule "B"**	0.0 m where the lot is subject to Continuous Street Frontage as shown on **Schedule "B"** 3.0 m where the lot is subject to Intermittent Street Frontage as shown on **Schedule "B"**	3.0 m
Minimum Interior Side Yard	0.0 m	0.0 m or 2.0 m where abutting a Residential Zone	1.5 m or 4.5 m where abutting a Residential Zone
Minimum Rear Yard	6.0 m or 50% of the height of the building, whichever is greater	0.0 m or 2.0 m where abutting a Residential Zone	6.0 m
Maximum Lot Coverage	90%	80%	70%
Minimum Landscaped Open Space	No requirement	10%	10%
Minimum Ground Floor Height	As indicated on **Schedule "B"**, or no requirement if not specified on **Schedule "B"**	As indicated on **Schedule "B"**, or no requirement if not specified on **Schedule "B"**	No requirement
Minimum Building Height	As indicated on **Schedule "B"**, or no requirement if not specified on **Schedule "B"**	As indicated on **Schedule "B"**, or no requirement if not specified on **Schedule "B"**	No requirement

Table 6.2(b): Lot and Building Requirements for Mixed Use Zones

Requirement	MD	MW	MC
Maximum Building Height	As indicated on **Schedule "B"** and subject to Angular Plane provisions (**Section 3.5**)	As indicated on **Schedule "B"** and subject to Angular Plane provisions (**Section 3.5**)	15.0 m or 30.0 m for hotels
Other Provisions	Any storey above the third storey shall be set back a minimum of 1.5 m from the main wall of the first three storeys	Any storey above the third storey shall be set back a minimum of 1.5 m from the main wall of the first three storeys	Any storey above the third storey shall be set back a minimum of 1.5 m from the main wall of the first three storeys

Note: Other General Provisions may apply. Schedule "B" applies to all lands zoned MD and MW.

6.3 MIXED USE AND COMMERCIAL SPECIAL EXCEPTION ZONES

Notwithstanding any other provision of this By-law, the following special provisions shall apply to the areas identified below and shown on Schedule "A":

6.3.1 MD Zone

6.3.1.1 T-MD-1 Zone (Northwest Corner of King Street West and Clarissa Street) *Amending By-law 036-2020*

In addition to the uses permitted in the MD – Mixed Use Downtown Zone, a Refreshment Vehicle shall be permitted in the T-MD-1 Zone, for a three (3) year period ending 24 March 2023.

The Refreshment Vehicle shall be located a maximum of 20.0 metres from the rear property line and a minimum of 4.5 metres from the exterior side property line (Clarissa Street).

No outside storage or accessory structures are permitted in association with the Refreshment Vehicle except for a fenced enclosure, screened from the public and located behind said Refreshment Vehicle.

One (1) bicycle rack shall be provided adjacent to the Refreshment Vehicle.

All large garbage/refuse bins shall be concealed from view from the street and stored in accordance with the applicable general provisions of this by-law.

Landscaping in the form of a minimum of two (2) planter boxes shall be provided adjacent to the south and east faces of the Refreshment Vehicle.

When closed for the season, items associated with said Refreshment Vehicle shall be concealed from view from the street."

6.3.1.2 MD-2 Zone (Southwest Corner of George Street and Clarissa Street)

The uses permitted in the MD-2 Zone shall be:

Adult Day Care	Day Nursery	Radio and Television Studio
Artist's Workshop	Dental Laboratory	Research and Development Est.
Assembly Hall	Delicatessen	Restaurant
Bakery	Farmer's Market	Restaurant - Take-Out
Bake Shop	Film and Recording Studio	Restaurant - Outdoor Patio

Business/Professional Offices	Health Club	Retail Store
Business Incubator	High Technology Retail Store	Seasonal Use
Business Service Establishment	Home Appliance Store	Service and Repair Shop
Catering Service	Home Decorating Store	Service Use
Church	Home Furnishing Store	Sub Post Office
Clinic	Home Improvement Store	Theatre
Commercial School	Micro Brewery	Undertaker's Est.
Commercial Use	Museum/Art Gallery	Veterinarian's Office
Computer Design and Development Facility	Personal Service Establishment	Vocational Training Centre
Computer Service	Photographic Establishment	Video Rental Establishment
Contractor's Establishment	Photographic Service	Workplace Day Nursery
Custom Workshop	Printing Establishment	
Data Processing Centre	Private Club	

For purposes of the MD-2 Zone, a "museum" shall be defined as "a public art gallery or a public archives".

For purposes of the MD-2 Zone, a "micro brewery" shall be defined as "a craft brewing operation that may include a restaurant, tasting room, and public tours. The craft brewing operation process water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting."

The zone provisions with respect to a micro brewery in the MD-2 Zone shall be:

a) The use shall be licensed by the Alcohol and Gaming Commission of Ontario (AGCO) as required by the Liquor Licence Act, as amended from time to time;

b) The method and frequency of ingredient material shipments to the site shall be provided; and

c) The method and frequency of finished product shipments shall be provided.

The zone provisions for the MD-2 Zone shall be:

Minimum Lot Area	1280.0 m^2
Minimum Lot Frontage	30.0 m
Minimum Front Yard Setback (from Clarissa St.)	Existing
Build-to Plane	N/A
Minimum Exterior Side Yard Setback (from George St.)	Existing

Minimum Interior Side Yard Setback	Existing
Minimum Rear Yard Setback	0.0 m
Minimum Landscaped Open Space	10%
Maximum Building Height	Existing
Maximum Lot Coverage	80%
Parking	0 spaces

All reference to zone provisions as “existing” are as of May 24th, 2011.

6.3.1.3 MD-3 Zone (6 Court Terrace)

Parking is to be provided for the residential units at a rate of one (1) parking space per unit, with a minimum of five (5) spaces in total to be provided on-site and maintained.

6.3.1.4 MD-4 Zone (10 Garden Street)

The uses permitted in the MD-4 Zone shall be those uses permitted in the MD Zone and a four (4) unit converted dwelling.

6.3.1.5 MD-5 Zone (2 Court Terrace)

The uses permitted in the MD-5 Zone shall be restricted to the offices of a drugless medical practitioner. The provisions for the MD-5 Zone shall be the same as the MD Zone save and except that the required parking for commercial uses in the MD-5 Zone shall be three (3) parking spaces.

6.3.1.6 MD-6 Zone (68 King Street East)

The uses permitted in the MD-6 Zone shall be those uses permitted in the MD Zone. The zone provisions for the MD-6 Zone shall be the same as for the MD Zone except for the following:

Minimum Front Yard Setback	0.8 metres
Parking	Maximum 17 spaces

6.3.1.7 MD-7 Zone (213-221 King Street West)

The uses in the MD-7 Zone shall be those uses permitted in the MD Zone. Residential dwelling units shall also be permitted on the ground floor at the rear of the building provided that ground floor commercial use is maintained along the King Street frontage.

