

SECTION 6 – COMMERCIAL ZONES

6.1 CONVENIENCE COMMERCIAL (C.1) ZONE

18116 6.1.1 PERMITTED USES

The following are permitted **Uses** within the C.1 **Zone**:

- **Artisan Studio**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Personal Service Establishment**
- **Restaurant (take-out)**

- **Dwelling Units** with permitted commercial uses in the same **Building** in accordance with Section 4.15.2

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.1.2 REGULATIONS

Within the Commercial C.1 **Zone**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions and the regulations listed in Table 6.1.2.

TABLE 6.1.2 - REGULATIONS GOVERNING THE C.1 ZONE

Row 1	Commercial Type	Convenience Commercial
2	Minimum Lot Area	550 m ²
3	Minimum Lot Frontage	18 metres
4	Minimum Front or Exterior Side Yard	6 metres, or at least as great as the Front Yard of a Building located on an abutting Lot , but not less than 3 metres.
5	Minimum Side Yard	One half the Building Height , but not less than 3 metres.
6	Minimum Rear Yard	20% of the Lot Depth to a maximum of 7.5 metres.
7	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
8	Maximum Gross Floor Area (G.F.A.)	400 m ²
9	Accessory Buildings or Structures	In accordance with Section 4.5.
10	Fences	In accordance with Section 4.20.
11	Planting Area	A landscaped strip of land 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps.
12	Off-Street Parking	In accordance with Section 4.13.
13	Enclosed Operations	In accordance with Section 4.22.
14	Off-Street Loading	In accordance with Section 4.14.
15	Outdoor Storage	No outdoor storage or display of goods and materials shall be permitted in the C.1 Zone .
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
17	Buffer Strips	Where a C.1 Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a buffer strip shall be developed.

6.2 COMMERCIAL SHOPPING CENTRE ZONES

6.2.1 PERMITTED USES

The following are permitted **Uses** within the Commercial Shopping Centre (NC, CC, and RC) **Zones**:

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Neighbourhood Shopping Centre - NC Zone

Dwelling Units with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2

- **Art Gallery**
- **Artisan Studio**
- **Club**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Group Home** in accordance with Section 4.25
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **Vehicle Gas Bar**
- **Veterinary Service**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.2.1.2

Community Shopping Centre - CC Zone

All **Uses** permitted in Section 6.2.1.1 subject to the regulations of the CC **Zone** with the following added permitted **Uses**:

- **Amusement Arcade**
- **Carwash, Automatic**
- **Carwash, Manual**
- **Commercial Entertainment**
- **Commercial School**
- **Funeral Home**
- **Garden Centre**
- **Public Hall**
- **Recreation Centre**

- **Rental Outlet**
- **Tavern**
- Taxi Establishment

6.2.1.3 Regional Shopping Centre - RC Zone
All **Uses** permitted in Section 6.2.1.2 subject to the regulations of the RC **Zone**.

6.2.2 REGULATIONS

Within the Commercial Shopping Centre **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations as set out in Table 6.2.2, and the following:

6.2.2.1 Maximum Gross Floor Area Per Unit - NC Zone
625 m².

6.2.2.2 Special Regulations for Vehicle Gas Bars:

6.2.2.2.1 Minimum Setback of Pump Islands - 7.5 metres from the curbing of the pump islands to the **Street Line** or the designated **Street Line** as set out in Section 4.24.

Despite the above, canopies over pump islands and underground storage tanks are allowed to project up to 1.5 metres from the **Street Line**.

6.2.2.2.2 Entry Ramps
There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.

6.2.2.2.3 Minimum Front or Exterior Side Yard
Despite Row 5 of Table 6.2.2, the minimum **Front** or **Exterior Side Yard** for a **Vehicle Gas Bar** shall be 15 metres and as set out in Section 4.24.

6.2.2.2.4 Minimum Rear Yard
Despite Row 7 of Table 6.2.2, the minimum **Rear Yard** for a **Vehicle Gas Bar** shall be 1.5 metres.

