

**PART 8**

**SPECIALIZED SERVICE COMMERCIAL**

**(SC) ZONES**



## Specialized Commercial (SC) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the SC **Zones**. In these cases, specific SC Restricted Defined Areas (Specialized SC **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. SC.1-1, SC.2-2, etc.).

The SC **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any SC Restricted Defined Area.

The following SC Restricted Defined Areas (Specialized SC **Zones**) are herein set out:

### 6.4.3.1 Special Service Commercial 1 (SC.1) Zones

18393 6.4.3.1.1 SC.1-1 Deleted by **By-law** (2007)-18393

20187 6.4.3.1.2 SC.1-2  
23 Wellington St. E., 110 Gordon St.  
As shown on Defined Area Map Numbers 25 and 37 of Schedule "A" of this **By-law**.

#### 6.4.3.1.2.1 Permitted Uses

- **Amusement Arcade**
- **Art Gallery**
- **Artisan Studio**
- **Club**
- **Commercial School**
- **Commercial Entertainment**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Dwelling Units** above permitted commercial **Uses**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Hotel**
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Museum**
- **Office Supply**
- **Office**
- **Parking Facility**
- **Personal Service Establishment**

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- **Recreation Centre**
  - **Religious Establishment**
  - **Restaurant (take-out)**
  - **Restaurant**
  - **Vehicle Sales Establishment**
  - **Vehicle Service Station**
  - **Vehicle Specialty Repair Shop**
  - **Veterinary Service**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

15058 6.4.3.1.3  
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**SC.1-3**  
Deleted by **By-law** (1998)-15753

15378 6.4.3.1.4

**SC.1-4**  
336, 350-370 Speedvale Ave. W.  
As shown on Defined Area Map Number 9 of Schedule "A" of this **By-law**.

6.4.3.1.4.1

**Permitted Uses**  
Within a **Mall**:

- **Catering Service**
- **Cleaning Establishment**
- **Commercial Entertainment**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Laundry**
- **Medical Clinic**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- **Restaurant**
- **Restaurant (take-out)**
- **Tradesperson's Shop**
- **Vehicle Specialty Repair Shop**

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

6.4.3.1.5

**SC.1-5**

212-222, 214, 226-230 Speedvale Ave. W., 86 Dawson Rd., 53, 61, 65-75 Victoria Rd. S.

As shown on Defined Area Map Numbers 14 and 46 of Schedule “A” of this **By-law**.

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6.4.3.1.5.1

**Permitted Uses**

- **Catering Service**
- **Cleaning Establishment**
- **Commercial School**
- **Contractor’s Yard**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Industrial and Construction Equipment Sales**
- **Liquor Store**
- **Office**
- **Print Shop**
- **Restaurant (take-out)**
- **Restaurant**
- **Storage Facility**
- **Tradesperson’s Shop**
- **Trucking Operation**
- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.1.5.1 and the following:

- **Club**
- **Commercial Entertainment**
- **Day Care Centre** in accordance with Section 4.26
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Public Hall**
- **Recreation Centre**

- **Rental Outlet**
- **Repair Service**
- Retail sales of: furniture, hardware, home furnishings, home improvement materials, and appliances
- Retail sales and rental of: new and used motor **Vehicles**, trailer and mobile homes, and farm machinery
- **Vehicle Specialty Repair Shop**

6.4.3.1.6

**SC.1-6**

737, 739, 743 Woolwich St.

As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

6.4.3.1.6.1

**Permitted Uses**

- **Artisan Studio**
- **Bake Shop**
- **Catalogue Sales Outlet**
- **Day Care Centre** in accordance with Section 4.26
- **Financial Establishment**
- **Florist**
- **Food Vehicle** in accordance with Section 4.30
- **Hardware Store**
- **Library**
- **Liquor Store**
- **Medical Office**
- **Medical Clinic**
- **Museum**
- **Office Supply**
- **Office**
- **Personal Service Establishment**
- **Recreation Centre**
- **Restaurant**
- **Restaurant (take-out)**
- Retail Sales of: pool/patio supplies, drapery
- **Tradesperson’s Shop**
- **Vehicle Parts Establishment**
- **Vehicle Specialty Repair Shop**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

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6.4.3.1.7

**SC.1-7**

241, 253 Edinburgh Rd. N.

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

6.4.3.1.7.1

Permitted Uses

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- **Commercial Entertainment**
- **Food Vehicle** in accordance with Section 4.30
- **Hotel**
- **Recreation Centre**
- **Restaurant**
- **Vehicle Specialty Repair Shop**
- **Vehicle Service Station**
- **Vehicle Sales Establishment**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.1.7.1 and the following:

- **Catering Service**
- **Cleaning Establishment**
- **Financial Establishment**
- **Office**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Rental Outlet**
- **Restaurant (take-out)**
- **Tradesperson's Shop**

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6.4.3.1.8

**SC.1-8**

219, 258 Silvercreek Pkwy. N., 292 Speedvale Ave. W.

As shown on Defined Area Map Numbers 8, 9, and 14 of Schedule "A" of this **By-law**.

6.4.3.1.8.1

Permitted Uses

Within a **Mall**:

- Catering Service**
- Cleaning Establishment**
- Club**
- Commercial Entertainment**
- Contractor's Yard**
- Financial Establishment**

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- **Food Vehicle** in accordance with Section 4.30
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- **Repair Service**
- **Restaurant**
- Retail Sales of: furniture, hardware, home furnishings, home improvement materials, and appliances
- **Tradesperson's Shop**
- **Trucking Operation**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

15771 6.4.3.1.9

**SC.1-9**

8-10 Speedvale Ave. E.

As shown on Defined Area Map Number 33 of Schedule "A" of this **By-law**.

6.4.3.1.9.1

**Permitted Uses**

- **Artisan Studio**
- **Catalogue Sales Outlet**
- **Commercial School**
- **Dry Cleaning Outlet**
- **Office**
- **Office Supply**
- **Print Shop**
- **Rental Outlet**
- **Repair Service**
- **Research Establishment**
- Retail sales, service and rental of: Electrical/lighting supplies and furniture and appliances
- **Tradesperson's Shop**
- **Vehicle Parts Establishment**
- **Vehicle Sales Establishment** (limited to the rental and leasing of up to 5 **Vehicles**)
- **Vehicle Specialty Repair Shop**



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

6.4.3.1.9.2 Regulations

In accordance with all regulations outlined in Section 4 and 6.4.2 of this **By-law** with the following exception:

6.4.3.1.9.2.1 Off-Street Parking

Service Commercial Mall – 1 space per 45 m<sup>2</sup> G.F.A.

15378 6.4.3.1.10

**SC.1-10**

670, 694, 698, 700 Woolwich St.,

As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.1.10.1 Permitted Uses

- **Car Wash, Automatic**
  - **Car Wash, Manual**
  - **Cleaning Establishment**
  - **Commercial Entertainment**
  - **Convenience Store**
  - **Dry Cleaning Outlet**
  - **Food Vehicle** in accordance with Section 4.30
  - **Hotel**
  - **Laundry**
  - **Liquor Store**
  - **Recreation Centre**
  - **Restaurant (take-out)**
  - **Restaurant**
  - Retail Sales of: electronics
  - **Vehicle Gas Bar**
  - **Vehicle Parts Establishment**
  - **Vehicle Service Station**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

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6.4.3.1.11 **SC.1-11**

721 Woolwich St., 716 Gordon St., 785 Gordon St., 480 Silvercreek Pkwy. N., 281 Woodlawn Rd. W.

As shown on Defined Area Map Numbers 8, 17, 31 and 40 of Schedule “A” of this **By-law**.

- 6.4.3.1.11.1 Permitted Uses
- **Hotel**
  - **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

- 6.4.3.1.12 SC.1-12  
Speedvale Ave W.  
As shown on Defined Area Map Number 4 of Schedule "A" of this **By-law**.

- 6.4.3.1.12.1 Permitted Uses
- **Catalogue Sales Outlet**
  - **Commercial School**
  - **Financial Establishment**
  - **Food Vehicle** in accordance with Section 4.30
  - **Funeral Home**
  - **Hardware Store**
  - **Liquor Store**
  - **Medical Clinic**
  - **Monument Sales** establishment
  - **Office**
  - **Office Supply**
  - **Parking Facility**
  - **Print Shop**
  - **Recreation Centre**
  - Retail sales, service and rental of: electrical/lighting supplies, furniture and appliances, and electronic and audio-visual equipment
  - **Religious Establishment**
  - **Research Establishment**
  - **Restaurant**
  - **Vehicle Gas Bar**
  - **Vehicle Service Station**
  - **Vehicle Specialty Repair Shop**
  - **Veterinary Service**
  
  - **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.1.12.1 and the following:

- **Artisan Studio**
- **Bake Shop**

- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Florist**
- **Laundry**
- **Medical Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Rental Outlet**
- **Repair Service**
- **Vehicle Parts Establishment**

6.4.3.1.12.2 Regulations

6.4.3.1.12.2.1 Off-Street Parking

Despite Section 4.13.4, the following **Parking Space** ratios shall be employed in the SC.1-12 **Zone**:

6.4.3.1.12.2.1.1

Freestanding Uses

- i) **Office**: 1 **Parking Space** for each 28 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the floor area.
- ii) **Restaurant**: 1 **Parking Space** for each 4.5 m<sup>2</sup> of **Gross Floor Area** to be applied to 50% of the floor area.
- iii) Retail or Other **Uses**: 1 **Parking Space** for each 17 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the floor area.