6.3.1.8 MD-8 Zone (15 Market Street East)

The uses permitted in the MD-8 Zone shall be restricted to a mixed commercial/residential development containing the following:

Phase 1/North Portion (Lots 8, 9, 99 and 100 and Part of Lot 10, Block 10, Plan 67):

Commercial Component: Not less than 198.0 square metres of gross leasable ground floor area (King St. East level) for one or more of the commercial uses permitted in the MD Zone.

Residential Component: Retirement Home

Phase 2/South Portion *(Lots 24, 101 & 102 and Part of Lots 25 & 26, Block 10, Plan 67)*:

Commercial Component: Not less than 279.0 sq.m. gross leasable ground floor area (Water St. East level) for one or more of the following:

a) Restaurant

b) Restaurant – Take-out

c) Restaurant – Outdoor Patio

Residential Component: Retirement Home or Apartment Units or a combination thereof. The zone provisions in the MD-8 Zone shall be as follows:

Minimum Lot Area	1500.0 m^2
Minimum Lot Frontage	30.0 m
Minimum Front Yard	As prescribed by the build-to plane which is to apply to the entire width of the property and not less than 80% of the main wall of any building or structure constructed along a front yard and/or exterior side yard shall be established at the setbacks indicated below.
Build-to Plane: Phase 1	At King St. East: 1st and 2nd stories: Between 0.5 and 1.0 m 3rd to 6th stories: Between 4.0 m and 5.5 m A canopy may project into the yard established by the build-to plane. At Market St. East: 1st and 2nd stories: Between 0.8 and 1.2 m 3rd to 6th stories: Between 1.5 m. and 3.0 m Not less than 35% of the main wall of the building shall be constructed along the Market St. East build-to plane.
Minimum Exterior Side Yard	As prescribed by the build-to plane requirements
Minimum Interior Side Yard	Nil
Minimum Rear Yard	Nil
Minimum Land Open Space	5%

Minimum Building Height	7.0 m [2 storeys]
Maximum Building Height	Phase 1: At King St. East frontage: 10.0 m [3 storeys] Along Angular Plane: 21.5 m [7 storeys] The commencement height of the angular plane, measured from the build-to plane, shall be 17.5 m Phase 2: At Water St. East frontage: 10.0 m [3 storeys] Along Angular Plane: 26.1 m [8 storeys] The commencement height of the angular plane, measured from Water St. East, shall be 20.0 m
Floor Space Index (F.S.I.)	Phase 1: 3.8 / Phase 2: 2.6

No open storage shall be permitted. Furthermore, the provisions of this By-law with respect to visibility triangles shall not apply at the King St. East and Market St. East intersection. At the intersection of Water St. East and Market St. East, a visibility triangle, measured 3.0 metres along each lot line, shall be provided.

Parking shall be provided as follows:

a) Phase 1: Retirement Home – 0.2 parking spaces per unit

b) Commercial component – nil

c) Notwithstanding Subsection 3.36, not more than one (1) of the required parking spaces may be provided in tandem to another parking space.

d) Phase 2: Retirement Home – 0.2 parking spaces per unit

e) For all other uses, parking shall be provided at the rates established in Subsection 3.36.

6.3.1.9 MD-9 Zone (176-194 King Street West)

The uses permitted in the MD-9 Zone shall be those uses permitted in the MD Zone and a rooming house containing a maximum of six (6) bed unit rooms located on the second floor of the building with municipal address 186 King Street West only.

For purposes of this zone, a rooming house is defined as a permanent form of accommodation, provided in separate, habitable bed-unit rooms, each of which may contain limited food preparation facilities or sanitary facilities, but not both.

6.3.1.10 MD-10 Zone (23 King Street West)

Those uses permitted in the MD-10 Zone shall be those uses permitted in the MD Zone and a maximum of two (2) residential dwelling units on the main level (King

Street) but not closer than 18.9 metres from the King Street building face, and a maximum of one (1) residential dwelling unit on the lower level (Water Street) of the building.

6.3.1.11 MD-11 Zone (36-46 King Street West)

The uses permitted in the MD-11 Zone shall be those permitted in the MD Zone with the addition of a Self-Service Storage Facility.

No part of a Self-Service Storage Facility is to be located on the first storey within 15.0 m of the King Street building face.

6.3.1.12 T-MD-12 Zone (35 Broad Street)

In addition to the uses permitted in the MD Zone, a refreshment vehicle shall be permitted in the T-MD-12 Zone, for a three (3) year period ending April 9, 2016.

No additional accessory storage or structures are permitted.

Removal of the refreshment vehicle from the site is mandatory when closed for the season.

The refreshment vehicle must be oriented east/west along the south curb line of the existing parking lot and located towards the easterly lot line so as to not impede traffic.

6.3.1.13 MD-13 Zone (1 Court Terrace)

The uses permitted in the MD-13 Zone shall be restricted to a business office, a clinic, a commercial use, a custom workshop, a retail store and a studio. Further, the commercial uses shall be restricted to the George Street level of the premises and shall occupy a maximum of 75.0 square metres of floor space. The upper storeys of the premises shall be restricted to residential uses.

6.3.1.14 MD-14 Zone (62 King St .E. and 31 and 33 Bethune St.)
Amending By-law 017-2015

The uses permitted in the MD-14 Zone shall be those uses permitted in the MD – Mixed Use Downtown Zone. Furthermore, notwithstanding Subsection 3.7, apartment unit(s) may be located on the first storey.

Maximum Density: 6 dwelling units

The amenity area which existed as of the date of establishment of this zone shall be deemed to be legally complying.

6.3.1.15 MD-15 Zone (26 Victoria Avenue) Amending By-law 018-2015

The uses permitted in the MD-15 Zone shall be those uses permitted in the MD – Mixed Use Downtown Zone and a Single Detached Dwelling.

6.3.1.16 MD-16 Zone (22 Perth Street) Amending By-law 028-2015

The uses permitted in the MD-16 Zone shall be those uses permitted within the MD – Mixed Use Downtown Zone. Furthermore, notwithstanding Subsection 3.7, an apartment unit is a permitted use on the first storey.

6.3.1.17 MD-17 Zone (10 John Street) – Amending By-law 044-2016

The uses permitted in the MD-17 Zone shall be those uses permitted in the MD-Mixed Use Downtown Zone and a Community Health and Resource Centre."

The zone provisions for the MD-17 Zone shall be the same as for the MD Zone except for the following:

Minimum Front Yard Setback	0.8 m
Parking Area Setback to St. Paul Street	1.0 m

6.3.1.18 MD-18 Zone (224 King Street West) Amending By-law 056-2022

"MD-18 Zone (224 King Street West)

The uses permitted in the MD-18 Zone shall be those permitted in the MD-Mixed Use Downtown Zone and a maximum of 10 residential dwelling units with 8 residential dwelling units being located on the main level but not closer than 18.0 metres from the King Street West building face. The zone provisions for the MD-18 Zone shall be the same as for the MD - Mixed Use Downtown Zone save and except the following:

- Notwithstanding Section 3.25 of this By-law, the property shall not be subject to the Intermittent Street Frontage requirements contained herein;
- A Garbage Enclosure shall be permitted within the front yard area without the requirement for an access aisle; and,
- Recognize the existing accessory building (garage) at 12.4m from George Street, 0.0m from the interior side yard (north) and 0.3m from the interior side yard (west)."