6.2.2.2.5 Surfacing
The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

- 6.2.2.3 Regulations Governing **Car washes, Automatic** and **Car washes, Manual**
- 6.2.2.3.1 Entry Ramps
There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.
- 6.2.2.3.2 Number of **Vehicle** Standing Spaces - in accordance with Section 4.13.4.2.
- 6.2.2.3.3 Surfaces
The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.
- 6.2.2.3.4 Enclosed Operations
Despite Section 4.22, the following shall apply to car wash establishments in the CC and RC **Zones**:
- 6.2.2.3.4.1 All of the operations of a **Car wash, Automatic** or **Car wash, Manual** shall be conducted within an enclosed **Building** except for the moving and storage of **Vehicles**.
- 6.2.2.3.4.2 Despite Section 6.2.2.3.4.1, on-site vacuuming devices, and wiping or drying areas, where provided may be located outside the **Main Building**
- 6.2.2.3.5 **Vehicle** Storage Space
A minimum of 2 **Vehicle** storage spaces per bay shall be provided.
- 6.2.2.3.6 **Vehicle** Standing Space Dimensions
Each **Vehicle** standing space shall have minimum dimensions of not less than 6 metres by 2.4 metres.
- 6.2.2.3.7 Location of **Vehicle** Area
- 6.2.2.3.7.1 Despite the provisions of Section 4.13.2.3, required **Vehicle** standing spaces and **Vehicle** storage spaces may be located ahead of the **Setback** line.
- 6.2.2.3.7.2 **Vehicle** standing spaces shall be arranged in a continuous line or lines leading into the washing bay or bays in such a way so as not to interfere with the movement of traffic on public **Streets** and the normal functioning of the site.

6.2.2.3.7.3 **Vehicle** storage, standing, loading and wiping areas shall not be permitted within 3 metres of any public **Street**.

6.2.2.3.7.4 Public **Streets**, lanes and other public places shall not be **Used** for the storage, standing, wiping and maneuvering of motor **Vehicles** in any manner as if they were part of the car wash premises.

TABLE 6.2.2 - REGULATIONS GOVERNING COMMERCIAL SHOPPING CENTRES

Row 1	Commercial Type	Neighbourhood (NC) Shopping Centre	Community (CC) Shopping Centre	Regional (RC) Shopping Centre
2	Minimum Lot Area	2,000 m ²	7,500 m ²	100,000 m ²
3	Maximum Lot Area	7,500 m ²	50,000 m ²	--
4	Minimum Lot Frontage	30 metres	50 metres	100 metres
5	Minimum Front and Exterior Side Yard	3 metres and in accordance with Section 4.24.		
6	Minimum Side Yard	One-half the Building Height but not less than 3 metres.	10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone .	
7	Minimum Rear Yard	One-half the Building Height but not less than 3 metres.	10 m or twice the Building Height whichever is greater, but not less than 15 metres where a Side Yard abuts a Residential or Urban Reserve Zone .	
8	Maximum Building Height	2 Storeys to a maximum of 10 metres and in accordance with Sections 4.16 and 4.18.	3 Storeys to a maximum of 15 metres and in accordance with Sections 4.16 and 4.18.	8 Storeys to a maximum of 30 metres and in accordance with Sections 4.16 and 4.18.
9	Minimum Gross Floor Area	--	1,875 m ²	31,250 m ²
10	Maximum Gross Floor Area	1,875 m ² and in accordance with Section 6.2.2.1.	12,500 m ²	75,000 m ²
11	Minimum Landscaped Open Space	9% of the Lot Area .		
12	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps.		
13	Buffer Strips	Where a NC, CC, or RC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.		
14	Off-Street Parking	In accordance with Section 4.13.		
15	Off-Street Loading	In accordance with Section 4.14.		
16	Enclosed Operations	In accordance with Section 4.22.		
17	Accessory Buildings or Structures	In accordance with Section 4.5.		
18	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.		
19	Fences	In accordance with Section 4.20.		

6.3 CENTRAL BUSINESS DISTRICT (CBD) ZONES

6.3.1 PERMITTED USES

The following are permitted **Uses** within the Central Business District – CBD.1 and CBD.2 **Zones**.