6.4.3.1.12.2.1.2

Commercial Malls

6.5 spaces for each 100 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the **Gross Floor Area**.

6.4.3.1.12.2.2

Parking Space Size

Despite Section 4.13.3.2, every off-street **Parking Space** shall have dimensions of not less than 2.75 metres by 5.5 metres.

**Parking Spaces** for disabled persons to have dimensions of not less than 3.66 metres by 5.5 metres unless located adjacent to 2.6 metres of unobstructed sidewalk width, in which case the normal size of 2.75 metres by 5.5 metres may be used.

Single parking modules to have a minimum width of 13.1 metres.  
Double-loaded parking modules to have a minimum width of 18.3 metres.

6.4.3.1.12.2.3 **Parking Space** Location  
In addition to Section 4.13.2.3, required off-street **Parking Spaces** may be located in a **Rear Yard** but not within 6 metres of the **Rear Lot Line**.

6.4.3.1.12.2.4 **Minimum Separation Distance for Vehicle Service Stations/Vehicle Gas Bars**  
A minimum separation distance of 30 metres shall be maintained between **Buildings** and **Structures** associated with any **Vehicle Gas Bar** or **Vehicle Service Station** and any **Lot Zoned R.1B**.

6.4.3.1.12.2.5 **Buffer Strips**  
Every **Buffer Strip** shall have a minimum width of 3 metres and this shall be in addition to any **Yard** required by Row 8 of Table 6.4.2.

6.4.3.1.13 **SC.1-13**  
556 Speedvale Ave. W.  
As shown on Defined Area Map Number 4 of Schedule "A" of this **By-law**.

6.4.3.1.13.1 **Permitted Uses**

- **Catalogue Sales Outlet**
- **Commercial Entertainment**
- **Commercial School**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Medical Clinic**
- **Monument Sales Establishment**
- **Office**
- **Office Supply**
- **Parking Facility**
- **Print Shop**
- **Recreation Centre**
- **Religious Establishment**
- **Research Establishment**
- **Restaurant (take-out)**
- **Restaurant**
- Retail sales, service and rental of: electrical/lighting supplies, furniture and appliances, and electronic and audio-visual equipment

- **Vehicle Gas Bar**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.1.13.1 and the following:

- **Artisan Studio**
- **Bake Shop**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Florist**
- **Laundry**
- **Medical Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Rental Outlet**
- **Repair Service**
- **Vehicle Parts Establishment**
- **Video Rental Outlet**

6.4.3.1.13.2 Regulations

6.4.3.1.13.2.1 Off-Street Parking

Despite Section 4.13.4, the following **Parking Space** ratios shall be employed in the SC.1-13 **Zone**:

6.4.3.1.13.2.1.1 Freestanding Uses

- i) **Office**: 1 **Parking Space** for each 28 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the floor area.
- ii) **Restaurant**: 1 **Parking Space** for each 4.5 m<sup>2</sup> of **Gross Floor Area** to be applied to 50% of the floor area.
- iii) Retail or Other **Uses**: 1 **Parking Space** for each 17 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the **Gross Floor Area**.

6.4.3.1.13.2.1.2      Commercial **Malls**  
6.5 spaces for each 100 m<sup>2</sup> of **Gross Floor Area** to be applied to 75% of the **Gross Floor Area**.

6.4.3.1.13.2.2      **Parking Space Size**  
Despite Section 4.13.3, every off-**Street Parking Space** shall have dimensions of not less than 2.75 metres by 5.5 metres.

**Parking Spaces** for disabled persons to have dimensions of not less than 3.66 by 5.5 metres unless located adjacent to 2.6 metres of unobstructed sidewalk width, in which case the normal size of 2.75 metres by 5.5 metres may be used.

Single parking modules to have a minimum width of 13.1 metres. Double-loaded parking modules to have a minimum width of 18.3 metres.

6.4.3.1.13.2.3      **Parking Space Location**  
In addition to Section 4.13.2.3, required off-**Street Parking Spaces** may be located in a **Rear Yard** but not within 6 metres of the **Rear Lot Line**.

6.4.3.1.13.2.4      Minimum Separation Distance for **Vehicle Service Stations** and **Vehicle Gas Bars**  
A minimum separation distance of 30 metres shall be maintained between **Buildings** and **Structures** associated with any gas bar or service station and any **Lot Zoned R.1B**.

6.4.3.1.13.2.5      **Buffer Strips**  
Every **Buffer Strip** shall have a minimum width of 3 metres and this shall be in addition to any **Yard** required by Section 6.4.2.

6.4.3.1.14      **SC.1-14**  
83 Dawson Rd., 315 Woodlawn Rd. W., 630 Scottsdale Dr., 300 Willow Rd., 585 Scottsdale Dr., Janefield Ave., 750 Gordon St., adjacent to 630 Scottsdale Dr.  
As shown on Defined Area Map Numbers 14, 17, and 40 of Schedule "A" of this **By-law**.

6.4.3.1.14.1      Permitted **Uses**

- **Financial Establishment**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Veterinary Service**

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

17331 6.4.3.1.15 **SC.1-15**  
615 Scottsdale Dr.  
As shown on Defined Area Map Number 18 of Schedule “A” of this **By-law**.

- 18116 6.4.3.1.15.1 **Permitted Uses**
- **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**
  - **Food Vehicle** in accordance with Section 4.30
  - **Funeral Home**
  - **Group Home** in accordance with Section 4.25
  - **Hardware Store**
  - **Hotel**
  - **Liquor Store**
  - **Medical Clinic**
  - **Office Supply**
  - **Parking Facility**
  - **Pharmacy**
  - **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**
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- **Vehicle Gas Bar**
- **Veterinary Service**

Within a **Mall**:

All **Uses** listed in Section 6.4.3.1.15.1, including the following:

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

6.4.3.1.15.2

Regulations

In accordance with Section 4 (General Provisions) and Section 6.4 (Service Commercial **Zone**) of Zoning By-law (1995)-14864 as amended.

6.4.3.1.16

SC.1-16

731 and 735 Woolwich St.

As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

6.4.3.1.16.1

Permitted Uses

- **Bake Shop**
- **Food Vehicle** in accordance with Section 4.30
- **Restaurant**
- **Restaurant (take-out)**

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6.4.3.1.17

SC.1-17

Deleted by By-law (2016)-20118

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6.4.3.1.18

SC.1-18

Deleted by By-law (2017)-20134



6.4.3.1.19 **SC.1-19**  
176 Speedvale Ave. W.  
As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

- 6.4.3.1.19.1 **Permitted Uses**
- **Art Gallery**
  - **Artisan Studio**
  - Book Store
  - **Commercial School**
  - **Commercial Entertainment**
  - **Financial Establishment**
  - **Medical Office**
  - **Medical Clinic**
  - **Museum**
  - **Office Supply**
  - **Office**
  - **Print Shop**
  - **Recreation Centre**
  - **Veterinary Service**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

6.4.3.1.20 **SC.1-20**  
190-194 Speedvale Ave. W.  
As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

- 6.4.3.1.20.1 **Permitted Uses**
- **Catering Service**
  - **Cleaning Establishment**
  - **Contractor’s Yard**
  - **Financial Establishment**
  - **Food Vehicle** in accordance with Section 4.30
  - **Medical Clinic**
  - **Restaurant**
  - **Restaurant (take-out)**
  - **Tradesperson’s Shop**
  - **Trucking Operation**
  - **Veterinary Service**

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.1.20.1 and the following:

- **Club**
- **Commercial Entertainment**
- **Day Care Centre** in accordance with Section 4.26
- **Financial Establishment**
- **Medical Office**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- Retail sales and rental of: new and used motor **Vehicles**, trailer and mobile homes, and farm machinery
- Retail sales of: furniture, hardware, home furnishings, home improvement materials, and appliances
- **Vehicle Specialty Repair Shop**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.21

**SC.1-21**

501 Wellington St. W

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

6.4.3.1.21.1

**Permitted Uses**

- **Art Gallery**
- **Commercial Entertainment**
- **Financial Establishment**
- **Hotel**
- **Medical Clinic**
- **Museum**
- **Office**
- **Recreation Centre**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.22 **SC.1-22**  
354, 362, 363, 370 Elizabeth St., 3, 53-61, 65 and 75 Victoria Rd. S.  
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

6.4.3.1.22.1 **Permitted Uses**

- ***Car Wash, Manual***
- ***Car Wash, Automatic***
- ***Catering Service***
- ***Commercial School***
- ***Commercial Entertainment***
- ***Financial Establishment***
- ***Garden Centre***
- ***Hardware Store*** (provided not more than 30% of the **Gross Floor Area** of the **Building** is open to the public)
- ***Food Vehicle*** in accordance with Section 4.30
- ***Medical Clinic***
- ***Office***
- ***Office Supply***
- ***Print Shop***
- ***Public Hall***
- ***Recreation Centre***
- ***Rental Outlet***
- ***Repair Service***
- ***Restaurant***
- ***Tradesperson's Shop***
- ***Vehicle Service Station***
- ***Vehicle Specialty Repair Shop***
- ***Vehicle Sales Establishment***
- ***Vehicle Parts Establishment***
- ***Vehicle Gas Bar***
- ***Veterinary Service***

  

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

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18393 6.4.3.1.23 **SC.1-23**  
Deleted by **By-law** (2007)-18393

6.4.3.1.24 **SC.1-24**  
400 Speedvale Ave. W.  
As shown on Defined Area Map Number 9 of Schedule "A" of this **By-law**.

