

6.2.2 C1 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

6.2.2.1	Exception: C1-1	Map # 10	By-law:
In a C1-1 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.2.1.1	(1)	Veterinary Clinic	
	(2)	Take-out Restaurant	
	(3)	Restaurant	
Regulation			
6.2.2.1.2	Maximum gross floor area - non-residential		1 255 m ²

6.2.2.2	Exception: C1-2	Map #	By-law: 0225-2014, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.2.3	Exception: C1-3	Map # 23	By-law:
In a C1-3 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.3.1	(1)	Motor Vehicle Rental Facility	

6.2.2.4	Exception: C1-4	Map #	By-law: <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

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6.2.2.5	Exception: C1-5	Map # 21	By-law: 0111-2019/ LPAT Order 2021 March 09
<p>In a C1-5 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses			
6.2.2.5.1	Lands zoned C1-5 shall only be used for the following:		
	(1)	Service Establishment	
	(2)	Pharmacy	
	(3)	Convenience Store	
	(4)	Video Store	
	(5)	Medical Office	
Regulations			
6.2.2.5.2	Minimum front yard		3.0 m
6.2.2.5.3	Minimum exterior side yard		3.0 m
6.2.2.5.4	Minimum interior side yard		3.0 m
6.2.2.5.5	Minimum rear yard		3.0 m
6.2.2.5.6	Maximum height		1 storey

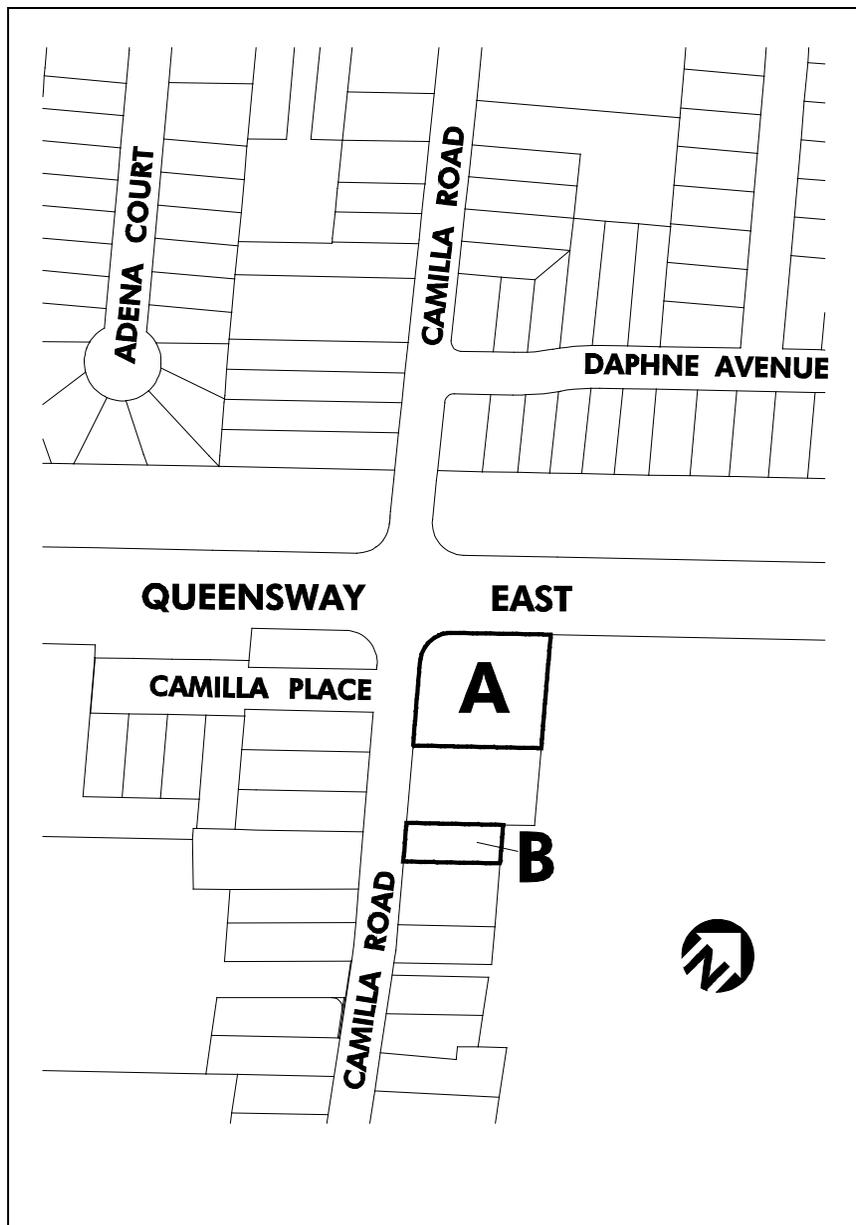
6.2.2.6	Exception: C1-6	Map #	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i>