6.3.1.1 Central Business District (CBD) 1 Zone

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- ***Agricultural Produce Market***
- ***Amusement Arcade*** in accordance with Defined Area Map 65
- ***Arena***
- ***Art Gallery***
- ***Artisan Studio***
- ***Auction Centre***
- ***Bakery***
- ***Bed and Breakfast*** establishment in accordance with Section 4.27
- ***Catering Service***
- ***Club***
- ***Commercial School***
- ***Commercial Entertainment***
- ***Courier Service***
- ***Day Care Centre*** in accordance with Section 4.26
- ***Dry Cleaning Outlet***
- ***Dwelling Units*** with permitted commercial **Uses** in the same **Building** developed in accordance with Section 4.15.2
- ***Financial Establishment***
- ***Group Home*** in accordance with Section 4.25
- ***Home Occupation*** in accordance with Section 4.19
- ***Hotel***
- ***Laundry***
- ***Library***
- ***Lodging House Type 1*** in accordance with Section 4.25
- ***Medical Office***
- ***Medical Clinic***
- ***Municipal Parkland***
- ***Museum***
- ***Office***
- ***Parking Facility***
- ***Personal Service Establishment***
- ***Postal Service***
- ***Print Shop***
- ***Public Hall***
- ***Recreation Centre***
- ***Religious Establishment***

- **Rental Outlet**
- **Repair Service**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **School**
- **Tavern**
- **Taxi Establishment**
- **Tourist Home**
- **Tradesperson's Shop**
- **Transportation Terminal**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.3.1.2

Central Business District (CBD) 2 **Zone**

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- **Accessory Apartments** in accordance with Section 4.15.1
- **Apartments** developed in accordance with the R.4C **Zone** regulations
- **Art Gallery**
- **Artisan Studio**
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Commercial School**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Duplex Dwelling**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** developed in accordance with Section 4.15.2
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Library**
- **Lodging House Type 1** in accordance with Section 4.25
- **Medical Office**
- **Medical Clinic**
- **Museum**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **School**
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Tourist Home**
- **Townhouses** developed in accordance with the R.3 Zone regulations

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.3.2 REGULATIONS

Within the Central Business District (CBD) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 – General Provisions, the regulations set out in Table 6.3.2, and the following:

6.3.2.1 Additional Regulations Governing **Dwelling Units** With Commercial **Uses** – CBD.1 **Zone**

In addition to the provisions of Section 4.15.2, the following shall also apply.

19691 6.3.2.1.1 Where windows to a **Habitable Room** do not open onto a public **Street** or publicly owned lands, a minimum of 1.2 metres shall be maintained between such window and the adjacent **Lot Line**.

6.3.2.1.2 One **Parking Space** per **Dwelling Unit** shall be provided except in that no off-street parking shall be required for **Dwelling Units** constructed within **Buildings** which existed prior to June 7, 1971

17187 6.3.2.1.3 **Dwelling Units** are not permitted in the **Cellar, Basement** or on the main floor level (i.e. in the first **Storey**).

6.3.2.2 **Hotel** Regulations – CBD.1 **Zone**

In addition to the provisions of Section 4 and Table 6.3.2, the following shall also apply to **Hotels** in the CBD.1 **Zone**.

6.3.2.2.1 Where windows to **Habitable Rooms** do not open onto a public **Street** or publicly owned lands, a minimum distance of 6 metres must be maintained between such windows and the adjacent **Lot Line**.

6.3.2.2.2 Where rental units have direct access to a **Side Yard**, such **Side Yard** shall have a minimum width (measured at right angles to such access) of not less than 9 metres.

6.3.2.2.3 Where rental units have direct access to a **Rear Yard**, such **Rear Yard** shall have a minimum width (measured at right angles to such access) of not less than 9 metres and shall have a direct means of access to a public **Street**, such means of access having a minimum width of not less than 6 metres throughout its length.

Despite Section 4.13.4, the minimum off-street parking ratio shall be one **Parking Space** per guest room.