6.4.3.1.24.1

Permitted Uses

- **Artisan Studio**
- **Bake Shop**
- **Catering Service**
- **Cleaning Establishment**
- **Commercial School**
- **Commercial Entertainment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Florist**
- **Food Vehicle** in accordance with Section 4.30
- **Hardware Store**
- **Laundry**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Print Shop**
- **Recreation Centre**
- **Rental Outlet**
- **Restaurant**
- **Tradesperson's Shop**
- **Vehicle Parts Establishment**
- **Veterinary Service**
- **Video Rental Outlets**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

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6.4.3.1.24.2

Regulations

6.4.3.1.24.2.1

Parking Ratios

Despite Section 4.13.4, the following parking ratios shall apply:

- a) **Office:** 1 space per 28 square metres to be applied to 100 percent of the **Office Gross Floor Area**.
- b) **Restaurant:** 1 space per 4.5 square metres to be applied to 50 percent of the **Restaurant Gross Floor Area**.
- c) Retail or other **Use:** 1 space per 17 square metres to be applied to 75 percent of the retail **Gross Floor Area**.

6.4.3.1.24.2.2

Shared Parking

After the requirements of Section 6.4.3.1.24.2.1 have been determined for each **Use** contained within a mixed-**Use** development, the parking requirement shall be multiplied by the following percentages to take into consideration shared parking:

- a) Retail and other: 95 percent
- b) **Restaurant**: 100 percent
- c) **Office**: 90 percent

(For the purpose of site plan approval, the initial development shall be assumed to be 67 percent retail, 14 percent **Office** and 19 percent **Restaurant**.)

6.4.3.1.24.2.3

Parking Space Size

Despite the provisions of Section 4.13.3.2, the following regulations shall apply:

- a) **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.
- b) **Parking Spaces** for disabled persons shall have dimensions of not less than 3.66 metres by 5.5 metres.
- c) Double-loaded parking modules shall have a minimum width of 18.33 metres.

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6.4.3.1.25

SC.1-25

245 Edinburgh Rd. N., 352 Elizabeth St., 109 Silvercreek Pkwy N., Speedvale Ave., W.

As shown on Defined Area Map Numbers 14, 22, 23, and 46 of Schedule "A" of this **By-law**.

6.4.3.1.25.1

Permitted Uses

- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Vehicle Gas Bar**
- **Vehicle Service Station**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.26

SC.1-26

89 Dawson Rd., 230 Silvercreek Pkwy. N.

As shown on Defined Area Map Numbers 9 and 14 of Schedule "A" of this **By-law**.

- 20093 6.4.3.1.26.1 Permitted Uses
- **Club**
  - **Food Vehicle** in accordance with Section 4.30
  - **Public Hall**
  - **Restaurant**
  
  - **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21
- 15378 6.4.3.1.27 SC.1-27  
727, 755, 761 Woolwich St.  
As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.
- 20093 6.4.3.1.27.1 Permitted Uses
- **Art Gallery**
  - **Artisan Studio**
  - **Food Vehicle** in accordance with Section 4.30
  - **Hotel**
  - **Library**
  - **Medical Clinic**
  - **Medical Office**
  - **Monument Sales** establishment
  - **Museum**
  - **Office**
  - **Recreation Centre**
  - **Restaurant (take-out)**
  - **Restaurant**
  - Retail sale of: drapery
  
  - **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21
- 15378 6.4.3.1.28 SC.1-28  
21 and 25 Speedvale Ave. W., 710 Woolwich St.  
As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.
- 20093 6.4.3.1.28.1 Permitted Uses
- **Cleaning Establishment**
  - **Convenience Store**
  - **Food Vehicle** in accordance with Section 4.30

- **Hardware Store**
- **Liquor Store**
- **Restaurant (take-out)**
- **Restaurant**
- **Vehicle Parts Establishment**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.29 **SC.1-29**  
Deleted by By-law (2015)-19899

6.4.3.1.30 **SC.1-30**  
404-450 Speedvale Ave. W.  
As shown on Defined Area Map Number 9 of Schedule "A" of this **By-law**.

- 6.4.3.1.30.1 **Permitted Uses**
- **Artisan Studio**
  - **Building Supply**
  - **Car Wash, Automatic**
  - **Car Wash, Manual**
  - **Catering Service**
  - **Commercial Entertainment**
  - **Commercial School**
  - **Convenience Store**
  - **Financial Establishment**
  - **Food Vehicle** in accordance with Section 4.30
  - **Hardware Store**
  - **Liquor Store**
  - **Medical Clinic**
  - **Medical Office**
  - **Monument Sales** establishment
  - **Office Supply**
  - **Office**
  - **Personal Service Establishment**
  - **Recreation Centre**
  - **Religious Establishment**
  - **Rental Outlet**
  - **Repair Service**
  - **Restaurant**
  - **Restaurant (take-out)**
  - Retail sales of: home furnishings, appliances

- **Tradesperson's Shop**
  - **Vehicle Gas Bar**
  - **Vehicle Parts Establishment**
  - **Vehicle Specialty Repair Shop**
  - **Vehicle Service Station**
  - **Veterinary Service**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

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6.4.3.1.31 **SC.1-31**  
96 Dawson Rd., 239 Edinburgh Rd. N., 304 Elizabeth St., 327, 246-250  
Woodlawn Rd. W., 688 Woolwich St, 550, 578, 599 York Rd.  
As shown on Defined Area Map Numbers 8, 14, 22, 23, 24, 37, 52, and  
53 of Schedule "A" of this **By-law**.

- 6.4.3.1.31.1 **Permitted Uses**
- **Vehicle Sales Establishment**
  - **Vehicle Service Station**
  - **Vehicle Specialty Repair Shop**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

6.4.3.1.32 **SC.1-32**  
620 Scottsdale Dr.  
As shown on Defined Area Map Number 18 of Schedule "A" of this **By-law**.

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- 6.4.3.1.32.1 **Permitted Uses**
- **Food Vehicle** in accordance with Section 4.30
  - **Office**
  - **Restaurant**
  - **Restaurant (take-out)**
  - Retail/rental operation specializing in paper products and party supplies

6.4.3.1.32.2 **Regulations**  
Despite Section 4.13.4, the following off-street parking ratios shall  
apply:



**Restaurant:**

- 15 **Parking Spaces** per 100 m<sup>2</sup> for the seating area.
- 10 **Parking Spaces** per 100 m<sup>2</sup> for the take-out portion.

Retail/Rental Operation of Paper Products and Party Supplies:

- 4 spaces per 100 m<sup>2</sup> of floor area.

**Office:**

- 3 spaces per 100 m<sup>2</sup> of floor area.

6.4.3.1.33

**SC.1-33**

649 Scottsdale Dr.

As shown on Defined Area Map Number 18 of Schedule "A" of this **By-law**.

6.4.3.1.33.1

**Permitted Uses**

- **Art Gallery**
- **Artisan Studio**
- **Cleaning Establishment**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Department Store, Auto-oriented** (with accessory **Vehicle Gas Bar**)
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Laundry**
- **Medical Clinic**
- **Medical Office**
- **Office Supply**
- **Office**
- **Optical Dispensary**
- **Personal Service Establishment**
- **Religious Establishment**
- **Rental Outlet**
- **Repair Service**
- **Restaurant (take-out)**
- **Restaurant**
- **Tradesperson's Shop**
- **Video Rental Outlet**

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6.4.3.1.34

**SC.1-34**

Deleted by By-law (2017)-20187

6.4.3.1.35 **SC.1-35**  
335 Laird Rd., Speedvale Ave. W., Elmira Rd.  
As shown on Defined Area Map Numbers 4, 20 and 21 of Schedule "A" of  
this ***By-law***.