6.2.2.7	Exception: C1-7	Map # 14	By-law: 0379-2009
<p>In a C1-7 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses - Area A			
6.2.2.7.1	Lands zoned C1-7 shall only be used for the following:		
	(1)	Food Store	
	(2)	Garden Centre	
	(3)	One Apartment Dwelling Unit	
	(4)	Cold Storage Room	
Permitted Uses - Area B			
6.2.2.7.2	Only the following accessory uses shall be permitted:		
	(1)	Parking required for Area A	
	(2)	Garage	
Regulations - Area A			
6.2.2.7.3	Maximum gross floor area - non-residential		1 162 m ²
6.2.2.7.4	Minimum front yard		23.0 m
6.2.2.7.5	Minimum exterior side yard		3.5 m
6.2.2.7.6	Minimum interior side yard		2.0 m
6.2.2.7.7	Minimum rear yard		1.3 m

Exception C1-7 continued on next page

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6.2.2.7	Exception: C1-7	Map # 14	By-law: 0379-2009
Exception C1-7 continued from previous page			
6.2.2.7.8	Notwithstanding Sentence 6.2.2.7.7 of this Exception, the maximum roof area which may encroach into a rear yard		100 m ²
6.2.2.7.9	Required parking spaces		65
6.2.2.7.10	Maximum area used for outdoor display and sales accessory to a garden centre		80 m ²
6.2.2.7.11	"Food Store" may include accessory thereto the sale of food prepared on the premises without seating for the consumption of food on the premises		
6.2.2.7.11a	Maximum number of required parking spaces in Sentence 6.2.2.7.9 that may be provided in Area B		23
Regulations - Area B			
6.2.2.7.12	Maximum gross floor area - non-residential		100 m ²
6.2.2.7.13	Minimum front yard		22.5 m
6.2.2.7.14	Minimum interior side yard		1.5 m
6.2.2.7.15	Minimum rear yard		1.8 m
6.2.2.7.16	Required parking spaces		23
Regulations - Areas A and B			
6.2.2.7.17	Areas A and B shall be located as identified on Schedule C1-7 of this Exception		



Schedule C1-7
Map 14

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6.2.2.8	Exception: C1-8	Map # 20	By-law: 0174-2015
<p>In a C1-8 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
6.2.2.8.1	(1)	Gas Bar	

6.2.2.9	Exception: C1-9	Map #	By-law: <i>deleted by 0111-2019/ LPAT Order 2021 March 09</i>

6.2.2.10	Exception: C1-10	Map # 46E	By-law:
<p>In a C1-10 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Regulations			
6.2.2.10.1	Maximum gross floor area - non-residential		585 m ²
6.2.2.10.2	Minimum front yard		8.0 m
6.2.2.10.3	Minimum interior side yard - easterly side		3.5 m
6.2.2.10.4	Minimum interior side yard - westerly side		3.0 m
6.2.2.10.5	Minimum rear yard		3.0 m
6.2.2.10.6	Maximum height		1 storey

6.2.2.11	Exception: C1-11	Map # 25	By-law:
<p>In a C1-11 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Permitted Uses			
6.2.2.11.1	Lands zoned C1-11 shall only be used for the following:		
	(1)	Motor Vehicle Service Station	
	(2)	Gas Bar	
	(3)	Dry-cleaning Establishment	
	(4)	Convenience Store	
	(5)	Shoe Repair Shop	
	(6)	Video Rental	
	(7)	Bank machine located within a convenience store	
	(8)	Photography Studio	
	(9)	Restaurant	
Regulations			
6.2.2.11.2	Maximum number of buildings or structures , not including a detached canopy		2
6.2.2.11.3	Maximum gross floor area - non-residential		570 m ²
6.2.2.11.4	Maximum gross floor area - non-residential of all buildings or structures used for a motor vehicle service station		240 m ²