6.3.2.3 **Building Height** – CBD.1 **Zone**

In addition to the provisions of Sections 4.16 and 4.18, the following shall

also apply:

- 6.3.2.3.1 No part of any **Building** or **Structure** constructed within 15 metres of the **Street** allowance for St. George's Square, Quebec Street, Wyndham Street, Wilson Street, Carden Street, Macdonell Street, Cork Street, Baker Street, Woolwich Street, Norfolk Street and the east side of Yarmouth Street shall be less than 3 **Storeys** in height, or exceed 5 **Storeys** in height above the elevation of the adjacent sidewalk. Refer to the Defined Area Map Number 67 for an illustration. Where Section 4.16 is in conflict with this section, Section 6.3.2.3.1 shall prevail.
- 6.3.2.3.2 No part of any **Building** or **Structure** constructed within 15 metres of the Douglas **Street** and the west side of the Yarmouth **Street** allowances shall be less than 2 **Storeys** in height, or exceed 3 **Storeys** in height above the elevation of the adjacent sidewalk. Refer to Defined Area Map Number 67 for an illustration. Where Section 4.16 is in conflict with this section, Section 6.3.2.3.2 shall prevail.
- 6.3.2.4 Exterior Finishes Regulations – CBD.1 Zone
Despite the provisions of this or any other **By-law** for the **City** of Guelph, the following shall apply:
- 6.3.2.4.1 All visible walls of any **Building** within the Defined Area Map Number 64 shall be constructed of the transparent glass and coursed masonry and/or such materials which replicate coursed masonry as specified in Section 6.3.2.4.1.1:
- 6.3.2.4.1.1 Exterior facades – coursed masonry and/or materials which replicate coursed masonry (except plain, uncoloured concrete).
- Exterior facade trim – all of the material permitted for exterior facades as well as plain, uncoloured concrete elements, wood and metal.
- In addition, where a **Building** is located on the corner of any **Street** shown on Defined Area Map Number 64, the provisions of Section 6.3.2.4.1 shall apply to the **Building** wall or walls facing onto the crossing **Street**.
- 6.3.2.4.2 All windows of any **Building** existing within the CBD.1 **Zone** on the date of the passing of this **By-law**, or any predecessor thereof, shall be of transparent glass only.
- 6.3.2.4.3 No exterior walls of a **Building** constructed of natural stone within the CBD.1 **Zone** shall be defaced in any manner or covered, in whole or in

part, with paint, stucco, metal, or other cladding material.

- 6.3.2.4.4 No window openings of any **Building** existing within the CBD.1 **Zone** on the date of the passing of this **By-law**, or any predecessor thereof, shall be closed up with any material except transparent glass.

TABLE 6.3.2 - REGULATIONS GOVERNING CENTRAL BUSINESS DISTRICT (CBD) **ZONES**

Row 1	Zones	CBD.1	CBD.2
2	Minimum Lot Area	--	650 m ²
3	Minimum Lot Frontage	--	15 metres
4	Minimum Front Yard	The Street Line shall be the Setback line.	6 metres
5	Minimum Side Yard	--	3 metres
6	Minimum Exterior Side Yard	--	7.5 metres or at least as great as the Front Yard of a Building located on an abutting Lot fronting on the same Street but not less than 3 metres.
7	Minimum Rear Yard	--	7.5 metres for a Building Used in whole or in part for residential purposes and 12 metres for all other Uses .
8	Maximum Building Height	6 storeys and in accordance with Sections 6.3.2.3, 4.16, and 4.18.	6 Storeys and in accordance with Sections 4.16 and 4.18.
9	Off-Street Parking	--	In accordance with Section 4.13.
10	Off-Street Loading	--	In accordance with Section 4.14.
11	Fences	--	In accordance with Section 4.20.
12	Buffer Strips	--	Where a CBD.2 Zone abuts any Residential, Institutional, Park or Urban Reserve Zone a Buffer Strips shall be developed.
13	Enclosed Operations	In accordance with Section 4.22.	
14	Accessory Buildings or Structures	--	In accordance with Section 4.5.
15	Maximum Building Coverage (% of Lot Area)	100	40
16	Exterior Finishes Regulations	In accordance with Section 6.3.2.4 and Defined Area Map Number 64.	-----
17	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	