6.3.1.18 T-MD-18 Zone (205 King Street West) Amending By-law 043-2022

The uses permitted in the T-MD-18 Zone shall be those permitted in the MD Zone as well as the following:

A maximum of 2 sea-cans shall be permitted to be utilized as refreshment vehicles and/or retail uses for a maximum of 3 years as portrayed on Attachment 1 as per report 2022-81, and expiring 24 May 2025, subject to the following criteria:

1. No outside storage or accessory structures are permitted in association with the refreshment vehicle and retail uses, other than what is outlined as per Attachment 1 to report 2022-81.
2. One (1) bicycle rack shall be provided.
3. Garbage/refuse bins shall be concealed from view from the street and stored in accordance with the applicable general provisions of by-law 050-2014.
4. If/when closed for the season, accessory items associated with said refreshment vehicle and retail uses shall be concealed from view from the street.

6.3.1.19 MD-19 (10 Victoria Avenue) Amending By-law 041-2025

The uses permitted in the MD-19 Zone shall be those uses permitted in the MD Zone. The zone provisions of the MD-19 Zone shall be the same as the MD Zone except the following:

- That residential occupancy on the ground floor of the existing building be permitted.
- That 0 parking spaces be required for a maximum of 4 residential units.

6.3.1.20 MD-20 (10, 12, 14 Perth Street) Amending By-law 098-2022

The uses permitted in the MD-20 Zone shall be those uses permitted in the MD Zone. The zone provisions of the MD-20 Zone shall be the same as the MD Zone except the following:

- That residential occupancy on the ground floor of the existing building be permitted.

6.3.1.21 MD-21 (71 King Street East) Amending By-law 063-2023

The uses permitted in the MD-21 Zone shall be those uses permitted in the MD Zone. The zone provisions of the MD-21 Zone shall be the same as the MD Zone except the following:

- That residential occupancy on the ground floor of the existing building be permitted.
- That a maximum of 4 “Apartment Units” be permitted within the existing building.
- That the existing ceil height on the ground floor of the building being less than 4.5m be permitted.
- That the 3 existing parking space only be provided for the 4 “Apartment Dwelling” units on the subject property measuring 5.5m deep and 2.29m wide.

6.3.1.22 MD-22 (36-46 King Street West) Amending By-law 036-2024

The uses permitted in the MD-22 Zone shall be a mixed-use building containing a minimum of 700.0 sqaure metres of gross leasable commercial space, with up to a maximum of 66 residential units. The zone provisions for the MD-22 Zone shall be the same as the MD Zone except the following:

Maximum Building Height	33.0 metres
Angular Plane	Encroachment permitted to a maximum of 2.0 metres
Minimum Parking Required for all uses	42 spaces
Maximum Lot Coverage	100%

- Notwithstanding Section 3.5 of this By-law, a Children's Play Area is not required."

6.3.1.23 H6-MD-23 (107-119 King Street West) Amending By-law 060-2025

The uses permitted in the MD-23 Zone shall be a mixed-use building containing a minimum of 615.0 square metres of gross leasable commercial space, with up to a maximum of 128 residential units. The zone provisions for the MD-22 Zone shall be the same as the MD-Mixed Use Downtown Zone save and except the following:

Maximum Building Height	21.0 metres
Maximum Continuous Street Frontage Setback	1.2 metres
Maximum Intermittent Street Frontage Setback	3.0 metres
Minimum Rear Yard Setback	9.4 metres
Angular Plane - Home Street	59 degrees
Loading Spaces	0 spaces
Parking Required (min.)	103 spaces
Ground Floor Height (min.)	3.35 metres

- Residential Units may be permitted on the ground floor level but not fronting King Street.
- Notwithstanding Table 6.2(b), under the "MD" category, titled "Other Provisions", Balconies/Terraces are permitted to encroach into the 1.5 metre setback from the main wall requirement above the third floor.
- Notwithstanding Section 3.5 of this By-law, a Children's Play Area is not required."

6.3.1.24 MD-24 (51 King Street West) Amending By-law 050-2025

The uses permitted in the MD-24 Zone shall be those uses permitted in the MD Zone. The zone provisions of the MD-24 Zone shall be the same as the MD Zone except the following:

- In addition to residential occupancy on the upper floors, residential occupancy shall be permitted to a maximum of 3 residential units on the main level (King Street) but not closer than 15.0 metres from the King Street building face, and a maximum of 2 residential dwelling units on the lower level (Broad Street) near the rear of the building.

- That 0 parking spaces be required for the 5 residential units referenced above and that a minimum of 17 parking spaces be maintained on the property.

6.3.1.25 MD-25 (143-145 King Street West) Amending By-law 018-2026

The uses permitted in the MD-25 Zone shall be those uses permitted in the MD Mixed Use Downtown Zone and a Self-Service Storage facility on the lower level/Basement of the existing building. The zone provisions of the MD-25 Zone shall be the same as the MD-Mixed Use Downtown Zone except the following:

- In addition to residential occupancy on the upper floors, residential occupancy shall be permitted to a maximum of 1 residential unit on the main level (King Street) but not closer than 9.0 metres from the King Street building face, and a maximum of 1 residential dwelling unit on the lower level of the building.
- That 0 parking spaces be required for a maximum of 3 residential units and 1 commercial unit on the basement/lower level of the existing building.
- That a minimum of 2 legal parking spaces be maintained on the property."

6.3.2 MW Zone

6.3.2.1 MW-1 Zone (5 - 19 Jessie Street)

Uses in the MW-1 Zone shall be restricted to the existing marina operation and three (3) residential dwelling units.

6.3.2.2 MW-2 Zone (South Side of Water Street West Between Apple and Home Streets)

The uses permitted in the MW-2 Zone shall be the uses permitted in the MW Zone. The zone provisions for the MW-2 Zone shall be as follows:

Maximum Building Height	17.5 m [5 storeys]

6.3.2.3 MW-3 Zone (Tall Ships Landing)

Notwithstanding any other provision of this By-law, the following zoning provisions shall apply to the whole site:

The uses permitted in the MW-3 Zone shall be: apartment dwelling, multiple unit dwelling, townhouse dwelling, mixed commercial/residential development, hotel, commercial building, mixed use building, marina, marine sales and service, museum, maritime educational center, convention centre and assembly hall. The following uses shall be permitted within a mixed commercial/residential development, a commercial building, a mixed use building, and as secondary uses in association with an apartment dwelling,

multiple unit dwelling, townhouse dwelling, mixed commercial/residential development, hotel, marina, marine sales and service, museum, maritime educational center:

- Artist's workshop;
- Assembly hall;
- Bake shop;
- Catering service;
- Commercial recreation establishment;
- Commercial school;
- Computer service;
- Convenience store;
- Custom workshop;
- Delicatessen;
- Dry cleaning distribution station;
- Financial service;
- Health club;
- High technology retail store;
- Laundromat;
- Personal service establishment;
- Photographic service;
- Printing establishment;
- Private club;
- Restaurant;
- Restaurant outdoor patio;
- Restaurant take-out;
- Retail store;
- Service use;
- Service and repair shop;
- Sub-post office;
- Video rental establishment

These uses shall be part of a mixed-use development site, as shown below, and may be situated within mixed-use buildings or side by side in separate buildings.