Exception C1-11 continued on next page

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6.2.2.11	Exception: C1-11	Map # 25	By-law:
Exception C1-11 continued from previous page			
6.2.2.11.5	Maximum gross floor area - non-residential of all buildings or structures used for a dry-cleaning establishment, convenience store, shoe repair shop, video rental, bank machine, photography studio or restaurant , or any combination thereof		330 m ²
6.2.2.11.6	Notwithstanding Sentence 6.2.2.11.5 of this Exception, the maximum gross floor area - non-residential used for a restaurant		100 m ²
6.2.2.11.7	The gross floor area - non-residential of any use permitted under Sentence 6.2.2.11.1 of this Exception, other than a motor vehicle service station , shall comply with the following: (1) no use shall have a gross floor area - non-residential of less than 50 m ² (2) only one (1) use may have a minimum gross floor area - non-residential of 50 m ² (3) at least one (1) use shall have a minimum gross floor area - non-residential of 100 m ²		
6.2.2.11.8	The lot line abutting Glen Erin Drive shall be deemed to be the front lot line		
6.2.2.11.9	Minimum interior side yard		15.0 m
6.2.2.11.10	Minimum rear yard		7.5 m
6.2.2.11.11	No restaurant shall be located closer than 35.0 m to a Residential Zone		

6.2.2.12	Exception: C1-12	Map # 25, 32	By-law: 0217-2023
In a C1-12 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Uses Not Permitted			
6.2.2.12.1	(1) Place of Religious Assembly (2) Private Club (3) Restaurant		
Regulations			
6.2.2.12.2	<i>deleted</i>		
6.2.2.12.3	Minimum depth of a landscaped buffer abutting the rear lot line		12.0 m
6.2.2.12.4	The lot line abutting Burnhamthorpe Road West shall be deemed to be the front lot line		
6.2.2.12.5	Minimum front yard		2.0 m
6.2.2.12.6	Minimum interior and exterior side yards		2.0 m
6.2.2.12.7	Minimum rear yard		27.0 m
6.2.2.12.8	Minimum rear yard abutting a RM5 zone		30.5 m

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6.2.2.13	Exception: C1-13	Map # 45E	By-law: 0018-2015, 0180-2021
In a C1-13 zone the applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Permitted Uses			
6.2.2.13.1	Lands zoned C1-13 shall only be used for the following:		
	(1)	Existing motor vehicle service station	
	(2)	Existing detached dwelling	
	(3)	Retail store in an existing detached dwelling	
	(4)	A dwelling unit located above a retail store in an existing detached dwelling	
Use Not Permitted			
6.2.2.13.2	(1)	A drive-through accessory to a take-out restaurant within a convenience retail and service kiosk	
Regulations			
6.2.2.13.3	The regulations of Sentence 3.1.1.7.1 contained in Article 3.1.1.7 of this By-law shall not apply		
6.2.2.13.4	Maximum number of dwelling units located above a retail store in an existing detached dwelling		1

6.2.2.14	Exception: C1-14	Map # 57	By-law: 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In a C1-14 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.14.1	(1)	<i>deleted</i>	
	(2)	Convenience Restaurant	
	(3)	<i>deleted</i>	
Uses Not Permitted			
6.2.2.14.2	(1)	Private Club	
	(2)	Place of Religious Assembly	
Regulations			
6.2.2.14.3	The lot line abutting Erin Centre Boulevard shall be deemed to be the front lot line		
6.2.2.14.4	Maximum front yard		16.0 m
6.2.2.14.5	Maximum exterior side yard		16.0 m
6.2.2.14.6	Minimum interior side yard		6.0 m
6.2.2.14.7	Minimum rear yard		6.0 m

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6.2.2.15	Exception: C1-15	Map # 14	By-law: 0227-2008, 0212-2015, 0111-2019/ LPAT Order 2021 March 09, 0217-2023
In a C1-15 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.15.1	<i>deleted</i>		
Regulations			
6.2.2.15.2	Maximum gross floor area - non-residential		2 650 m ²
6.2.2.15.3	Maximum area used for an outdoor patio accessory to a restaurant		60 m ²
6.2.2.15.4	Maximum area of an accessory outdoor garden centre		55 m ²
6.2.2.15.5	An outdoor patio accessory to a restaurant shall not be permitted between a building and a lot line abutting Hurontario St.		
6.2.2.15.6	Minimum number of parking spaces per 100 m ² gross floor area - non-residential		4.8

6.2.2.16	Exception: C1-16	Map # 37W	By-law: 0217-2023
In a C1-16 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.16.1	<i>deleted</i>		
Regulation			
6.2.2.16.2	Maximum number of outdoor patios accessory to a restaurant		1