- 15477 6.3.2.5 **Licensed Establishment Regulations**
17681 Within the CBD.1 **Zone** and Specialized CBD.1 **Zones** as defined by this **By-law**, the following regulations shall also apply within the area outlined on Defined Area Map 79.
- 17681 6.3.2.5.1 For purposes of Section 6.3.2.5, the following terms shall have the
19691 corresponding meanings:
- “**Floor Area**” means the total **Floor Area** of all space within a **Building Used** in relation to a **Licensed Establishment**, measured between the interior faces of the outside walls or where no outside walls exist between the common walls, but not including exits and vertical service space.”
- 6.3.2.5.2 The **Floor Area** of a **Licensed Establishment** shall not exceed 230 square metres.
- 6.3.2.5.3 The total capacity of a **Licensed Establishment** shall not exceed 190 persons.
- 6.3.2.5.4 The **Floor Area** of a **Licensed Establishment** shall be located on the **First Floor** only.
- 6.3.2.5.5 No openings and no access for any person including exits and corridors are permitted between **Licensed Establishments**, except corridors, with a minimum width of 5 metres, which may serve more than one **Licensed Establishment** provided the **Licensed Establishments** are separated from each other by at least 5 metres.

6.4 SERVICE COMMERCIAL (SC) ZONES6.4.1 PERMITTED USES

The following are permitted **Uses** within the Service Commercial – SC.1 and SC.2 **Zones**:

6.4.1.1 Service Commercial – SC.1 Zone:

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- **Animal Care Establishment**
- **Auto-oriented Department Store**
- **Car wash, Automatic**
- **Car wash, Manual**
- **Catalogue Sales Outlet**
- **Club**
- **Commercial School**
- **Commercial Entertainment**
- **Day Care Centre** in accordance with Section 4.26
- **Financial Establishment**
- **Funeral Home**
- **Group Home** in accordance with Section 4.25
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Medical Clinic**
- **Office Supply**
- **Parking Facility**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Religious Establishment**
- **Research Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales, service and rental of:
 - electrical/lighting supplies
 - electronic and audio-visual equipment
 - furniture and appliances
- **Tavern**
- Tourist Home
- **Vehicle Specialty Repair Shop**
- **Vehicle Service Station**
- **Vehicle Gas Bar**
- **Veterinary Service**

Within a **Mall**:

All **Uses** listed in Section 6.4.1.1 and the following:

- **Artisan Studio**
- **Bake Shop**
- **Cleaning Establishment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Florist**
- **Laundry**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Postal Service**
- **Rental Outlet**
- **Repair Service**
- **Taxi Establishment**
- **Vehicle Parts Establishment**
- **Video Rental Outlet**

6.4.1.2

Highway Service Commercial – SC.2 Zone

Any **Use** permitted in Section 6.4.1.1 subject to the regulations of the SC.2 **Zone** plus the following additional **Uses**:

- **Amusement Park**
- **Auction Centre**
- **Building Supply**
- **Catering Service**
- **Contractor's Yard**
- **Courier Service**
- **Garden Centre**
- **Kennels**
- **Monument Sales**
- Retail sales, service and rental of:
 - Recreational Vehicles**
 - construction and farm equipment
 - Small Motor Equipment Sales**
- **Storage Facility**
- **Taxi Establishment**
- **Tradesperson's Shop**
- **Transportation Depot**
- **Trucking Operation**
- **Vehicle Body Shop**

- **Vehicle Establishment**
- **Vehicle Sales Establishment**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.2 REGULATIONS

Within the Service Commercial (SC) **Zones**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 6.4.2, and the following:

6.4.2.1 Regulations Governing **Car washes, Automatic** and **Car washes, Manual**

6.4.2.1.1 Entry Ramps

There shall be no more than one entry ramp for each 15 metres of **Street** frontage and the width of any entry ramp shall not exceed 9 metres at the **Street Line**.

6.4.2.1.2 Number of **Vehicle** Standing Spaces

In accordance with Section 4.13.4.2.

6.4.2.1.3 Surfaces

The surfaces of all ramps, **Driveways**, service areas, and off-street loading areas shall be surfaced with a capped, hard top substance such as asphalt, or other stable surface treated to prevent the raising of dust and/or loose particles.

6.4.2.1.4 Enclosed Operations

Despite Section 4.22, the following shall apply to car wash establishments in the SC **Zones**:

6.4.2.1.4.1 All of the operations of a **Car wash, Automatic** or **Car wash, Manual** shall be conducted within an enclosed **Building** except for the moving and storage of **Vehicles**.