6.4.3.1.35.1 **Permitted Uses**

- ***Car Wash, Automatic***
- ***Commercial School***
- ***Convenience Store***
- ***Courier Service***
- ***Day Care Centre*** in accordance with Section 4.26
- ***Dry Cleaning Outlet***
- ***Financial Establishment***
- ***Food Vehicle*** in accordance with Section 4.30
- ***Hotel***
- ***Medical Clinic***
- ***Medical Office***
- ***Office***
- ***Office Supply***
- ***Personal Service Establishment***
- ***Photofinishing Place***
- ***Postal Service***
- ***Print Shop***
- ***Public Hall***
- ***Recreation Centre***
- ***Rental Outlet***
- ***Research Establishment***
- ***Restaurant***
- **Telecommunication Service**
- ***Tradesperson's Shop***
- ***Vehicle Gas Bar***
- ***Veterinary Services***
- ***Video Rental Outlet***
  
- ***Accessory Uses*** in accordance with Section 4.23
- ***Occasional Uses*** in accordance with Section 4.21

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**Malls**

***Malls*** shall be permitted in an SC.1-35 ***Zone***.

6.4.3.1.35.2 **Regulations**

6.4.3.1.35.2.1 **Minimum Rear Yard**  
6 metres.

6.4.3.1.35.2.2 Planting Area  
Despite Row 17 of Table 6.4.2, exclusive of parking areas, access driveways, loading areas or **Outdoor Storage Areas**, the **Front Yard** and **Exterior Side Yard** shall be landscaped and maintained with sod, as well as trees, shrubbery and/or berms.

6.4.3.1.36 SC.1-36  
9 Woodlawn Road East  
As shown on Defined Area Map Number 33 of Schedule "A" of this **By-law**.

6.4.3.1.36.1 Permitted Uses

- **Amusement Arcade**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Laundry**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales of: appliances and home furnishings
- **Tavern**
- **Veterinary Service**

  

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

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6.4.3.1.37 SC.1-37  
615 Speedvale Ave. E.  
As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

6.4.3.1.37.1 Permitted Uses

- **Tradesperson's Shop**

6.4.3.1.38 SC.1-38  
687 Eramosa Rd.  
As shown on Defined Area Map Number 50 of Schedule "A" of this **By-law**.

6.4.3.1.38.1 Permitted **Uses**  
Despite Section 6.4.1.1, the permitted **Uses**, locations of **Buildings** and **Structures**, and the development of the site shall be limited to only that which existed on the date of the passing of this **By-law**.

6.4.3.1.39 **SC.1-39**  
670 Woolwich St.  
As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.1.39.1 Permitted **Uses**

- Bookstore/stationery store
- **Cleaning Establishment**
- **Commercial Entertainment**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Laundry**
- **Medical Clinic**
- **Office**
- **Optical Dispensary**
- **Personal Service Establishment**
- **Pharmacy**
- **Recreation Centre**
- **Restaurant (take-out)**
- **Restaurant**
- Retail sales of: appliances and home furnishings
- **Vehicle Parts Establishment**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

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6.4.3.1.40 **SC.1-40**  
601 Scottsdale Dr.  
As shown on Defined Area Map Number 17 of Schedule “A” of this **By-law**.

6.4.3.1.40.1 Permitted **Uses**

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

6.4.3.1.40.2 Regulations

6.4.3.1.40.2.1 Maximum **Building Height**  
Notwithstanding Row 7 of Table 6.4.2, the maximum **Building Height** in the SC.1-40 **Zone** shall be 8 **Storeys**.

6.4.3.1.40.2.2 **Parking Space** Dimensions  
Each **Parking Space** shall have a width of 2.75 metres and a depth of 5.5 metres.

14940 6.4.3.1.41 **SC.1-41**  
As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

6.4.3.1.41.1 Permitted **Uses**  
The following **Uses** shall be permitted in the Specialized SC.1-41 **Zone**:

- **Automobile Gas Bar**
- **Automobile Service Station**
- **Automobile Specialty Repair Shop**
- Bank or Financial Institution
- **Car Wash, Manual**
- **Car Wash, Automatic**
- **Catalogue Sales Outlet**
- **Commercial Entertainment**
- **Commercial School**
- **Food Vehicle** in accordance with Section 4.30
- Home Improvement Centre
- Laboratory
- **Liquor or Beer Store**
- **Medical Clinic**
- **Office** Complex
- Printing and Binding Establishment
- **Research Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales, service and rental of: **Office** supplies and equipment, electrical/lighting supplies, furniture and appliances, electronic and audio-visual equipment
- **Veterinary Clinic**

20093

Within a **Mall**:

All of the **Uses** listed above in addition to the following **Uses**:

- Automobile Parts and Accessory Sales
- **Convenience Store**
- Drug Store
- **Dry Cleaning** or **Laundry** Plant
- **Video Rental**
- Showroom
- Professional **Building**
- **Office** or Agency

6.4.3.1.41.2 Regulations

In accordance with Section 4 (General Provisions), Table 6.4.2 (Service Commercial **Zone** regulations), Section 6.4.2.1 (Car Wash Regulations) and Section 6.4.2.2 (**Vehicle Gas Bar** and Service Station Regulations) with the following additions and exceptions:

6.4.3.1.41.2.1 Minimum **Front Yard** and **Exterior Side Yard**

- i) All commercial **Uses**, except manual or automatic car washes – 15 metres
- ii) **Manual** or **Automatic Car Washes** – 18 metres
- iii) Pump islands for **Vehicle Gas Bar** – 4.5 metres

18393 6.4.3.1.42 **SC.1-42** Deleted by **By-law** (2007)-18393

15058 6.4.3.1.43 **SC.1-43**  
 16288 105 Silvercreek Pkwy. N.  
 As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

6.4.3.1.43.1 Permitted **Uses**

The following **Uses** shall be permitted in the Specialized SC.1-43 **Zone**:

- **Catalogue Sales Outlet**
- **Club**
- **Commercial School**
- **Day Care Centre** in accordance with Section 4.26
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Garden Centre**
- **Hardware Store**

- **Laundry**
- **Liquor Store**
- **Medical Clinic**
- **Office Supply**
- **Recreation Centre**
- **Research Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales of: paint and wallpaper, decorating centre, sporting goods, pools and patios, and soft drinks
- Retail sales, service and rental of:
  - electrical/lighting supplies
  - electronic and audio-visual equipment (including computers and related equipment
  - furniture and appliances
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All **Uses** listed above and the following:

- **Artisan Studio**
- **Bake Shop**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Florist**
- **Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Postal Service**
- **Rental Outlet**
- **Repair Service**
- **Vehicle Parts Establishment**
- **Video Rental Outlet** (not to exceed 600 square metres)

6.4.3.1.43.2

Regulations

In accordance with Section 4 (General Provisions), Section 6.4.2 and Table 6.4.2 (Service Commercial) **Zone** regulations of Zoning **By-law** (1995)-14864, as amended with the following additions:

6.4.3.1.43.2.1

Off-Street Parking

The parking requirement for the first floor of the **Building** shall be 1 space per 20 square metres of **Gross Floor Area** for all the

permitted **Uses** with the exception of the following which shall be in accordance with Section 4.13:

- **Club**
- **Medical Clinic**
- **Personal Service Establishment**
- **Pharmacy**
- **Recreation Centre**
- **Restaurant** or **Take-out Restaurant**

6.4.3.1.43.2.2 Second Floor Occupancy

The second floor of the existing **Building** shall be limited to **Offices**, **Commercial School** and **Research Establishment**.

6.4.3.1.43.2.3 Outdoor Sales and Display Areas

Notwithstanding Section 4.22.1.4, no **Outdoor Storage** will be permitted in association with a **Rental Outlet**.

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6.4.3.1.44 SC.1-44

749-751 Woolwich St.

As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

18116

6.4.3.1.44.1 Permitted Uses

Notwithstanding Section 6.4.1.1, within the Specialized SC.1-44 **Zone**, no **Building** or **Structure** shall be erected or **Used** except for one or more of the following **Uses**:

- **Catalogue Sales Outlet**
- **Club**
- **Commercial School**
- **Commercial Entertainment**
- **Day Care Centre**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Group Home**
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Medical Clinic**
- **Office Supply**
- **Parking Facility**
- **Print Shop**
- **Public Hall**

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- **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**
  - **Convenience Store**
  - **Dry Cleaning Outlet**
  - **Florist**
  - **Medical Office**
  - **Office**
  - **Personal Service Establishment**
  - **Pharmacy**
  - **Photofinishing Place**
  - **Postal Service**
  - **Rental Outlet**
  - **Repair Service**
  - **Taxi Establishment**
  - **Vehicle Parts Establishment**
  - **Video Rental Outlet**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

6.4.3.1.44.2 Regulations

In accordance with all regulations of the SC.1 **Zone** as specified in Sections 4 and 6.4.2 of Zoning **By-law** (1995)-14864.

15378  
15250 6.4.3.1.45

**SC.1-45**

249-251 Edinburgh Rd. N.

