Specialized Commercial (C.1) Zones

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

The C.1 Zone provisions shall apply except when precluded by the specific Uses and regulations for any C.1 Restricted Defined Area.

The following C.1 Restricted Defined Areas (Specialized C.1 Zones) are herein set out:

6.1.3.1 C.1-1  
262 Edinburgh Rd. S.  
As shown on Defined Area Map Number 26 of Schedule “A” of this By-law.

6.1.3.1.1 Permitted Uses  
In addition to the permitted Uses listed in Section 6.1.1, the following additional Use shall be permitted:

- Medical Clinic with a maximum of 4 practitioners

6.1.3.1.2 Regulations  
The Specialized C.1-1 Zone shall be subject to the regulations of Section 4 (General Provisions), Section 6.1.2 (Convenience Commercial Zoning Regulations) with the following exceptions:

6.1.3.1.2.1 Minimum Rear Yard  
1.5 metres.

6.1.3.1.2.2 Maximum Gross Floor Area  
527 m².

6.1.3.1.2.3 Off-Street Parking  
25 off-street Parking Spaces are to be provided.

6.1.3.1.2.4 Minimum Side Yard  
0.9 metres.

6.1.3.2 C.1-2  
100 Edinburgh Rd. N.  
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.
6.1.3.2.1 Permitted Uses
In addition to the Uses listed in Section 6.1.1, the following shall also be permitted:

- Optical Dispensary

6.1.3.2 Regulations

6.1.3.2.2 Minimum Side Yard
1.3 metres.

6.1.3.2.2.1 Planting Area
A landscaped strip of 2.5 metres in width shall be maintained adjacent to the Edinburgh Road Street Line and a landscaped strip 3 metres in width shall be maintained adjacent to the Sultan Street Street Line except for those areas required for entry ramps.

6.1.3.2.2.3 Off-Street Loading
One off-street loading space shall be provided along one side of the existing Building and need not be screened by a wall, fence or planting area. This off-street loading space shall have minimum dimension of 9 metres by 3.6 metres and a minimum overhead clearance of 4.2 metres. The loading space can also be counted as a Parking Space.

6.1.3.3 C.1-3
383 York Rd.
As shown on Defined Area Map Number 46 of Schedule “A” of this By-law.

6.1.3.3.1 Regulations

6.1.3.3.1.1 Minimum Front Yard
0.3 metres from the Brockville Avenue Street Line and 0.07 metres from the York Road Street Line.

6.1.3.3.1.2 Off-Street Parking
15 spaces shall be provided in the C.1-3 Zone.

6.1.3.3.1.3 Parking in the Front Yard
Parking Spaces may be located within the Front Yard but in no case within 2 metres of any Street Line.

6.1.3.3.1.4 Buffer Strip
A Buffer Strip consisting of a 1.5 metre high wooden fence shall be provided along the top of the retaining wall located in the C.1-3 Zone.
6.1.3.3.1.5  Planting Area
None required.

6.1.3.4  C.1-4
262 Eramosa Rd.
As shown on Defined Area Map Number 44 of Schedule “A” of this By-law.

6.1.3.4.1  Permitted Uses
• Convenience Store

6.1.3.4.2  Regulations

6.1.3.4.2.1  Minimum Side Yard
0.293 metres.

6.1.3.4.2.2  Minimum Front Yard
2.7 metres from Eramosa Road.
7.5 metres from Metcalfe Street.

6.1.3.4.2.3  Off-Street Parking
10 spaces shall be required in the C.1-4 Zone. The spaces may be located adjacent to the Street Line.

6.1.3.4.2.4  Off-Street Loading
One off-street loading space is required and it shall be located adjacent to the Building, without screening.

6.1.3.4.2.5  Buffer Strips
A vinyl coated chain link fence shall be provided along the westerly property line for a distance of approximately 9.3 metres from the northwesterly corner of the property. A wooden privacy fence shall also be provided along the northerly property line, between the northwesterly corner of the property and the most westerly Building wall, a distance of approximately 12 metres.

6.1.3.4.2.6  Planting Area
A landscaped area adjacent to the Metcalfe Street Street Line shall be required.

6.1.3.4.2.7  Maximum Gross Floor Area
167.2 m².
6.1.3.5  

**C.1-5**  
220 York Rd.  
As shown on Defined Area Map Number 38 of Schedule “A” of this By-law.

6.1.3.5.1  
**Permitted Uses**  
- Convenience Store  
- Office  
- Personal Service Establishment

6.1.3.5.2  
**Regulations**  
Despite the provisions of Section 4 and Section 6.1.2, **Use** of the existing **Building** located in the C.1-5 **Zone** as of the date of the passing of this **By-law**, or any renovations thereto, shall be in conformity with the following regulations only:

6.1.3.5.2.1  
**Minimum Off-Street Parking**  
8 **Parking Spaces**.