6.2.2.17	Exception: C1-17	Map #	By-law: <i>deleted by 0217-2023</i>

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6.2.2.18	Exception: C1-18	Map # 29	By-law: 0251-2009, 0379-2009, 0212-2015, 0111-2019/LPAT Order 2021 March 09, 0217-2023
In a C1-18 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
6.2.2.18.1	(1)	Commercial School	
Regulations			
6.2.2.18.2	<i>deleted</i>		
6.2.2.18.3	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
6.2.2.18.4	Maximum gross floor area - non-residential		2 770 m ²
6.2.2.18.5	Maximum gross floor area - non-residential of a restaurant		500 m ²
6.2.2.18.6	Minimum depth of a landscaped buffer measured from the lot line of a B zone		0.0 m
6.2.2.18.7	Minimum number of off-street loading spaces when the gross floor area - non-residential of a building is greater than 250 m ² but less than or equal to 2 770 m ²		1
6.2.2.18.8	For the purpose of this Exception, a commercial school shall include a music school, a dance school, a martial arts school and tutoring		

6.2.2.19	Exception: C1-19	Map # 06	By-law: 0325-2008
In a C1-19 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:			
Regulations			
6.2.2.19.1	Minimum required parking spaces		8
6.2.2.19.2	Minimum width of an aisle - north easterly side		2.5 m
6.2.2.19.3	Minimum width of an aisle - south westerly side		6.0 m
6.2.2.19.4	Minimum depth of a landscaped buffer abutting Alexandra Avenue		1.2 m
6.2.2.19.5	Minimum depth of a landscaped buffer abutting Atwater Avenue		2.0 m

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6.2.2.20	Exception: C1-20	Map # 37E	By-law: 0454-2007, 0217-2023
<p>In a C1-20 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Use Not Permitted			
6.2.2.20.1	(1)	Laundromat	
Regulations			
6.2.2.20.2		<i>deleted</i>	
6.2.2.20.3		Maximum number of restaurants and/or take-out restaurants	1
6.2.2.20.4		Maximum gross floor area - non-residential for a restaurant and/or take-out restaurant	100 m ²
6.2.2.20.5		For the purposes of this By-law, all lands zoned C1-20 shall be considered one lot	
6.2.2.20.6		Minimum rear yard	2.8 m
6.2.2.20.7		Minimum interior side yard	3.0 m
6.2.2.20.8		Minimum loading spaces	0
6.2.2.20.9		Minimum depth of a landscaped buffer measured from all lot lines	3.0 m
6.2.2.20.10		"Landscaped Buffer" means a continuous, open, unobstructed width of land substantially parallel to and adjoining a lot line that is intended for the growth and maintenance of plant material including trees, shrubs and other landscape features such as retaining walls. The landscaped buffer may include signage and lighting and may be traversed by a driveway , walkway and/or utility easement.	