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

6.4.3.1.45.1

Permitted **Uses**

Despite Section 6.4.1.1, within the Specialized SC.1-45 **Zone**, no **Building** or **Structure** shall be erected or **Used** except for one or more of the following permitted **Uses**:

- **Artisan Studio**
- **Catering Service**
- **Cleaning Establishment**
- **Commercial School**
- **Computer Establishment**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Hotel**
- **Monument Sales**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Recreation Centre**
- **Rental Outlet**
- **Repair Service**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales of: furniture and appliances
- **Storage Facility**
- **Tradesperson's Shop**
- **Vehicle Parts Establishment**
- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**
  
- **Accessory Uses**
- **Occasional Uses**

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6.4.3.1.45.2

Regulations

In accordance with the regulations of the SC.1 **Zone** as specified in Section 4 (General Provisions) and Section 6.4.2 (Service Commercial **Zone** Regulations) of Zoning **By-law** (1995)-14864 with the following additions and exceptions:

6.4.3.1.45.2.1

Off-Street Parking

Despite the parking ratio for service commercial **Malls** as set out in

Section 4.13.4.1, a service commercial **Mall** shall comply to the following parking regulations:

- i) Retail sales of automotive parts – 1 space per 40 m<sup>2</sup> G.F.A.
- ii) All other permitted **Uses** shall be in accordance with the standard parking ratios provided in Section 4.13.4.2.

6.4.3.1.45.2.2 Minimum **Landscaped Open Space**  
Despite Row 11 of Table 6.4.2, no landscaping shall be required.

6.4.3.1.45.2.3 **Buffer Strips**  
Despite Row 8 of Table 6.4.2, a **Buffer Strip** shall not be required abutting the P.3 **Zone**.

6.4.3.1.45.2.4 Planting Area  
Despite Row 17 of Table 6.4.2, a landscaping strip shall not be required adjacent to the **Street Line**.

15378 6.4.3.1.46 **SC.1-46**  
128 Woodlawn Rd. W.  
As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

- 6.4.3.1.46.1 Permitted **Uses**
- **Car Wash, Automatic**
  - **Car Wash, Manual**
  - **Vehicle Gas Bar**
  - **Vehicle** Leasing and Rental Operation
  - **Vehicle Service Station**
  
  - **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

15753 6.4.3.1.47 **SC.1-47**  
110 Silvercreek Pkwy. N.  
As shown on Defined Area Map Number 9 of Schedule “A” of this **By-law**.

- 6.4.3.1.47.1 Permitted **Uses**  
The following **Uses** shall be permitted in the Specialized SC.1-47 **Zone**:
- All permitted **Uses** outlined in Section 6.4.1.1 of this **By-law**
  - Retail sales of sporting goods
  - Retail sales of party supplies

6.4.3.1.47.2 Regulations  
In accordance with all regulations outlined in Section 6.4.2 of this **By-law**.

15903 6.4.3.1.48 SC.1-48  
919 York Rd.  
As shown on Defined Area Map Number 58 of Schedule "A" of this **By-law**.

18116 6.4.3.1.48.1 Permitted Uses

- **Banquet Hall**
- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Club** Complex and Conference Centre which may include a Royal Canadian Legion Hall
- **Commercial School**
- **Computer Establishment**
- **Convenience Store**
- **Courier Services**
- **Day Care Centre** in accordance with Section 4.26
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Group Home** in accordance with Section 4.25
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Office Supply**
- **Print Shop**
- **Photofinishing Place**
- **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**
- **Telecommunication Services**
- **Tradesperson's Shop**
- **Tourist Home**
- **Veterinary Service**
- **Vehicle Gas Bar**
- **Vehicle Service Station**

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- **Vehicle Specialty Repair Shop**
- **Accessory Uses** in accordance with Section 4.23

Within a **Mall**:

All of the **Uses** listed above and the following:

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

For the purposes of the SC.1-48 **Zone** “**Telecommunication Services**” shall mean a radio or television studio.

6.4.3.1.48.2

Regulations

In accordance with Section 4-General Provisions and Table 6.4.2 and Section 6.4.22 (SC Zone Regulations) of the Zoning **By-law**.

16009

6.4.3.1.49

**SC.1-49**

690 Woolwich St.

As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.1.49.1

Permitted **Uses**

In accordance with the **Uses** permitted in Section 6.4.1.1 of the Zoning **By-law**, with the following **Uses** which should be prohibited:

- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Cleaning Establishment**
- **Laundry**

18039 6.4.3.1.50 **SC.1-50**  
327 Woodlawn Road West  
As shown on Defined Area Map Number 8 of Schedule “A” of this **Bylaw**.

6.4.3.1.50.1 **Permitted Uses**  
Notwithstanding Section 6.4.1.1 the Specialized SC.1-50 **Zone** shall include all SC.1 permitted **Uses**, except the following **Use**:

- **Club**
- **Commercial Entertainment**
- **Funeral Home**
- **Group Home**
- **Liquor Store**
- **Lodging House**
- **Medical Clinic**
- **Public Hall**
- **Religious Establishment**
  
- **Accessory Uses** in accordance with Section 4.21
- **Accessory Uses** in accordance with Section 4.23

6.4.3.1.50.2 **Regulations**  
In accordance with Section 4 and Section 6.4.2, with the following exceptions:

6.4.3.1.50.2.1 **Minimum Rear Yard**  
Despite the provisions of Table 6.4.2, Row 6, the minimum **Rear Yard** shall be 3.2 metres

6.4.3.1.50.2.2 **Off-Street Parking**  
Despite Section 4.13.4.1, the required parking ratio for a service commercial **Mall** shall be 1 space per 25m<sup>2</sup> of **Gross Floor Area**.

6.4.3.1.50.2.3 **Planting Area**  
Despite Table 6.4.2, Row 12, the minimum landscape strip shall be 2.5 metres.

16479 6.4.3.1.51 **SC.1-51**  
59 Woodlawn Rd W.  
As shown on Defined Area Map 22 of Schedule “A” of this **By-law**.

6.4.3.1.51.1 **Permitted Uses**  
Notwithstanding Section 6.4.1, the following **Uses** are permitted:

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- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Convenience Store**
- **Food Vehicle** in accordance with Section 4.30
- **Restaurant (take-out)** with associated drive-through
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.1.51.2 Regulations  
 In accordance with Section 4 (General Provisions) and 6.4.2 (Regulations) of Zoning **By-law** (1995) – 14864, as amended, with the following exception:

6.4.3.1.51.2.1 Number of Vehicle Standing Spaces for Drive-through  
 A minimum 12 vehicle standing spaces, each space a minimum 3.0 metres wide and 6.0 metres long, shall be provided.

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6.4.3.1.52 **SC.1-52**  
 127 Stone Road West, University of Guelph  
 As shown on Defined Area Map Number 27 of Schedule “A” of this **By-law**.

6.4.3.1.52.1 Permitted Uses

- An **Auto-oriented Department Store**

6.4.3.1.52.2 Regulations  
 In accordance with all regulations of the SC.1 **Zone** as specified in Sections 4 and 6.4.2 (Service Commercial **Zone** regulations) of Zoning **By-law** (1995)-14864 with the following additions and exceptions:

6.4.3.1.52.2.1 Off-Street Parking  
 Despite the parking ratio for service commercial as set out in Section 4.1.3.4, the following off-street parking ratio shall apply:

- (i) 1 space per 25.9 square metres

6.4.3.1.52.2.2 **Buffer Strips**  
 Despite Row 8 of Table 6.4.2, a **Buffer Strip** shall not be required.

6.4.3.1.52.2.3 **Minimum Front Yard and Exterior Side Yard**  
 Despite Row 4 of Table 6.4.2, the minimum **Front** and **Exterior Side Yard** setback shall be 3 metres.

6.4.3.1.52.2.4 Maximum **Floor Areas**  
9,290 m<sup>2</sup> (100,000) ft<sup>2</sup>) of **Gross Floor Area**

6.4.3.1.52.2.5 **Fencing**  
Despite Section 4.20.3 a decorative wrought iron **Fence**, not exceeding 1.2 metres in height, and a decorative metal **Garden Centre** fence not exceeding 4.4 metres in height, shall be permitted in the **Front** and **Exterior Side Yard** within 4 metres of the **Street Line**.

6.4.3.1.52.2.6 Mobile Barbecue Facility  
Despite Sections 4.22 and 4.23, a mobile barbecue facility with table will be permitted.

16795 6.4.3.1.53 **SC.1-53**  
763-787 Woolwich Street  
As shown on Defined Area Map Number 33 of Schedule "A" of this **By-law**.