6.1.3.5.2.2  
**Off-Street Loading**  
1 off-street loading space shall be provided and will be located adjacent to the existing **Building**, without screening and may also be counted as an off-street **Parking Space**.

6.1.3.5.2.3  
**Maximum Gross Floor Area**  
140 m².

6.1.3.6  

**C.1-6**  
190 - 192 Waterloo Ave.  
As shown on Defined Area Map Number 25 of Schedule “A” of this By-law.

6.1.3.6.1  
**Permitted Uses**  
- Maximum of 3 one-bedroom **Apartment** units  
- Maximum of 69.9 m² of commercial floor space located at the ground floor level and comprising a maximum of 1 commercial unit, permitting the following **Uses**:
  - Artisan Studio  
  - Convenience Store  
  - Dry Cleaning Outlet  
  - Laundry  
  - Personal Service Establishment

6.1.3.6.2  
**Regulations**

6.1.3.6.2.1  
**Minimum Side Yard**  
0.1 metres.
6.1.3.6.2.2  Minimum **Front Yard**
The ***Street Line*** shall be the ***Setback*** line.

6.1.3.6.2.3  Minimum Off-Street Parking
9 **Parking Spaces**.

6.1.3.6.2.4  **Accessory Buildings or Structures**
No accessory **Buildings** or **Structures** shall be allowed.

6.1.3.7  **C.1-7**
497-505 York Rd.
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

6.1.3.7.1  Permitted **Uses**
- **Photofinishing Place**

6.1.3.7.2  Regulations

6.1.3.7.2.1  Minimum **Rear Yard**
2.34 metres.

6.1.3.7.2.2  Minimum **Front and Exterior Side Yard**
Despite Row 4 of Table 6.1.2, the minimum **Front and Exterior Side Yards** in the C.1-7 **Zone** shall be in accordance with the following:
- The minimum **Front and Exterior Side Yards** shall be the average **Setbacks** of the adjoining properties.

6.1.3.7.2.3  Off-Street Parking
Despite Section 4.13.4, a minimum of 8 **Parking Spaces** shall be provided in the C.1-7 **Zone**.

6.1.3.7.2.4  **Buffer Strips**
The **Buffer Strip** existing on the property at the date of the passing of this **By-law** shall be deemed to conform to the **By-law**.

6.1.3.7.2.5  **Planting Area**
None required.

6.1.3.8  **C.1-8**
254 Edinburgh Rd. S.
As shown on Defined Area Map Number 26 of Schedule “A” of this By-law.

6.1.3.8.1 Permitted Uses
- Personal Service Establishment (maximum of one operator and one employee)
- 1 residential Dwelling Unit

6.1.3.8.2 Regulations
6.1.3.8.2.1 Maximum Floor Area
A Personal Service Establishment shall have a maximum of 75 m² of Gross Floor Area open to the public.

6.1.3.8.2.2 Minimum Front Yard
Edinburgh Road South – 2.85 metres.

6.1.3.8.2.3 Minimum Exterior Side Yard
Forest Street – 3.45 metres.

6.1.3.8.2.4 Minimum Off-Street Parking
The minimum number of Parking Spaces shall be 6 and these spaces shall have dimensions of not less than 2.8 metres by 6 metres, if the Parking Aisle width is a minimum of 7 metres.

6.1.3.8.2.5 Buffer Strips
The Buffer Strip that exists in the C.1-8 Zone on the date of the passing of this By-law shall be deemed to conform to this By-law.

6.1.3.9 C.1-9
226 Edinburgh Rd. S.
As shown on Defined Area Map Number 26 of Schedule “A” of this By-law.

6.1.3.9.1 Permitted Uses
A retail and service repair glass operation including the making of stained glass windows.

6.1.3.9.2 Regulations
6.1.3.9.2.1 Minimum Easterly Side Yard
1.83 metres.

6.1.3.10 C.1-10
325 York Rd.
As shown on Defined Area Map Number 46 of Schedule “A” of this By-law.

6.1.3.10.1 Permitted Uses
- Artisan Studio
- Bake Shop
- Convenience Store
- Office
- 1 Dwelling Unit

6.1.3.10.2 Regulations
6.1.3.10.2.1 Maximum Commercial Gross Floor Area
56 m² of Gross Floor Area at the Front of the existing Building.