These uses can be legally severed or divided at a later time without each use having to meet the zone requirements or specific area provisions, provided that the original lot, as defined by Reference Plan Number 28R-11711, continues to meet the overall requirements.

For purposes of this zone, a mixed use building is defined as a building which contains two or more primary or secondary uses. A commercial building is defined as a building which contains only commercial uses.

General Provisions

The zone provisions in the MW-3 Zone shall be as follows:

Minimum Lot Area	929.0 m^2
Minimum Lot Frontage	Subsection 3.17 (Frontage on an Improved Street) does not apply
Minimum Front Yard	0

Minimum Exterior Side Yard	0
Minimum Rear Yard	0
Minimum Building Setback from St. Lawrence River	Setback of 5.0 m or a mutually agreed to distance between the property owner/developer and the Cataraqui Region Conservation Authority.
Minimum floor area of non-residential uses	850.0 m^2
Minimum Landscaped Open Space	10%, which includes gardens, terraces, landscaped areas, walking paths, roof gardens and marina walkways that are accessible to residents of the site.
Maximum lot coverage	95%
Minimum loading spaces	1 loading space for commercial/retail component
Maximum Height	34.0 m [10 stories], subject to Figure 6.3.2.3.1 and to the Bonus provisions outlined in this Subsection.
Floor Space Index	3.6

Waterfront Development Regulations

Living spaces shall be constructed above the 1:100 year water level (75.8 m) or as required by the Cataraqui Region Conservation Authority. Exterior building openings should be a minimum of 0.3 m. above the regulatory floodplain (77.0 m) or as required by the Cataraqui Region Conservation Authority.

Parking

Site development requires the provision of on-site parking spaces. Such spaces shall meet a minimum requirement of 1.1 parking spaces per dwelling unit. Parking for the non-residential uses shall be provided in accordance Subsection 3.36.

Barrier-free parking shall be provided at the rate of one parking space for every 100 parking spaces, at a minimum of one parking space.

Massing and Height

Figure 6.3.2.3.1 to this by-law provides the requirements for maximum building heights, setbacks, and floor plates. Building height is measured from the geodetic elevation. The maximum building heights indicated on Figure 6.3.2.3.1 to this by-law can only be achieved subject to the following bonus provisions:

A bonus of additional building height is allowed, to the limits and in the locations specified in Figure 6.3.2.3.1, where the owner/developer has agreed to financially contribute, subject to the terms of a Pubic Private Partnership with the City, for the maritime discovery centre as follows:

Phase 1:
1st level above 38 m: $30,000.00

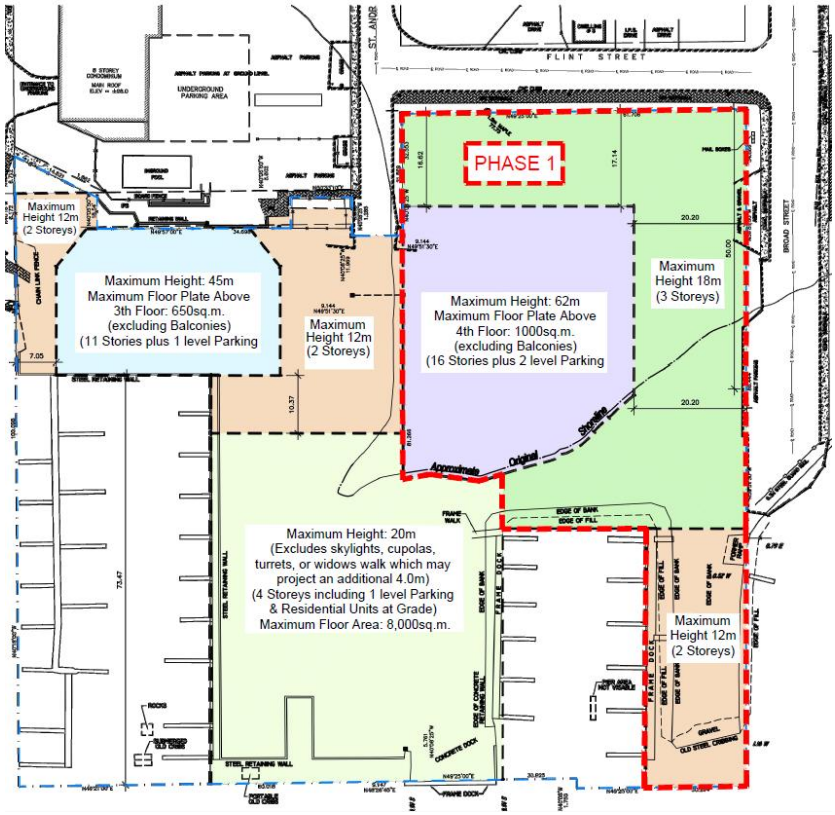
2nd level above 38 m: $60,000.00
3rd level above 38 m: $90,000.00
4th level above 38 m: $120,000.00
5th level above 38 m: $150,000.00
6th level above 38 m: $180,000.00
7th level above 38 m: $210,000.00
8th level above 38 m: $240,000.00
Phase 3:
1st level above 36 m: $15,000.00
2nd level above 36 m: $30,000.00

Notwithstanding any other provision of this by-law, the following is permitted:

A stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall, or structure enclosing such elements, at a maximum height at the top of such elevators or enclosures of six (6) metres plus the height applicable for the zone. Any architectural features to screen the enclosure are exempt from these height provisions.

Phasing
Development on this site may take place in phases, with Phase 1 to be the mixed use building(s) indicated on Figure 6.3.2.3.1.

Figure 6.3.2.3.1: Illustration of Heights and Phasing (MW-3 Zone)



6.3.2.4 MW-4 Zone (Sherman Lane)

The uses permitted in the MW-4 Zone shall be those uses permitted in the MW Zone as well as a maximum of ten (10) townhouse dwelling units. The zone provisions for the MW-4 Zone shall be the same as the zone provisions for the MW-4 Zone, save and except for the following zone provisions which shall apply to the development of townhouse dwelling units.

Zone Provisions for Townhouse Dwelling Units: Notwithstanding Section 3.17 of this By-law, lots may be created with frontage on a private right-of-way held in common by all dwelling unit owners.

Minimum lot area	175.0 m^2
Minimum lot frontage on private right-of-way	6.0 metres
Minimum front yard from private right-of-way	Nil
Build-to Plane along Kincaid Street	1.5 metres
Minimum interior side yard (No side yard is required for the side of a dwelling which is attached to an adjoining dwelling unit.)	1.5 metres
Minimum rear yard	1.5 metres
Minimum landscaped open space	10%
Maximum building height as measured from grade at the front of the building	14.0 metres
Minimum building height as measured from grade at the front of the building	7.0 metres
Dwelling units per freehold lot	1
Minimum parking spaces per dwelling unit	1
Maximum lot coverage	80%
Floor space index	1.5
Minimum separation between groups of townhouses	7.5 metres
Minimum setback from side or rear lot lines for detached garages, with or without a covered walkway linking the dwelling units to the garages	Nil

6.3.2.5 MW-5 Zone (26-28 Water Street)

The uses permitted in the MW-5 Zone shall be those permitted in the MW-Mixed Use Waterfront Zone with the addition of a "Veterinarian's Office" being a permitted use, provided a minimum of 16 parking spaces be available and maintained on-site."