6.4.3.1.53.1 Permitted **Uses**  
Despite Section 6.4.1.1 within the Specialized SC.1-53 Zone, no **Building** or **Structure** shall be erected or **Used** except for one or more of the following permitted **Uses**:

- **Auto-oriented Department Store**
- **Catalogue Sales Outlet**
- **Club**
- **Commercial School**
- **Commercial Entertainment**
- **Day Care Centre**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Group Home**
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Medical Clinic**
- **Office**
- **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 above and the following:

- **Artisan Studio**
- **Bake Shop**
- **Cleaning Establishment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Florist**
- **Laundry**
- **Medical Office**
- **Optician**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Postal Service**
- **Rental Outlet**
- **Repair Service**
- **Taxi Establishment**
- **Vehicle Parts Establishment**
- **Video Rental Outlet**
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

#### 6.4.3.1.53.2

#### Regulations

In accordance with the regulations of the SC.1 Zone as specified in Section 4 (General Provisions) and Section 6.4.2 (Regulations) with the following additions and exceptions.

- 6.4.3.1.53.2.1 Off-Street Parking
- a) Despite Section 4.13.4.1, parking shall be provided on the basis of 1 space for every 15.38 square metres of **Gross Floor Area**.
  - b) Despite Section 4.13.2.3 parking shall be permitted no closer than 1.5 metres from the **Street Line** of Woolwich Street.

- 6.4.3.1.53.2.2 Planting Area
- Despite Table 6.4.2, Row 17, the minimum landscape strip along the Woolwich Street frontage shall be 1.5 metres in width.

- 18050 6.4.3.1.55 SC.1-55
- 1820 Gordon Street South
- As shown on Defined Area Map Numbers 42 and 73 of Schedule "A" of this **By-law**.

- 6.4.3.1.55.1 Permitted Uses
- In addition to the permitted **Uses** outlined in Section 6.4.1.1 of this **By-law**, the following permitted **Uses** shall be allowed:

- Residential **Uses** in accordance with Section 4.15.2 of this **By-law**.
- Institutional **Uses** in accordance with Section 8.1.1 of this **By-law**.

- 6.4.3.1.55.2 Regulations
- In accordance with the provisions of Section 6.4.2 of this **By-law**, as amended, with the following exceptions and additions:

- 6.4.3.1.55.2.1 Maximum Front and Exterior Side Yard (Build-to-Line)
- Despite Row 4 of Table 6.4.2, all **Buildings** shall be located a maximum of 3.0 metres from Gordon Street, Clair Road and any other public road allowance.

- 6.4.3.1.55.2.2 Uses Prohibited in Specific Locations
- Gas bars and drive-through **Uses** shall be prohibited from locating within 50 metres of the road corner intersections in the SC1-55 **Zone**, with the following exception:

A drive-through **Use** associated with a **Financial Establishment** at the corner intersection of Gordon Street and Clair Road shall be permitted, subject to the vehicular drive-through facility being designed such that it is:

1. Not located between any **Building** and a public **Street**.
2. Significantly screened from public view from all public **Streets**.
3. Safely separated from pedestrian spaces and corridors.

4. Designed in a manner that is compatible with surrounding **Uses** and activities.
5. Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the **Street Line**.

(For purposes of this **Zone**, a Drive-Through **Use** shall be defined as:

A **Use** which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The **Use** shall include vehicular stacking spaces, a serving window and may include an order intercom box).

- 6.4.3.1.55.2.3 Minimum **Building Height** Requirement in Specific Locations  
The minimum **Building Height** requirement of all **Buildings** located at the corner intersection of Gordon Street and Clair Road shall be two (2) **Storeys**.

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- 6.4.3.1.56 **SC.1-56 (H25)**  
Silvercreek Parkway South  
As shown on Defined Area Map Numbers 10 and 15

- 6.4.3.1.56.1 Permitted **Uses**  
Despite the **Uses** permitted by Section 6.4.1.1 the **Uses** in the SC.1-56 (H25) **Zone** shall be limited to the following:

- **Restaurant**
- **Restaurant (take-out)**
- **Medical Office**
- **Personal Service Establishment**
- Travel Agent
- **Convenience Store**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Day Care Centre**
- **Dry Cleaning Outlet**
- **Video Rental Outlet**
- **Office**
- **Artisan Studio**
- **Art Gallery**
- **Florist**
- **Bake Shop**

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- **Commercial School**
- **Veterinary Service**
- **Catering Service**
- **Dwellings Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Live-Work Units**
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

The following definitions shall apply in the SC.1-56 (H25) **Zone**:

A “**Live-Work Unit**” shall mean a **Dwelling Unit**, part of which may be used as a business establishment and the **Dwelling Unit** is the principal residence of the business operator.

A “**Street Entrance**” shall mean the principal entrance to a business which shall be located in a part of the **Building** facing a public **Street** or public square which is at or within 0.2 metres above or below **Finished Grade**.

An “**Art Gallery**” shall mean a **Place** where works of art such as paintings, sculpture, pottery, glass and weaving are displayed for public viewing and shall include accessory sales of the works.

A “**Drive-Through Use**” shall mean a **Use** which involves or is designed to encourage a customer to remain in a vehicle while receiving a service, obtaining a product or completing a business transaction. The **Use** shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

19670 6.4.3.1.56.1.1 **Retail Establishment Use**  
Notwithstanding 6.4.1.56.1, **Retail Establishment** shall be a permitted **Use**, limited to a total **Gross Floor Area** of 929 square metres (10,000 square feet).

6.4.3.1.56.2 **Regulations**

6.4.3.1.56.2.1 **Maximum Total Gross Floor Area for Permitted Uses**  
3,900 sq. m (42,000 sq. ft.)

6.4.3.1.56.2.2 **Maximum Gross Floor Area of an individual Office, Medical Office or Commercial School**  
465 sq. m (5,000 sq. ft.) per business.

6.4.3.1.56.2.3

**Building Entrances**

The **Street Entrance** to the each business shall be located facing Silvercreek Parkway South or the Market (Public) square.

6.4.3.1.56.2.4

**Minimum Off-Street Parking**

- a) **Office**  
1 space per 33 square metres of **Gross Floor Area**
- b) Residential  
1 space per unit
- c) All other permitted commercial **Uses**  
1 space per 23.2 sq. m (250 sq. ft.) of **Gross Floor Area**

6.4.3.1.56.2.5

**Maximum Front and Exterior Side Yard (Build-to Line)**

Despite the provisions of Table 6.4.2:

- a) **Buildings** adjacent to Silvercreek Parkway and/or the public square shall be set back a minimum of 0 m (0 ft.) and a maximum of 3 m (10 feet) from Silvercreek Parkway and/or the Market (Public) square.
- b) **Buildings** developed within 30 metres of the Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway shall be set back a minimum of 0 m (0 ft.) and a maximum of 3 m (10 feet) from the limits of that P.2 **Zone**.
- c) The minimum **Building Setback** from the local **Street** shall be 2.0 metres.

6.4.3.1.56.2.6

**Minimum Building Height Requirement**

Any portion of a **Building** shall have a minimum **Building Height** equivalent to two (2) **Storeys**, and in no case less than 7.6 metres to the underside of the main roof deck.

6.4.3.1.56.2.7

**Maximum Building Height**

Despite the provisions of Table 6.4.2

- 4 **Storeys**

6.4.3.1.56.2.8

**Planting Area**

Despite Table 6.4.2, Row 17

- No planting area shall be required.

6.4.3.1.56.2.9 **Uses Prohibited in Certain Locations**

6.4.3.1.56.2.9.1 **Drive-Through Uses** shall be prohibited within 30 metres of the limits of the Market (Public) Square.

6.4.3.1.56.2.9.2 A **Drive-Through Use** in the SC.1-56 (H25) **Zone** shall also be:

- a) Not located between any **Building** and a public **Street**.
- b) Significantly screened from public view from all public **Streets**.
- c) Safely separated from pedestrian spaces and corridors.

6.4.3.1.56.2.10 **Severability Provision**

The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule "A" as SC.1-56 (H25), despite any future severance, partition or division for any purpose.

6.4.3.2 **Special Highway Service Commercial (SC.2) Zones**

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6.4.3.2.1 **SC.2-1**  
875-953, 995 Woodlawn Rd. W., 510, 515, 530 Governors Rd., 1, 11, 10 Malcolm Rd.,  
As shown on Defined Area Map Number 1 of Schedule "A" of this **By-law**.

6.4.3.2.1.1 **Permitted Uses**

- **Vehicle Body Shop**
- **Vehicle Establishment**
- **Vehicle Gas Bar**
- **Vehicle Parts Establishment**
- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

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6.4.3.2.2 **SC.2-2**  
595 Elmira Rd. N., 25, 69 Regal Rd., 485, 540 Silvercreek Pkwy. N., 170 Victoria Rd. S., 226, 240, 256-264, 291, 335-345, 359, 367, 375-383, 415, 450, 650, 765 785-805 Woodlawn Rd. W., 523 York Rd.  
As shown on Defined Area Map Numbers 3, 8, 13, 52 and 53 of Schedule "A" of this **By-law**.