6.1.3.10.2.2 Minimum Lot Area
403 m².

6.1.3.10.2.3 Minimum Lot Frontage
12.6 metres.

6.1.3.10.2.4 Minimum Front Yard
1 metre.

6.1.3.10.2.5 Minimum Side Yard
0.8 metres.

6.1.3.10.2.6 Minimum Exterior Side Yard
0.8 metres.

6.1.3.10.2.7 Minimum Rear Yard
1 metre.

6.1.3.10.2.8 Minimum Off-Street Parking
A minimum of 4 Parking Spaces shall be provided on site with visual screening consisting of a screen fence with a minimum height of 1.2 metres.

6.1.3.11 C.1-11
294 Woolwich St.
As shown on Defined Area Map Number 23 of Schedule “A” of this By-law.

6.1.3.11.1 Permitted Uses
In addition to those Uses specified in Section 6.1.1, the following Use is also permitted:

- Office

6.1.3.12  C.1-12
471 York Rd.
As shown on Defined Area Map Number 46 of Schedule “A” of this By-law.

6.1.3.12.1  Permitted Uses
- A rubber stamp Manufacturing shop and 1 Dwelling Unit within the existing Building at 471 York Road.

6.1.3.12.2  Regulations

6.1.3.12.2.1  Building Location and Size
As existing on January 1, 1974.

6.1.3.12.2.2  Off-Street Parking
2 Parking Spaces with access from the public lane and measuring 3 metres by 5.5 metres to be provided in the Rear Yard.

6.1.3.12.2.3  Private Amenity Space for the Dwelling Unit
A minimum of 48.4 m² in the Rear Yard.

6.1.3.12.2.4  Minimum Front and Exterior Side Yard
Despite Row 4 of Table 6.1.2, the minimum Front and Exterior Side Yards in the C.1-12 Zone shall be in accordance with the following:

- The minimum Front and Exterior Side Yard shall be the average of the Front Yards of the adjoining properties.

15044  6.1.3.13  C.1-13
Deleted by By-law (1996)-15044

6.1.3.14  C.1-14
415 Elizabeth St.
As shown on Defined Area Map Number 52 of Schedule “A” of this By-law.

6.1.3.14.1  Permitted Uses

- Vehicle Gas Bar
- Car Wash, Manual

6.1.3.15 C.1-15
60 Ontario Street
As shown on Defined Area Map Number 38 of Schedule “A” of this By-law.

6.1.3.15.1 Permitted Uses
- Vehicle Body Shop
- Vehicle Service Station

6.1.3.15.2 Regulations
Buildings or Structures in the C.1-15 Zone which legally existed prior to the passage of this By-law shall be deemed to conform with this By-law.

Any extension or enlargement of existing Buildings or Structures shall require an amendment to the Zoning By-law and be in accordance with Sections 4 and 6.1.2.

6.1.3.16 C.1-16
335 Waterloo Ave.
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

6.1.3.16.1 Permitted Uses
- Vehicle Service Station
- Retail outlet for the sale and servicing of snowmobiles and lawn and garden equipment in the existing Vehicle Service Station Building at 335 Waterloo Avenue.

6.1.3.16.2 Regulations
Buildings or Structures in the C.1-16 Zone which legally existed prior to the passage of this By-law shall be deemed to conform with this By-law. Any extension or enlargement of existing Buildings or Structures shall require an amendment to the Zoning By-law and be in accordance with Sections 4 and 6.1.2 and the following additions and exceptions:

6.1.3.16.2.1 Minimum Lot Area
893 m².

6.1.3.16.2.2 Minimum Lot Frontage
27.3 metres.
6.1.3.16.2.3 Minimum Front Yard
14.5 metres.

6.1.3.16.2.4 Minimum Rear Yard
0.95 metres.

6.1.3.16.2.5 Minimum Off-Street Parking
Despite Section 4.13.4, only 1 off-street Parking Space is required in the C.1-16 Zone.

6.1.3.16.2.6 Minimum Off-Street Loading
None required.

6.1.3.16.2.7 Planting Area
A planting area of 1.5 metres in width shall be provided.

6.1.3.16.2.8 Pump and Storage Tank Setback
The Setback of pump and storage tanks in the C.1-16 Zone shall be 3.55 metres.

6.1.3.17 C.1-17
As shown on Defined Area Map Numbers 22, 32, 41, and 43 of Schedule “A” of this By-law.

6.1.3.17.1 Permitted Uses
• Vehicle Gas Bar

6.1.3.17.2 Regulations
Buildings or Structures in the C.1-17 Zone which existed legally prior to the passing of this By-law shall be deemed to conform with this By-law. Any extension or enlargement of existing Buildings or Structures shall require an amendment to the Zoning By-law and be in accordance with Sections 4 and 6.1.2.

