

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**.

17172 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**
- 6.1.3.2.2 Regulations
- 6.1.3.2.2.1 Minimum **Side Yard**
1.3 metres.
- 6.1.3.2.2.2 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.

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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.

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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** 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.

15006 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**.

16899 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**

14954 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**

15378 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.

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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

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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**.

6.1.3.22.2.2 Maximum **Building** Coverage
15% of the **Lot Area**.

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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.

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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.

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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.