6.3.3 MC Zone

6.3.3.1 MC-1 Zone (1000 Islands Mall, 2399 Parkedale Avenue)

Notwithstanding any other provision of this By-law, parking space sizes for 90 degree parking spaces shall be 2.7 metres by 5.5 metres with a 6.0 metre access aisle.

The minimum required number of parking spaces shall be 4.5 spaces per 100.00 m^2 of gross leasable area.

6.3.3.2 MC-2 Zone (125 Stewart Boulevard) Amending By-law 012-2022, further amended by By-law 022-2024

The uses permitted in the MC-2 Zone shall be those permitted in the MC Zone as well as the following:

- Home Occupations
- A homeless or Emergency Shelter

The zone provisions for the MC-2 Zone shall be the same as the zone provisions for the MC Zone, save and except the following:

- Apartment Dwellings may be permitted on the ground floor to a maximum 20% of the aggregate floor area on the site.
- Reduction to the minimum required amenity space of 50% per bedroom type.
- A Reduction to the minimum required children's play area size from 2.5m^2 per unit to 1.75m^2 per unit.
- A Reduction to the minimum parking required per Apartment Unit from 1.1 spaces to 0.8 spaces.
- Establish a parking ratio of 3.75 spaces per 100.0m^2 for all commercial uses except for a medical office requiring 1.0 space per 30.0m^2, and a Commercial Recreation Establishment at a rate of 1.0 space per 40.0m^2.
- Establish a maximum allowable height of 36.0 metres.
- A Reduction to the minimum rear yard from 6.0 metres to 2.6 metres.

6.3.3.3 MC-3 Zone (Rear Parking Area- formerly part of 125 Stewart Blvd) Amending By-law 022-2024

The uses permitted in the MC-3 Zone shall be those permitted in the MC Zone. The zone provisions for the MC-3 Zone shall be the same

as the zone provisions for the MC Zone, save and except the following:

- Permission for 100% of the ground floor to be used for residential and/or commercial.
- Reduction to the minimum required amenity space of 50% per bedroom type.
- A Reduction to the minimum required children's play area size from 2.5m^2 per unit to 1.75m^2 per unit.
- A Reduction to the minimum parking required per Apartment Unit from 1.1 spaces to 0.8 spaces.
- Establish a parking ratio of 2.5 spaces per 100.0m^2 for all commercial uses except a clinic/medical office requiring 1.0 space per 30.0m^2.
- Establish a maximum allowable height of 36.0 metres.
- A reduction to the minimum lot frontage required from 15.0 metres to 13.6 metres.
- Reduction to the minimum landscaped open space required from 10.0% to 7.0%.

6.3.3.4 MC-4 Zone (Beer Store Lands - formerly part of 125 Stewart Blvd) Amending By-law 022-2024

The uses permitted in the MC-4 Zone shall be those permitted in the MC Zone. The zone provisions for the MC-4 Zone shall be the same as the zone provisions for the MC Zone, save and except the following:

- Reduction to the minimum required amenity space of 50% per bedroom type.
- A Reduction to the minimum required children's play area size from 2.5m^2 per unit to 1.75m^2 per unit.
- A Reduction to the minimum parking required per Apartment Unit from 1.1 spaces to 0.8 spaces.
- Establish a parking ratio of 3.75 spaces per 100.0m^2 for all commercial uses.
- Establish a maximum building height of 17.5 metres.
- A Reduction to the minimum landscaped open space required from 10.0% to 0.0%.
- A Reduction to the minimum rear yard from 6.0 metres to 5.3 metres.

6.3.3.5 MC-5 Zone (Dairy Queen Lands - formerly part of 125 Stewart Blvd) Amending By-law 022-2024

The uses permitted in the MC-5 Zone shall be those permitted in the MC Zone. The zone provisions for the MC-5 Zone shall be the same as the zone provisions for the MC Zone, save and except the following:

- Reduction to the minimum required amenity space of 50% per bedroom type.

- A Reduction to the minimum required children's play area size from 2.5m^2 per unit to 1.75m^2 per unit.
- A Reduction to the minimum parking required per Apartment Unit from 1.1 spaces to 0.8 spaces.
- Establish a parking ratio of 3.75 spaces per 100.0m^2 for all commercial uses.
- Establish a maximum building height of 17.5 metres.
- Reduction to the minimum landscaped open space required from 10.0% to 0.0%.

6.3.4 C1 Zone

6.3.4.1 C1-1 Zone (224 King Street East)

The uses permitted in the C1-1 Zone shall be restricted to a clinic for up to three (3) doctors and/or a Business and Professional Office.

6.3.4.2 C1-2 Zone (60 Pearl Street East)

The uses permitted in the C1-2 Zone shall be those permitted in the C1 – Local Commercial Zone.

The zone provisions for the C1-2 Zone shall be the same as for the C1 – Local Commercial Zone, save and except for the following:

60 Pearl Street East - Commercial - C1-2	
	60 Pearl Street E
Minimum Lot Area	487.5 m^2
Minimum Lot Frontage	8.1 m
Minimum Front Yard	1.8 m
Minimum Front Yard to a Porch, Step or Deck	0.0 m
Minimum Interior Side Yard (west)	1.1 m
Minimum Exterior Side Yard	0.56 m (building) 0.0 (landings and stairs)
Minimum Interior Side Yard to an accessory structure	0.0 m
Minimum Rear Yard to an accessory structure	0.0 m
Minimum Landscaped Space	7.2%
Total Parking Required	8 spaces

Where parking is provided in the C1-2 Zone, no planting strip shall be required. However, a 1.98 metre high solid wood fence shall be provided where parking in the C1-2 Zone abuts any residential use or zone other than those properties with municipal addresses 54, 56 and 58 Pearl Street East, inclusive.

6.3.4.3 C1-3 Zone (Front Avenue/Park Street)

The uses permitted in the C1-3 zone shall be those uses permitted in the C1 Zone, a service use, a retail food store having a maximum gross leasable floor area of 300.0 square metres and a restaurant.

The zone provisions for the C1-3 Zone shall be as follows:

Minimum Lot Area	2,950.0 sq.m.
Minimum Lot Frontage	29.0 m
Minimum Front Yard (Front Avenue frontage)	7.5 m
Minimum Interior Side Yard	3.0 m
Minimum Exterior Side Yard (Park Street frontage)	Nil
Minimum Rear Yard (Amy Street frontage)	6.0 m
Maximum Building Height	10.5 m
Minimum Landscaped Open Space	10%

Buffering of parking (where parking abuts a residential use) - a solid fence having a minimum height of 2.0 metres shall be provided where parking abuts a residential use.

Parking may be provided in the required front yard to within 1.0 metre of the Front Avenue right-of-way.