6.1.3.18 C.1-18
546 Woolwich St., 1475-1483, 1511 Gordon St., 29 Victoria Rd. N., 247 Eramosa Rd.
As shown on Defined Area Map Numbers 23, 30, 35, and 52 of Schedule “A” of this By-law.

6.1.3.18.1 Permitted Uses
• Vehicle Service Station
6.1.3.18.2 Regulations
Buildings or Structures in the C.1-18 Zone which existed legally prior to the passage of this By-law shall be deemed to conform with this By-law. Any extension or enlargement of existing Buildings or Structures shall require an amendment to the Zoning By-law and be in accordance with Sections 4 and 6.1.2.

6.1.3.19 C.1-19
79 Waterloo Ave., 543-547 Speedvale Ave. E., 180 Gordon St.
As shown on Defined Area Map Numbers 25, 39 and 49 of Schedule “A” of this By-law.

6.1.3.19.1 Permitted Uses
• Vehicle Service Station including accessory sales of motor Vehicles

6.1.3.19.2 Regulations
Buildings or Structures in the C.1-19 Zone which existed legally prior to the passage of this By-law shall be deemed to conform with this By-law. Any extension or enlargement of existing Buildings or Structures shall require an amendment to the Zoning By-law and be in accordance with Sections 4 and 6.1.2 and the following additions and exceptions:

6.1.3.19.2.1 Minimum Lot Area
2,780 m².

6.1.3.19.2.2 Minimum Lot Frontage
45.5 metres.

6.1.3.19.2.3 Within the C.1-19 Zone, the sale of used Vehicles is permitted as an Accessory Use to a Vehicle Service Station, provided the number of used Vehicles at any given time does not exceed the ratio of 2 Vehicles for every 1 service bay located at the Place.

6.1.3.20 C.1-20
Paisley Street and Silvercreek Parkway
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

6.1.3.20.1 Permitted Uses
• Car wash
• Vehicle Gas Bar
• Vehicle Service Station
6.1.3.21  

**C.1-21**  
As shown on Defined Area Map Number 26 of Schedule “A” of *By-law* Number (1995)-14864, as amended.

6.1.3.21.1  
**Permitted Uses**
- Pharmacy
- Convenience Store
- Personal Service Establishment
- Artisan Studio
- Coin-operated Laundry
- Medical Office
- Office
- Dwelling Units with permitted commercial units in the same Building
- Accessory Uses
- Occasional Uses

6.1.3.21.1.1  
**Convenience Store** means a retail outlet, limited to 400 square metres of *Gross Floor Area*, serving the daily household and grocery shopping needs of neighbourhood consumers including, for example, a small food store, a small *Hardware Store*, a variety store, a confectionery, a delicatessen, a grocery, a *Bake Shop*, a *Pharmacy*, a tobacco shop; and may include accessory convenience services, such as a dry cleaning and *Laundry* depot, film processing depot, automated banking outlet and video rental, but shall not include any comparison shopping retail outlet having its main product line including, for example, home wares, furniture, apparel, footwear and fashion accessories.

6.1.3.21.2  
**Regulations**
In accordance with Section 4 (General Provisions) and Sections 6.1.2 (Convenience Commercial C.1 Zone) of *By-law* (1995)-14864, as amended, with the following additions and exceptions:

6.1.3.21.2.1  
**Off-Street Parking**
Despite Section 4.13.4 of *By-law* (1995)-14864, as amended, the following off-street parking ratios shall apply:

- *Dwelling Units* with permitted commercial units in the same *Building* – 1 *Parking Space* per *Dwelling Unit*
- All other permitted *Uses* – 5.5 *Parking Spaces* per 100 square metres of *Gross Floor Area*
6.1.3.21.2.2 Parking Location
Despite Section 4.13.2.3 of By-law (1995)-14864, as amended, Parking Spaces may be located within 3 metres of the Street Line.

6.1.3.21.2.3 Parking Space Dimensions
Despite Section 4.13.2.2 of By-law (1995)-14864, as amended, Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.

6.1.3.21.2.4 New Construction
Any new construction shall be in accordance with Section 6.1.2 of By-law (1995)-14864, as amended.