6.4.3.2.2.1 **Permitted Uses**

20093

- **Auction Centre**
- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Catering Service**
- **Food Vehicle** in accordance with Section 4.30
- **Garden Centre**
- **Hotel**
- **Restaurant**
- **Restaurant (take-out)**
- **Tavern**
- Retail sales and display of: furniture, household furnishings, hardware, home improvement materials, electronics and audio-visual equipment
- **Storage Facility**
- **Tradesperson's Shop**

- **Vehicle Gas Bar**
- **Vehicle Parts Establishment**
- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.2.2.1 and the following:

- **Cleaning Establishment**
- **Commercial Entertainment**
- **Commercial School**
- **Financial Establishment**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- **Repair Service**
- **Small Motor Equipment Sales**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.2.3

**SC.2-3**

15, 19, 21, 27, 33, 35-37, 45, 51 Woodlawn Rd. W.

As shown on Defined Area Map Number 22 of Schedule "A" of this **By-law**.

6.4.3.2.3.1

**Permitted Uses**

- **Amusement Arcade**
- **Artisan Studio**
- **Commercial Entertainment**
- **Convenience Store**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Hotel**
- **Laundry**
- **Medical Clinic**



- **Medical Office**
  - **Office**
  - **Print Shop**
  - **Recreation Centre**
  - **Restaurant**
  - **Restaurant (take-out)**
  - **Vehicle Parts Establishment**
  - **Vehicle Sales Establishment**
  - **Veterinary Service**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

6.4.3.2.4

**SC.2-4**

80, 82, 86, 90, 100, 124 Woodlawn Rd. W., 188 Nicklin Rd.

As shown on Defined Area Map Number 22 of Schedule "A" of this **By-law**.

6.4.3.2.4.1

**Permitted Uses**

- **Food Vehicle** in accordance with Section 4.30
  - Retail sales and display of: electronics and audio-visual equipment, furniture and other household furnishings
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.2.4.1 and the following:

- **Catering Service**
- **Cleaning Establishment**
- **Commercial Entertainment**
- **Financial Establishment**
- **Laundry**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- **Repair Service**
- **Restaurant**

- **Tradesperson's Shop**
- **Vehicle Specialty Repair Shop**

6.4.3.2.5

**SC.2-5**

715 Wellington St. W.

As shown on Defined Area Map Number 10 of Schedule "A" of this **By-law**.

6.4.3.2.5.1

**Permitted Uses**

- **Artisan Studio**
- **Car Wash, Manual**
- **Car Wash, Automatic**
- **Catalogue Sales Outlet**
- **Commercial Entertainment**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Hardware Store**
- **Hotel**
- **Liquor Store**
- **Medical Clinic**
- **Monument Sales** Establishment
- **Office**
- **Office Supply**
- **Parking Facility**
- **Photofinishing Place**
- **Print Shop**
- **Religious Establishment**
- **Research Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales and display of: electronics and audio-visual equipment, furniture and appliances, electrical/lighting supplies
- **Vehicle Gas Bar**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.2.5.1 and the following:

- **Bake Shop**

- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Florist**
- **Laundry**
- **Medical Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Recreation Centre**
- **Rental Outlet**
- **Repair Service**
- **Taxi Establishment**
- **Vehicle Parts Establishment**
- **Video Rental Outlet**

6.4.3.2.6

**SC.2-6**

505 Edinburgh Rd. N.

As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.2.6.1

**Permitted Uses**

- **Catering Service**
  - **Food Vehicle** in accordance with Section 4.30
  - **Manufacturing**
  - **Recreation Centre**
  - **Restaurant**
  - **Tradesperson’s Shop**
  - **Vehicle Service Station**
  - **Vehicle Specialty Repair Shop**
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

20093

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.2.6.1 and the following:

- **Cleaning Establishment**
- **Club**
- **Commercial Entertainment**
- **Financial Establishment**
- **Office**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Public Hall**

- **Repair Service**
- Retail sales and display of: appliances, hardware, furniture, electronics, audio-visual equipment and other household furnishings
- **Veterinary Service**

6.4.3.2.7 **SC.2-7**

3, 55, 63 Woodlawn Rd. W.

As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.2.7.1 **Permitted Uses**

20093

- **Amusement Arcade**
- **Commercial Entertainment**
- **Food Vehicle** in accordance with Section 4.30
- **Hotel**
- **Recreation Centre**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sales and display of: carpets and accessories
- **Tavern**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.2.8 **SC.2-8**

138 Woodlawn Rd. W.

As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.4.3.2.8.1 **Permitted Uses**

20093

- **Convenience Store**
- **Food Vehicle** in accordance with Section 4.30
- **Office**
- **Office Supply**
- **Rental Outlet**
- **Restaurant**
- **Restaurant (take-out)**
- **Tradesperson’s Shop**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

15530 6.4.3.2.9

**SC.2-9**

575 Wellington St. W.

As shown on Defined Area Map Number 10 of Schedule "A" of this **By-law**.

6.4.3.2.9.1

**Permitted Uses**Notwithstanding the **Uses** permitted under Section 6.4.1 of Zoning **By-law** (1995)-14864, as amended, the following **Uses** will be permitted in the SC.2-9 **Zone**:

- ***Auto-oriented Department Store***
- ***Catalogue Sales Outlet***
- ***Hardware Store***
- ***Office Supply***
- ***Parking Facility***
- ***Print Shop***
- ***Repair Service***
- ***Research Establishment***
- ***Vehicle Specialty Repair Shop***

Within a **Mall**:All **Uses** listed above and the following:

- ***Artisan Studio***
- ***Dry Cleaning Outlet***
- ***Photofinishing Place***
- ***Postal Service***
- ***Rental Outlet***
- ***Taxi Establishment***
- ***Vehicle Parts Establishment***

**Highway Service Commercial** (as stand alone **Uses**)

- ***Building Supply***
- ***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***
- ***Tradesperson's Shop***
- ***Transportation Depot***
- ***Trucking Operation***

- **Vehicle Body Shop**
- **Vehicle Sales Establishment**

6.4.3.2.9.2 Regulations

In accordance with all the regulations of the Service Commercial (SC) **Zones** as specified in Sections 4 and 6.4.2 of Zoning **By-law** (1995)-14864, as amended.

15006 6.4.3.2.10

**SC.2-10**

494-500, 590-614, 648, 728-732, 768, 796, 800-808, 820 York Rd., 2, 4, 109 Beaumont Cres., 520 Elizabeth St., 659 Wellington St. W.  
As shown on Defined Area Map Numbers 10, 52 and 57 of Schedule “A” of this **By-law**.

6.4.3.2.10.1 Permitted Uses

20093

- **Commercial Entertainment**
- **Food Vehicle** in accordance with Section 4.30
- **Hotel**
- **Recreation Centre**
- **Repair Service**
- **Restaurant**
- **Restaurant (take-out)**
- **Vehicle Sales Establishment**
- 1 Apartment unit
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.2.11 **SC.2-11**

700 York Rd.

As shown on Defined Area Map Number 52 of Schedule “A” of this **By-law**.

6.4.3.2.11.1 Regulations

6.4.3.2.11.1.1 Off-Street Parking

a) Free-Standing **Uses**

- **Restaurant**: 16 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.
- **Restaurant (take-out)**: 12 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.

- Retail or other **Uses**: 6 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.
- b) Commercial **Malls**: 6 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area** except where:
  - An upper **Storey** of a commercial **Mall** is declared for **Office Use**. Only then shall the parking requirements for that portion of the **Building** be assessed at the requirements for free-standing **Offices**; or
  - A **Restaurant** or **Restaurant (take-out) Use** occupies more than 30% of the **Gross Floor Area** of the commercial **Mall**. In this case, the parking requirement for the commercial **Mall** shall be the total of the specific requirements for individual **Uses** (i.e. **Restaurant, Office**, retail, etc.) calculated using the free-standing **Use** requirements.

6.4.3.2.11.1.2

**Parking Space Size**

- a) **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.
- b) Single parking modules shall have a minimum width of 12 metres with no truck access or 12.8 metres with truck access.
- c) Double-loaded parking modules shall have a minimum width of 18 metres with no truck access and 18.9 metres with truck access.

6.4.3.2.11.1.3

**Zoning Requirements for Vehicle Service Stations and Vehicle Gas Bars**

In accordance with the regulations specified in Section 6.4.2.2.

6.4.3.2.11.1.4

**Zoning Requirements for Car Washes (Manual or Automatic)**

In accordance with the regulations specified in Section 6.4.2.1.

6.4.3.2.12

**SC.2-12**

561 and 587 York Rd.

As shown on Defined Area Map Number 53 of Schedule "A" of this **By-law**.