6.3.4.4 C1-4 Zone (6 Glenn Wood Place)

The uses permitted in the C1-4 Zone shall be limited to: accessory apartment units; business and professional office; clinic; day nursery; dental laboratory; medical laboratory; adult day care; personal service establishment; commercial school and apartment dwelling containing a maximum of fourteen (14) residential apartment units.

Accessory apartment units may be located in the upper level, provided that all commercial uses in the building are limited to the lower level.

The zone provisions for the C1-4 Zone shall be the same as the C1 Zone provisions, save and except for the following:

Minimum interior side yard:	15.0 metres
Maximum building height:	7.0 metres [2 storeys]

A 1.5 metre wide planting strip shall be installed along the northwest lot line adjacent to Lots 1 through 4, Registered Plan 312.

Should the building located in the C1-4 Zone be utilized as an apartment dwelling, the minimum landscaped open space shall be 30%. Furthermore,

no open balconies shall be permitted. A children's play area shall be installed in accordance with clause 3.5 e) of this By-law.

6.3.4.6 C1-6 Zone (4 Schofield Avenue)

The uses permitted in the C1-6 Zone shall be those uses permitted in the C1 Zone. The zone provisions for the C1-6 Zone shall be the same as for the C1 Zone, except for the following:

Minimum Required Parking Spaces	Twelve (12) parking spaces
Minimum Required Loading Zones	0
Minimum distance for parking from a street level	0.62 metres

6.3.4.7 C1-7 Zone (108 Perth Street) Amended by By-law 065-2016

The uses permitted in the C1-7 Zone shall be those uses permitted in the C1-Local Commercial Zone as well as a Business and Professional Office and Retail Store.

Associated with all permitted uses, the outdoor display or storage of items, goods or products shall not be permitted on the premises.

6.3.5 C2 Zone

6.3.5.1 C2-1 Zone (148 Brock Street)

In the C2-1 Zone, the uses permitted shall be limited to the office and warehouse of an electrical contractor, an answering service, a security systems service, an artist's workshop, computer services, a custom workshop, a printing establishment, a service and repair shop, a service use, and a sign painter's shop.

The zone provisions for the C2-1 Zone shall be as follows:

Minimum Lot Area	530.0 m^2
Minimum Frontage	15.0 m
Minimum Front Yard	13.0 m
Minimum Interior Side Yard	Nil
Minimum Rear Yard	1.0 m
Minimum Landscaped Open Space	10%
Maximum Height	6.5 m
Maximum Lot Coverage	60%
Parking - A minimum of four (4) parking spaces shall be provided. No parking space shall be located within 1.0 metre of any interior side yard or within 2.0 metres of the front lot line. All parking shall be paved and bounded by curbs.	

6.3.5.2 C2-2 Zone (109 Perth Street)

The uses permitted in the C2-2 Zone shall be restricted to the warehousing and retail sales of furniture, appliances and accessory goods and one (1) second storey apartment. The zone provisions for the C2-2 Zone shall be as follows:

Minimum Lot Area	1,850.0 m^2
Minimum Lot Frontage	30.0 m
Minimum Front Yard (Perth Street)	7.5 m
Minimum Front Yard (John Street)	7.5 m
Minimum Exterior Side Yard	4.5 m
Minimum Interior Side Yard	6.0 m
Minimum Landscaped Open Space	Nil
Maximum Height	10.5 m
Maximum Lot Coverage	80%
Parking - A minimum of 10 parking spaces shall be provided. The said parking spaces may be provided within the front yard abutting John Street and within 3.0 metres of the Perth Street front lot line. The parking spaces in the John Street front yard may have dimensions of 2.75 m x 4.5 m.	
Loading Space - Notwithstanding any other provision of this By-law, one (1) loading space may be provided in the required exterior side yard.	

The provisions of this By-law with respect to amenity space and landscaped open space shall not apply to the one (1) apartment unit permitted in the C2-2 Zone.

6.3.5.3 C2-3 Zone (67 James Street West and 56-58 Buell Street)

The uses permitted in the C2-3 Zone shall be restricted to the following:

Main Floor Level: a warehouse and distribution facility for food bank purposes only or a maximum of four (4) apartment units.

Second Floor Level: a maximum of two (2) apartment units.

The zone provisions for the C2-3 Zone shall be as follows:

Minimum Lot Area	520.0 m^2
Minimum Lot Frontage	21.0 m
Minimum Front, Exterior Side and Rear Yards	As existed on the date of passing of this By-law.
Minimum Interior side yard	0.34 m
Minimum Landscaped Open Space	Nil
Maximum Height	10.5 m
Maximum Lot Coverage	80%

Minimum Number of Parking Spaces	5
No setbacks for parking shall be required from Buell Street.	
No open storage shall be permitted.	

Additional zone provisions applicable only to the warehouse and distribution facility for food bank purposes:

Loading Spaces Required: 1, which shall be located south of the building. The loading space shall be permitted within a required aisle area.
No truck entry/loading shall be permitted from James Street West."

6.3.5.4 C2-4 Zone (16 Brock Street)

The uses permitted in the C2-4 Zone shall be those uses permitted in the C2 Zone and a transportation terminal.

6.3.5.5 C2-5 Zone (Hunter's Hill Subdivision)

The uses permitted in the C2-5 Zone shall be as follows:

1. adult day care
2. artist's workshop
3. bake shop
4. business and professional office
5. clinic or medical office
6. commercial recreation establishment
7. convenience store
8. day nursery
9. dry cleaning outlet
10. financial service
11. laundromat
12. medical laboratory
13. personal service establishment
14. photographic service
15. printing establishment
16. restaurant and restaurant, outdoor patio
17. sub post office
18. veterinarian's office
19. vocational training centre

The zone provisions for the C2-5 Zone shall be the same as the C2 Zone save that the maximum building height permitted in the C2-16 Zone shall be 10.5 metres.

6.3.5.6 C2-6 Zone (130 North Augusta Road)

The uses permitted in the C2-6 Zone shall include all uses in the C2 Zone in addition to warehousing and mini warehousing.

6.3.5.7 C2-7 Zone (137 Pearl Street East)

The uses permitted in the C2-7 Zone shall be restricted to an Undertaker's Establishment and accessory uses thereto.

Where this zone abuts lands used or zoned for residential purposes, a 1.5 m high solid wood or chain link fence and 3.0 metre wide planting strip shall be provided along the property line.

6.3.5.8 C2-8 Zone (10 Central Avenue West)

The uses permitted in the C2-8 Zone shall be those uses permitted in the C2 Zone and a car wash.

6.3.5.9 C2-9 Zone (100 Stewart Blvd.) - Amending By-law 021-2025

The uses permitted in the C2-9-General Commercial Special Exception Zone shall be those permitted within the C2-General Commercial Zone, a retirement home and an apartment building. Notwithstanding any future severance, the lands zoned C2-9 shall be considered one lot for zoning purposes.