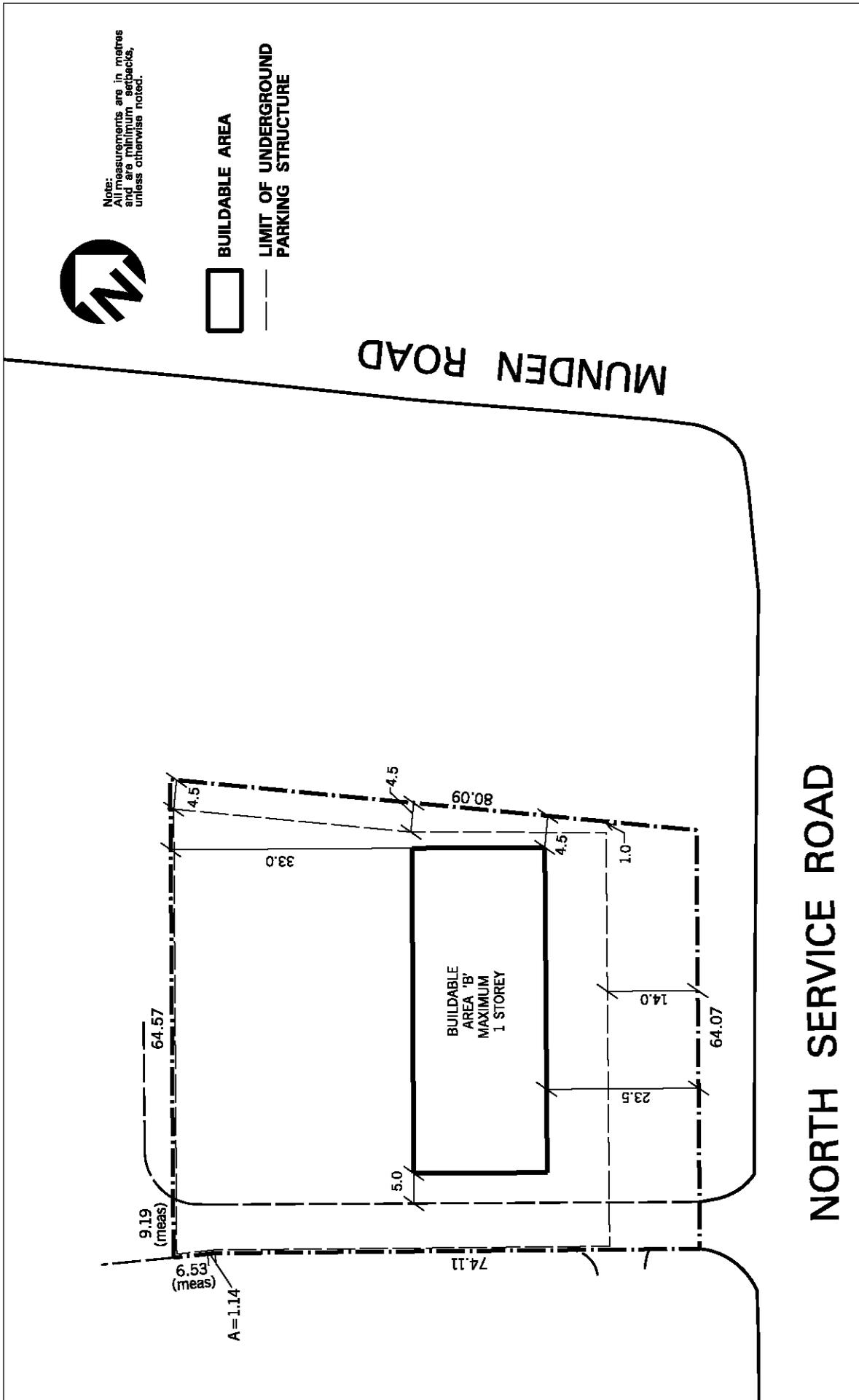
6.2.2.21	Exception: C1-21	Map # 47, 48E	By-law: 0237-2008, 0179-2018
<p>In a C1-21 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
6.2.2.21.1	(1)	Dwelling units located above the first storey of a commercial building	
Regulations			
6.2.2.21.2		The provisions of Lines 12.1, 12.2, 12.3 and 12.4 contained in Table 6.2.1 of this By-law shall not apply	
6.2.2.21.3		Maximum number of dwelling units	6
6.2.2.21.4		Minimum number of parking spaces per studio dwelling unit	1.00
6.2.2.21.5		Minimum number of parking spaces per one-bedroom dwelling unit	1.18
6.2.2.21.6		Minimum number of parking spaces per two-bedroom dwelling unit	1.36
6.2.2.21.7		Minimum number of parking spaces per three-bedroom dwelling unit	1.50
6.2.2.21.8		Minimum number of visitor parking spaces per dwelling unit	0.25
6.2.2.21.9		Minimum loading spaces	0
6.2.2.21.10		Minimum landscaped area	20% of the lot area

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6.2.2.22	Exception: C1-22	Map #	By-law: 0228-2008, 0111-2019/LPAT Order 2021 March 09, <i>deleted by 0217-2023</i>

6.2.2.23	Exception: C1-23	Map #	By-law: 0110-2009, <i>deleted by 0111-2019/LPAT Order 2021 March 09</i>

6.2.2.24	Exception: C1-24	Map # 14	By-law: 0063-2012, 0103-2013, 0181-2018/LPAT Order 2019 February 15
<p>In a C1-24 zone the permitted uses and applicable regulations shall be as specified for a C1 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
6.2.2.24.1	(1)	Parking for uses on lands zoned C2-21	
Regulations			
6.2.2.24.2	Condominium roads, driveways and aisles are permitted to be shared with abutting lands zoned C2-21 and RA4-28		
6.2.2.24.3	Maximum gross floor area - non-residential		1 020 m ²
6.2.2.24.4	All site development plans shall comply with Schedule C1-24 of this Exception		



Schedule C1-24
Map 14