6.1.3.22 C.1-22
As shown on Defined Area Map 4 of Schedule “A” of this By-law.

6.1.3.22.1 Permitted Uses

- Car Wash
- Vehicle Gas Bar
- Vehicle Service Station
- Artisan Studio
- Convenience Store
- Personal Service Establishment
- Restaurant (take-out)
- Pharmacy
- Coin Operated Laundry
- Medical Office
- Office
- Day Care Centre
- Food Vehicle in accordance with Section 4.30
- Group Home
- Dwelling Units with permitted commercial Uses in the same Building developed in accordance with Section 4.15.2
- Apartment Building in accordance with the R.4D Zone as set out in Section 5.4.2 and Table 5.4.2

- Accessory Uses in accordance with Section 4.23
- Occasional Uses in accordance with Section 4.21
6.1.3.22.2 Regulations
In accordance with the provisions of Section 6.1.2 of the Zoning By-law with the following exceptions:

6.1.3.22.2.1 Maximum Floor Area
In spite of Table 6.12. Row 8, the total maximum Gross Floor Area shall be 800 square metres for any non-residential Use. This regulation shall not apply to any Car Wash, Vehicle Gas Bar or Vehicle Service Station.

6.1.3.22.2 Maximum Building Coverage
15% of the Lot Area.

6.1.3.23 C.1-23
138 College Avenue West – northerly portion.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

6.1.3.23.1 Permitted Uses
- Convenience Store
- Vehicle Gas Bar

6.1.3.23.2 Regulations

6.1.3.23.2.1 Maximum Gross Floor Area
The maximum Gross Floor Area of the Convenience Store shall be 242 square metres.

6.1.3.23.2.2 Minimum Setback
a) The Convenience Store shall be set back a minimum of 7.5m from the west Lot Line(s) and a minimum of 10.0 m from the north Lot Line. This does not preclude the Use of the area between the Convenience Store and the west lot line(s) for landscaping, utility and sidewalk purposes.

b) The weather canopy shall be set back a minimum of 4 m from the north Lot Line.

c) Any garbage enclosures shall be set back a minimum of 4 m from the west Lot Line(s).

6.1.3.23.2.3 Special Regulations for Vehicle Gas Bars
Development of the Vehicle Gas Bar shall be in accordance with Sections 6.2.2.2.1, 6.2.2.2.2, 6.2.2.2.4 and 6.2.2.2.5 of Zoning By-law (1995)-14864, as amended.
6.1.3.24  **C.1-24**
As shown on Defined Area Map Number 23 of Schedule “A” of this *By-law*.

6.1.3.24.1  **Permitted Uses**
- **Artisan Studio**
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Personal Service Establishment**
- ** 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

6.1.3.24.2  **Regulations**
In accordance with Section 6.1.2 of Zoning *By-law* (1995)-14864, as amended.

18763  6.1.3.25  **C.1-25**
1467 Gordon Street
As shown on Defined Area Map Number 32 of Schedule “A” of the *By-law*.

6.1.3.25.1  **Permitted Uses**
In addition to the permitted *Uses* listed in Section 6.1.1., the following additional *Uses* shall be permitted:

Commercial *Uses* permitted in the C.1 *Zone* to a maximum of 488 square metres shall be permitted in conjunction with permitted office and/or residential *Uses* in the same *Building*

**Office Uses**

* Dwelling Units* with permitted *Office* and commercial *Uses* in the same *Building* developed in accordance with Section 4.15.2 of the Zoning *By-law*

Live-Work Units
The following definitions shall apply in the Specialized C.1-25 *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 grade.

6.1.3.25.2 Regulations
In accordance with Section 4 (General Provisions) and Sections 6.1.2 (Convenience Commercial C.1 Zone) of By-law (1995) – 14864, as amended, with the following additions and exceptions:

6.1.3.25.2.1 Maximum Gross Floor Area for Non-Residential Uses
975 square metres

6.1.3.25.2.2 Minimum Building Height
The minimum Building Height shall be 2 storeys

6.1.3.25.2.3 Minimum Building Setback to a Public Street
0 metres

6.1.3.25.2.4 Maximum Building Setback to a Public Street
3 metres

6.1.3.25.2.5 Building Entrances
The Street entrance shall be located facing Heritage Drive or Gordon Street

6.1.3.25.2.6 Off-Street Parking
Despite Section 4.13.4 of By-law (1995)-14864, as amended, the following off-street parking ratios shall apply:

- **Dwelling Units** with permitted Office and commercial units in same Building – 1 space per Dwelling Unit
- **Office** – 1 space per 35 square metres of G.F.A.
- All other permitted Uses – 1 space per 16.5 square metres of G.F.A.

6.1.3.25.2.7 Prohibited Uses
Drive-through facilities shall not be permitted

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 and a serving window, and may include an intercom order box.

6.1.3.25.2.8 Buffer Strips
A 3.0 metre landscaped Buffer Strip abutting existing residential Uses shall be maintained along the westerly property line.