6.4.2.1.4.2 Despite Section 6.4.2.1.4.1, on-site vacuuming devices, and wiping or drying areas, where provided may be located outside the **Main Building**.

TABLE 6.4.2 - REGULATIONS GOVERNING SERVICE COMMERCIAL (SC) ZONES

Row 1	Commercial Type	Service Commercial	Highway Service Commercial
2	Zones	SC.1	SC.2
3	Minimum Lot Frontage	30 metres	
4	Minimum Front and Exterior Side Yard	6 metres and in accordance with Section 4.24.	
5	Minimum Side Yard	3 metres except where adjacent to any residential Zones in which case the minimum Side Yard shall be no less than 6 metres or one half the Building Height , whichever is greater.	
6	Minimum Rear Yard	One-half the Building Height but not less than 6 metres.	
7	Maximum Building Height	3 Storeys and in accordance with Sections 4.16 and 4.18.	5 Storeys and in accordance with Sections 4.16 and 4.18.
8	Buffer Strips	Where a SC Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a buffer strip shall be developed.	
9	Off-Street Parking	In accordance with Section 4.13.	
10	Off-Street Loading	In accordance with Section 4.14.	
11	Minimum Landscaped Open Space	10% of the Lot Area .	
12	Outdoor Storage	In accordance with Section 4.12.	
13	Fences	In accordance with Section 4.20.	
14	Accessory Buildings or Structures	In accordance with Section 4.5.	
15	Enclosed Operations	In accordance with Section 4.22.	
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.	
17	Planting Area	A landscaped strip of land, 3 metres in width shall be maintained adjacent to the Street Line , except for those areas required for entry ramps.	

- 6.4.2.1.5 **Vehicle Storage Space**
A minimum of 2 **Vehicle** storage spaces per bay shall be provided.
- 6.4.2.1.6 **Vehicle Standing Space Dimensions**
Each **Vehicle** standing space shall have minimum dimensions of not less than 6 metres by 2.4 metres.
- 6.4.2.1.7 **Location of Vehicle Area**
- 6.4.2.1.7.1 Despite the provisions of Section 4.13.2.3, required **Vehicle** standing spaces and **Vehicle** storage spaces may be located ahead of the **Setback** line.
- 6.4.2.1.7.2 **Vehicle** standing spaces shall be arranged in a continuous line or lines leading into the washing bay or bays in such a way so as not to interfere with the movement of traffic on public **Streets** and the normal functioning of the site.
- 6.4.2.1.7.3 **Vehicle** storage, standing, loading and wiping areas shall not be permitted within 3 metres of any public **Street**.
- 6.4.2.1.7.4 Public **Streets**, lanes and other public places shall not be **Used** for the storage, standing, wiping and maneuvering of motor **Vehicles** in any manner as if they were part of the car wash premises.
- 6.4.2.2 Special Regulations for **Vehicle Gas Bars** and **Vehicle Service Stations** - All SC Zones
Vehicle Gas Bars and **Vehicle Service Stations** shall be developed in accordance with the following:
- 6.4.2.2.1 Minimum **Setback** of Pump Islands - 7.5 metres from the curbing of the pump islands to the **Street** Line or the designated **Street Line** as set out in Section 4.24.
Despite the above, canopies over pump islands and underground storage tanks are allowed to project up to 1.5 metres from the **Street Line**.
- 6.4.2.2.2 Entry Ramps
In accordance with Section 6.4.2.1.1.
- 6.4.2.2.3 Minimum **Front** or **Exterior Side Yard**
Despite Row 4 of Table 6.4.2, the minimum **Front** or **Exterior Side Yard** for a **Vehicle Gas Bar** or **Vehicle Service Station** shall be 15 metres and as set out in Section 4.24.

6.4.2.2.4 Minimum *Rear Yard*
Despite Row 6 of Table 6.4.2, the minimum *Rear Yard* for a *Vehicle Gas Bar* or *Vehicle Service Station* shall be 1.5 metres.