6.4.3.2.12.1

**Permitted Uses**

- **Catering Service**
- **Cleaning Establishment**
- **Commercial Entertainment**

20093

- **Food Vehicle** in accordance with Section 4.30
- **Garden Centre**
- **Hotel**
- **Hardware Store**
- **Liquor Store**
- **Manufacturing**
- **Public Hall**
- **Recreation Centre**
- **Repair Service**
- **Restaurant**
- **Restaurant (take-out)**
- Retail sale of: appliances
- **Tradesperson's Shop**
- **Trucking Operation**
- **Vehicle Sales Establishment**
- **Veterinary Service**

Within a **Mall**:

All of the **Uses** listed in Section 6.4.3.2.12.1 and the following:

- **Financial Establishment**
- **Office**
- **Office Supply**
- **Personal Service Establishment**
- **Photofinishing Place**
- **Print Shop**
- **Rental Outlet**
- Retail sales and display of: furniture and other household furnishings, hardware, and home improvement materials
- **Vehicle Specialty Repair Shop**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.4.3.2.13

**SC.2-13**

403-409 Woodlawn Rd. W.

As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

6.4.3.2.13.1

**Permitted Uses**

- **Building Supply**
- **Catering Service**
- **Commercial Entertainment**
- **Commercial School**
- **Courier Service**



20093

- **Financial Establishment**
- **Flea Market**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Garden Centre**
- **Hardware Store**
- **Hotel**
- **Kennel**
- **Liquor Store**
- **Medical Clinic**
- **Monument Sales** establishment
- **Office**
- **Office Supply**
- **Parking Facility**
- **Print Shop**
- **Public Hall**
- **Recreation Centre**
- **Religious Establishment**
- **Research Establishment**
- **Restaurant**
- Retail sales, service and rental of:
  - Plumbing supplies
  - Electrical/lighting supplies
  - Furniture and appliances
  - Electronic and audio-visual equipment
  - Home improvements: draperies, linens, fabrics, paint and wallpaper
- New and used motor **Vehicles**
- Recreation Vehicles
- Swimming pool sales and accessories
- Boats, rotors and accessories
- **Taxi Establishment**
- **Vehicle Gas Bar**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**
  
- **Accessory Uses** in accordance with Section 4.21
- **Occasional Uses** in accordance with Section 4.23

Within a **Mall**

All of the **Uses** listed in Section 6.4.3.2.13.1 and the following:

- **Artisan Studio**
- **Bake Shop**

- **Cleaning Establishment**
- **Convenience Store**
- **Day Care Centre** in accordance with Section 4.26
- **Florist**
- **Medical Office**
- **Personal Service Establishment**
- **Pharmacy**
- **Photofinishing Place**
- **Rental Outlet**
- **Repair Service**
- **Restaurant (take-out)**
- **Vehicle Parts Establishment**
- **Video Rental Outlet**

6.4.3.2.13.2 Regulations

6.4.3.2.13.2.1 Off-Street Parking  
Free-standing **Uses**

- **Office:** 3 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.
- **Restaurant:** 16 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.
- **Restaurant (take-out):** 12 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.
- Retail or other **Uses:** 6 **Parking Spaces** for each 100 m<sup>2</sup> of **Gross Floor Area**.

6.4.3.2.13.2.2 Parking Space Size

- a) **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.
- b) Single parking modules shall have a minimum width of 12 metres with no truck access or 12.8 metres with truck access.
- c) Double-loaded parking modules shall have a minimum width of 18 metres with no truck access and 18.9 metres with truck access.

6.4.3.2.13.2.3 Zoning Requirements for **Vehicle Service Stations** and **Vehicle Gas Bars**

In accordance with the regulations specified in Section 6.4.2.2.

15094 6.4.3.2.14

**SC.2-14**

340 Woodlawn Rd. W.

As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

6.4.3.2.14.1

**Permitted Uses**

- ***Auction Centre***
- ***Car Wash, Automatic***
- ***Car Wash, Manual***
- ***Catering Service***
- ***Food Vehicle*** in accordance with Section 4.30
- ***Garden Centre***
- ***Hotel***
- ***Restaurant***
- ***Restaurant (take-out)***
- ***Tavern***
- Retail sales and display of: furniture, household furnishings, hardware, home improvement materials, electronics and audio-visual equipment
- ***Storage Facility***
- ***Tradesperson's Shop***
- ***Vehicle Gas Bar***
- ***Vehicle Parts Establishment***
- ***Vehicle Sales Establishment***
- ***Vehicle Service Station***
- ***Vehicle Specialty Repair Shop***
- ***Veterinary Service***

20093

Within a ***Mall***

All of the ***Uses*** listed above and the following:

- ***Cleaning Establishment***
- ***Commercial Entertainment***
- ***Commercial School***
- ***Financial Establishment***
- ***Liquor Store***
- ***Office***
- ***Office Supply***
- ***Personal Service Establishment***
- ***Photofinishing Place***
- ***Print Shop***
- ***Public Hall***
- ***Recreation Centre***
- ***Religious Establishment***
- ***Rental Outlet***

15409

- **Repair Service**
- **Small Motor Equipment Sales**
  
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

15409 6.4.3.2.14.2 Regulations  
In accordance with the regulations in Section 4 (General Provisions), Table 6.4.2 (Highway Service Commercial Regulations) and Section 6.4.2 (Additional Regulations for Automobile-Related Commercial **Uses**).

O960015  
R950284 6.4.3.2.15 **SC.2-15**  
485 Silvercreek Pkwy. N.  
As shown on Defined Area Map Number 8 of Schedule "A" of this **By-law**.

6.4.3.2.15.1 Permitted Uses

- **Auction Centre**
- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Catering Service**
- **Food Vehicle** in accordance with Section 4.30
- **Gardening Centre**
- **Hotel**
- **Restaurant**
- **Restaurant (take-out)**
- **Tavern**
- Retail sales and display of: furniture, household furnishings, hardware, home improvement materials, electronics and audio-visual equipment
- **Storage Facility**
- **Tradesperson's Shop**
- **Vehicle Gas Bar**
- **Vehicle Parts Establishment**
- **Vehicle Sales Establishment**
- **Vehicle Service Station**
- **Vehicle Specialty Repair Shop**
- **Veterinary Service**

20093

Within a **Mall**

All of the **Uses** listed in Section 6.4.3.2.15.1 and the following:

- **Cleaning Establishment**
- **Commercial Entertainment**
- **Commercial School**

- **Convenience Store**
  - **Financial Establishment**
  - **Medical Office**
  - **Office**
  - **Office Supply**
  - **Personal Service Establishment**
  - **Photofinishing Place**
  - **Print Shop**
  - **Public Hall**
  - **Recreation Centre**
  - **Rental Outlet**
  - **Repair Service**
  - **Small Motor Equipment Sales**
  - **Video Rental Outlet** (limited to 500 m<sup>2</sup>)
  - **Liquor Store** (limited to 200 m<sup>2</sup>)
- 
- **Accessory Uses** in accordance with Section 4.23
  - **Occasional Uses** in accordance with Section 4.21

6.4.3.2.15.2 Off-Street Parking  
A minimum of 153 spaces for the existing 3063 m<sup>2</sup> of **Gross Floor Area** shall be provided in the SC.2-15 **Zone**.

16776  
18116

6.4.3.2.16 **SC.2-16**  
As shown on Defined Area Map 22 of Schedule 'A' of this **By-law**.

6.4.3.2.16.1 Permitted Uses  
The following **Uses** shall be permitted in the Specialized SC.2-16 **Zone**:

All **Uses** permitted under Section 6.4.1.2 of Zoning **By-law** (1995)-14864, as amended, with exception to the following **Uses**, which **shall be prohibited**:

- **Car Wash, Automatic**
- **Car Wash, Manual**
- **Cleaning Establishment**
- **Laundry**
- **Photofinishing Place**
- **Group Home**

6.4.3.2.16.2 Regulations  
In accordance with Section 6.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exception:

17745 6.4.3.2.16.2.1 Deleted by **By-law** (2005)-17745

20118 6.4.3.2.17 **SC.2-17**  
389 Speedvale Avenue West  
As shown on Defined Area Map 8 of Schedule "A" of this **By-law**.

6.4.3.2.17.1 **Permitted Uses**  
In accordance with the **Uses** permitted by Section 6.4.1.2 of **By-law** Number (1995)-14864, as amended.

6.4.3.2.17.2 **Regulations**  
In accordance with Section 6.4.2 of the **By-law**, with the following exceptions and additions:

6.4.3.2.17.2.1 **Accessory Building Height**  
Despite Section 5.4.2, no accessory **Building** or **Structure** shall exceed 6.8 metres in height.

6.4.3.2.17.2.2 **Fences**  
Despite Section 4.20, the following regulations shall apply to screen, boundary or security **Fences**:

- a) Screen, boundary or security **Fences** shall be permitted in any **Yard**.
- b) Screen, boundary or security **Fences** shall not exceed a maximum height of 2.44 metres.

6.4.3.2.17.2.3 **Off-Street Parking**  
**Parking Spaces** associated with the **Vehicle Sales Establishment** shall not be located between the **Main Building** and Royal Road and shall not be located between the **Main Building** and Speedvale Avenue.

6.4.3.2.17.2.4 **Outdoor Display Area**  
An Outdoor Display Area associated with the **Vehicle Sales Establishment** shall not be located between the **Main Building** and Royal Road and shall not be located between the **Main Building** and Speedvale Avenue.