The zone provisions for the C2-9 Zone shall be the same as the C2 Zone save and except the following:

- The side yard abutting Central Avenue shall be a minimum of 5.0 metres.
- Maximum height of an Apartment Building shall be 17.5 metres.
- Ground Floor Commercial Space is not required.
- A Childrens Play Area is not required.
- Parking requirements are as follows:
- Apartment Dwelling:1.0 space per unit
- Retirement Home: 0.25 spaces per unit"

6.3.5.10 C2-10 Zone (158 Perth Street)

The uses permitted in the C2-10 Zone shall be those uses permitted in the C2 Zone.

The zone provisions for the C2-10 Zone shall be as follows:

Minimum Interior Side Yard Setback (north)	3.0 m
Minimum Number of Parking Spaces	4

Notwithstanding Subsection 3.37 of this By-law, a planting strip, fence or buffer area is not required in the C2-10 Zone adjacent to residential uses.

6.3.5.11 C2-11 Zone (142 Perth Street)

The uses permitted in the C2-11 Zone shall be those uses permitted in the C2 Zone as well as an apartment dwelling containing a maximum of 13 dwelling units. Ground floor occupancy may be commercial uses permitted in this zone, apartment units to a maximum of 4, or a combination thereof.

All existing yards, landscaped open space, parking spaces (17) and amenity area shall be recognized as of the date of passing of this amending by-law.

6.3.5.12 C2-12 Zone (779 Chelsea Street)

The uses permitted in the C2-12 Zone shall be limited to business and professional office, clinic, and personal service establishment.

6.3.5.13 C2-13 Zone (Laurier Blvd./Bridlewood Drive)

The uses permitted in the C2-13 Zone shall be as follows:

1. business and professional office;
2. clinic;
3. day nursery;
4. data processing centre;
5. dental laboratory;
6. delicatessen;
7. medical laboratory;
8. adult day care;
9. workplace day nursery;
10. business service establishment (excluding the repair, rental or maintenance of construction equipment);
11. computer service;
12. convenience store;
13. health club;
14. high technology retail store;
15. home decorating store;
16. personal service establishment; photographic service; printing establishment;
17. restaurant (eat-in, take-out, outdoor patio);
18. sub post office; and
19. vocational training centre.

The installation and/or use of a drive through window shall be prohibited in association with any of the uses permitted herein.

The zone provisions for the C2 Zone shall apply, save and except that the maximum building height in the C2-13 Zone shall be 10.5 metres.

6.3.5.14 C2-14 Zone (325 Stewart Blvd. – Brockville Crossroads)

The uses permitted in the C2-14 Zone shall be those uses permitted in the C2 Zone with the exception of supermarket and grocery store. In addition, an automobile gas bar and car wash are also permitted.

6.3.5.15 C2-15 Zone (2235 Parkedale Avenue)

In addition to the uses permitted in the C2 Zone, an apartment dwelling, community health and resource centre and respite care shall be permitted.

The zone provisions for the C2-15 Zone shall be the same as the zone provisions for the C2 Zone save and except the following:

Maximum Building Height - 18.9 metres.

6.3.5.16 C2-16 Zone (6 Osment Street) Amending By-law 024-2019

The uses permitted in the C2-16 Zone shall be those permitted in the C2 - General Commercial Zone with the addition of a Self-Service Storage Facility as well as screened Outside Storage being permitted accessory to the Self-Service Storage Facility, and the property be subject to the following:

1. That separate storage units shall not exceed 30.0 square metres;
2. That use of the storage units for human habitation be prohibited;
3. That Outside Storage be permitted within the front yard (Osment Street) but not closer than 4.0 metres to the front lot line;
4. That Outside Storage be screened from any public street by a solid planting strip, fence or wall;
5. That Outside Storage exclude the storage of fuel containers, pesticides, appliances intended for indoor use, commercial or industrial equipment, or any vehicle which is not in operating condition; and,
6. That no item being stored within the Outdoor Storage shall exceed the height of the screening."

6.3.5.17 C2-17 Zone (4 James Street East) Amending By-law 034-2021

The uses permitted in the C2-17 Zone shall be those permitted in the C2 – General Commercial Zone with the addition of an Undertakers Establishment and Accessory Apartment.

The zone provision in the C2-17 Zone shall be those applicable for such permitted use, save and except the following, to recognize the existing Undertakers Establishment and Accessory Apartment only:

1. Minimum Parking required shall be 19.0 spaces;
2. Minimum Front Yard required (Victoria Avenue) 1.5m;
3. Minimum Interior Side Yard (fire escape) 1.2m; and,
4. Minimum Exterior Side Yard of 6.7m (building) and 4.5m (porch).

6.3.5.18 C2-18 Zone (7 Central Avenue East) Amending By-law 033-2022

The uses permitted in the C2-18 Zone shall be those uses permitted in the C2 Zone. In addition, the below provisions shall also be permitted:

- Residential uses in the basement / lower floor and on the ground floor of the building.
- Apartment units permitted to exceed 100% of the gross floor area of the non-residential use.
- An access aisle of no less than 3.75m wide be provided from Central Avenue to rear parking spaces.

6.3.5.19 C2-19 Zone (332 Park Street) Amending By-law 061-2023

The zone provisions for the C2-19 Zone shall be the same as the zone provisions for the C2-General Commercial Zone, save and except the following:

- That a place of Worship is permitted.

6.3.5.20 C2-20 Zone (2430 Parkedale Avenue) Amending By-law 058-2024

The uses permitted in the C2-20 Zone shall be those uses permitted in the C2-General Commercial Zone with the addition of a car wash being permitted as a primary use."

6.3.6 C3 Zone

6.3.6.1 C3-1 Zone (580 King Street West)

Uses permitted in the C3-1 Zone shall be those uses permitted in the C3 Zone with the exception of the following: Auctioneer's establishment; Hotel/Motel; Laundromat; Restaurant; and Private Club.

Open storage of heavy equipment and trucks is prohibited in association with a Contractor's Establishment.

6.3.6.2 C3-2 Zone (3056 Parkedale Avenue)

The uses permitted in the C3-2 Zone shall be restricted to a retail store for hobbies and crafts, and an ancillary residential unit which is restricted in occupancy to the owner/operator of the retail store.

6.3.6.3 T-C3-3 Zone (Canadian Tire Store – 2360 Parkedale Avenue)
Amending By-law 077-2024

In addition to the uses permitted in the C3 Zone, a refreshment vehicle shall be permitted in the T-C3-3 Zone, for a three (3) year period ending 12 November 2027.

No outside storage or accessory structures are permitted in association with the Refreshment Vehicle. When closed for the season, storage of the Refreshment Vehicle shall comply with Section 3.35 of Zoning By-law 050-2014.

One (1) bicycle parking space shall be provided adjacent to the Refreshment Vehicle.

6.3.6.4 T-C3-4 Zone (545 and 555 Stewart Blvd.) Amending By-law 088-2015

Notwithstanding any other provisions of this By-law:

a) the minimum height of a fence that abuts a residential use shall be 1.83 metres; and

b) the vehicle storage area shall be constructed of gravel with provisions for drainage facilities and dust control for a temporary three-year period ending October 27th, 2018.