6.4.2.2.5 Surfacing
In accordance with Section 6.4.2.1.3.

6.5 OFFICE RESIDENTIAL (OR) ZONE6.5.1 PERMITTED USES

The following are permitted **Uses** within the **Office-Residential (OR) Zone**:

18116

- **Accessory Apartment** in accordance with Section 4.15.1
- **Artisan Studio**
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Duplex Dwelling**
- **Group Home** in accordance with Section 4.25
- **Home for the Aged** or rest home developed in accordance with R.4D **Zone** regulations
- **Home Occupations** in accordance with Section 4.19
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **School**
- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Tourist Home**

- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.5.2 REGULATIONS

Within the **Office-Residential (OR) Zone**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions, the regulations set out in Table 6.5.2, and the following:

6.5.2.1 Additional **Side Yard** Regulations

Despite Row 6 of Table 6.5.2, where the OR **Zone** abuts a Park, Wetland, or Residential **Zone**, the minimum **Side Yard** shall be 3 metres on the abutting side.

6.5.2.2 Location of Off-Street Parking

Despite Section 4.13.2.3, off-street parking in the OR **Zone** shall not be permitted in the **Front Yard**.

TABLE 6.5.2 - REGULATIONS GOVERNING THE OR ZONE

Row	Commercial Type	Office-Residential
1		
2	Minimum Lot Area	370 m ²
3	Minimum Lot Frontage	12 metres
4	Minimum Front or Exterior Side Yard	3 metres and in accordance with Sections 4.24 and 4.6.
5	Maximum Front or Exterior Side Yard	7.5 metres and in accordance with Sections 4.24 and 4.6.
6	Minimum Side Yard	1.5 metres and in accordance with Section 6.5.2.1.
7	Minimum Rear Yard	10 metres
8	Access to Rear Yard	Vehicular access to the Rear Yard from a public Street shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.
9	Accessory Buildings or Structures	In accordance with Section 4.5.
10	Fences	In accordance with Section 4.20.
11	Maximum Building Height	3 Storeys and in accordance with Sections 4.18.
12	Off-Street Parking	In accordance with Section 4.13 and 6.5.2.2.
13	Enclosed Operations	In accordance with Section 4.22.
14	Off-Street Loading	In accordance with Section 4.14.
15	Outdoor Storage	In accordance with Section 4.12.
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
17	Buffer Strips	Where an OR Zone abuts any Residential, Institutional, Park or Urban Reserve Zone , a Buffer Strip shall be developed.

6.6 COMMERCIAL-RESIDENTIAL (CR) **ZONE**6.6.1 PERMITTED **USES**

The following **Uses** are permitted in the CR **Zone**:

18116

- **Artisan Studio**
- **Club**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Florist**
- **Group Home** in accordance with Section 4.25
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant (take-out)**
- **Veterinary Service**
- **Video Rental Outlet**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2.
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.6.2 REGULATIONS

Within the Commercial-Residential CR **Zone**, no land shall be **Used** and no **Building** or **Structure** shall be erected or **Used** except in conformity with the applicable regulations contained in Section 4 - General Provisions and the regulations listed in Table 6.6.2.

TABLE 6.6.2 - REGULATIONS GOVERNING THE CR ZONE

Row 1	Commercial Type	Commercial-Residential
2	Minimum Lot Area	550 m ²
3	Minimum Lot Frontage	18 metres
4	Minimum Front or Exterior Side Yard	The minimum Front and Exterior Side Yards shall be the average of the Front and Exterior Side Yards of the adjoining properties.
5	Minimum Side Yard	One half the Building Height , but not less than 3 metres.
6	Minimum Rear Yard	20% of the Lot Depth to a maximum of 7.5 metres.
7	Maximum Building Height	3 Storeys and in accordance with Section 4.18.
8	Maximum Gross Floor Area (G.F.A.)	400 m ²
9	Accessory Buildings or Structures	In accordance with Section 4.5.
10	Fences	In accordance with Section 4.20.
11	Planting Area	None required.
12	Off-Street Parking	In accordance with Section 4.13.
13	Enclosed Operations	In accordance with Section 4.22.
14	Off-Street Loading	In accordance with Section 4.14.
15	Outdoor Storage	No outdoor storage or display of goods and materials shall be permitted in the CR Zone .
16	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
17	Buffer Strips	Where a CR Zone abuts any Residential, Institutional, Park, Wetland, or Urban Reserve Zone , a Buffer Strip shall be developed.