6.3.6.5 C3-5 Zone (7815 Kent Boulevard) Amending By-law 019-2019

The uses permitted in the C3-5 Zone shall be those permitted in the C3-General Commercial Arterial Zone. The zone provisions for the C3-5 Zone shall be the same as for the C3-General Commercial Arterial Zone, save and except for the following:

7815 Kent Boulevard		
	Retained Lands (Holiday Inn)	**Severed Lands**
Minimum Lot Frontage	14.6 metres	35.2 metres

6.3.6.6 C3-6 (7829 Kent Boulevard) Amending By-law 023-2023

The zone provisions for the C3-6 Zone shall be the same as the zone provisions for the C3-General Commercial Zone, save and except the following:

- Apartment Dwellings may be permitted on the ground floor; and,
- Apartment units shall be permitted to exceed 100 percent of the gross floor area of the non-residential use.

6.3.6.7 C3-7 (3087/3111 Parkedale Avenue) Amending By-law 059-2024

The zone provisions for the C3-7 Zone shall be the same as the zone provisions for the C3-General Commercial Zone, save and except the following:

- The maximum gross leasable area permitted on the lands shall be 12,500.00 square metres.
- The maximum allowable area of individual storage units (within a facility) shall be 30.0 square metres."

6.3.7 C4 Zone

6.3.7.1 C4-1 Zone (720 Stewart Blvd.)

The following uses shall be permitted in the C4-1 Zone:

- Automobile Detailing Establishment (single bay only)
- Automobile Rental Agency
- Automobile Repair Garage
- Automobile Sales Establishment
- Automotive Trade Use
- Marine Sales & Service
- Recreational Vehicle Sales
- Used Automobile Sales Establishment

For purposes of this zone, an “Automobile Detailing Establishment” is defined as a building or structure or part thereof used for interior and/or exterior cleaning of vehicles and boats using non-automated devices.

Notwithstanding Section 3.33 (Municipal Services Required) of this By-law, uses permitted in this zone may be constructed, altered or enlarged without the necessity of being connected to municipal water and sewer services.

6.3.7.2 C4-2 Zone (690 Stewart Blvd.)

Notwithstanding Section 3.17 of this By-law, the uses permitted in the C4-2 Zone shall be restricted to an automobile gas bar.

6.3.7.3 C4-3 Zone (Part of Lot 16, Concession 2, Stewart Blvd.)

The uses permitted in the C4-3 Zone shall be restricted to an automobile sales establishment.

Notwithstanding Subsection 3.33 of this By-law, lands zoned C4-3 Zone may be severed from the lot of record in existence at the time of the establishment of the C4-3 Zone to create a separate lot. Furthermore, an automobile sales establishment may be developed on private services, with disinfection equipment installed and maintained on the on-site water distribution system.

6.3.7.4 C4-4 Zone (680 Stewart Blvd.)

The uses permitted in the C4-4 Zone shall be restricted to an automobile sales establishment, an automobile leasing agency and an automobile rental agency.

Disinfection equipment shall be installed and maintained on the on-site water distribution system.

6.3.7.5 C4-5 Zone (574 Stewart Blvd.)

The uses permitted in the C4-5 Zone shall be restricted to a clinic.

The existing building is to be connected to the municipal sanitary sewer on Stewart Blvd. The continued use of the existing well for potable water supply shall be permitted for the existing building only.

Additional C4 Zone uses shall be permitted upon the removal of the H1 Holding Symbol, said removal to be conditional upon the property being connected to the municipal water supply.

6.3.7.6 C4-6 Zone (806 Chelsea Street)

The uses permitted in the C4-6 Zone shall be those permitted in the C4 – Highway Commercial Zone and a "Place of Worship"."

6.3.7.7 C4-7 Zone (663 Stewart Boulevard) Amending By-law 081-2021

In addition to the uses permitted in the C4 Zone, retail sales of landscaping goods and materials, and the rental and sales of landscaping equipment shall be permitted in association with a Landscaping Contractors Establishment

The zone provisions for the C4-7 Zone shall be the same as the zone provisions for the C4 Zone save and except the following:

a) Minimum Landscaped Open Space: 26%
b) Open Storage and Display Areas:

The open storage of goods or materials shall be permitted only in the rear or interior side yard provided that;

i) such open storage is accessory to the use of the main building on the lot;
ii) such open storage complies with the yard and setback requirements of this By-law if such storage abuts a Non-Commercial Zone;
iii) such open storage does not cover more than 20% of the lot area: and,
iv) this provision shall not be constructed to affect the parking of motor vehicles or equipment which is displayed for sale or rent. Such display area is prohibited within 5.0 meters of the front lot line.

6.3.7.8 C4-8 Zone (827 Stewart Boulevard) Amending By-law 075-2023

827 Stewart Boulevard may be developed on Private Services without the need to curb the parking area, and a minimum of 47 parking spaces.

The following uses shall be permitted:

- Automobile Leasing Agency
- Automobile Rental Agency
- Automobile Repair Garage
- Automobile Sales Establishment
- Recreational Vehicles Sales (excluding Boats)
- Used Automobile Sales Establishment

Should municipal services become available, 827 Stewart Boulevard must connect to all available municipality services at the cost established by the municipality.

6.3.7.9 C4-9 Zone (803 Chelsea Street)

The uses permitted in the C4-9 Zone shall be those permitted in the C4 – Highway Commercial Zone and shall also include “Business & Professional Offices” and “Clinics or Medical Offices”.

6.3.8 C5 Zone

6.3.8.1 C5-1 Zone (481 Stewart Blvd./780 Chelsea Street)

The uses permitted in the C5-1 Zone shall be restricted to a business and professional office and a clinic.

6.3.9 C6 Zone

6.3.9.1 C6-1 Zone (Parkedale Avenue)

In addition to the uses permitted in the C6 Zone, a supermarket and a shopping centre shall be permitted in the C6-1 Zone. Additionally, a maximum of two (2) automobile gas bars are permitted along Parkedale Avenue between Crocker Crescent and Broome Road.

The zone provisions for the C6-1 Zone shall be the C6 Zone provisions, save and except that the minimum landscaped open space shall be 10%.

Notwithstanding Subsection 3.36, lands within the C6-1 Zone may be developed with up to a maximum of four (4) driveway entrances with a maximum width of 12.0 metres. For all other driveways, a maximum driveway width of 9.5 metres shall apply. The driveway width for the main entrance from Parkedale Avenue between Crocker Crescent and Broome Road shall be as specified by the City Engineer.

The lands zoned C6-1, located on the north side of Parkedale Avenue between California Avenue and Broome Road, shall be deemed to be one lot for by-law purposes.

6.3.9.2 T-C6-2 Zone (103 Broome Road) Amending By-law 081-2018

In addition to the uses permitted in the C6 Zone, the following shall also be permitted:

1. An Automobile Repair Garage;
2. A Used Automobile Sales Establishment with a maximum number of 12 vehicles; and,
3. A maximum of nine (9) “Sea-Cans” for storage purposes associated with the business for a period of up to three (3) years, ending 27 November 2021.

The requirement for paving of the lot be postponed for a period of up to three (3) years, ending 27 November 2021, or until the completion of the new building whichever comes first.