

**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 <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
6.2.2.1.1	(1)	<b>Veterinary Clinic</b>	
	(2)	<b>Take-out Restaurant</b>	
	(3)	<b>Restaurant</b>	
<b>Regulation</b>			
6.2.2.1.2	Maximum <b>gross floor area - non-residential</b>		1 255 m <sup>2</sup>

6.2.2.2	Exception: C1-2	Map # 38E	By-law: 0225-2014
In a C1-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.2.2.1	Maximum <b>gross floor area - non-residential</b>		2 650 m <sup>2</sup>

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

6.2.2.4	Exception: C1-4	Map # 21, 29, 38E	By-law:
In a C1-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.2.4.1	Maximum <b>gross floor area - non-residential</b>		2 200 m <sup>2</sup>

**Part 6 - Commercial Zones**

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

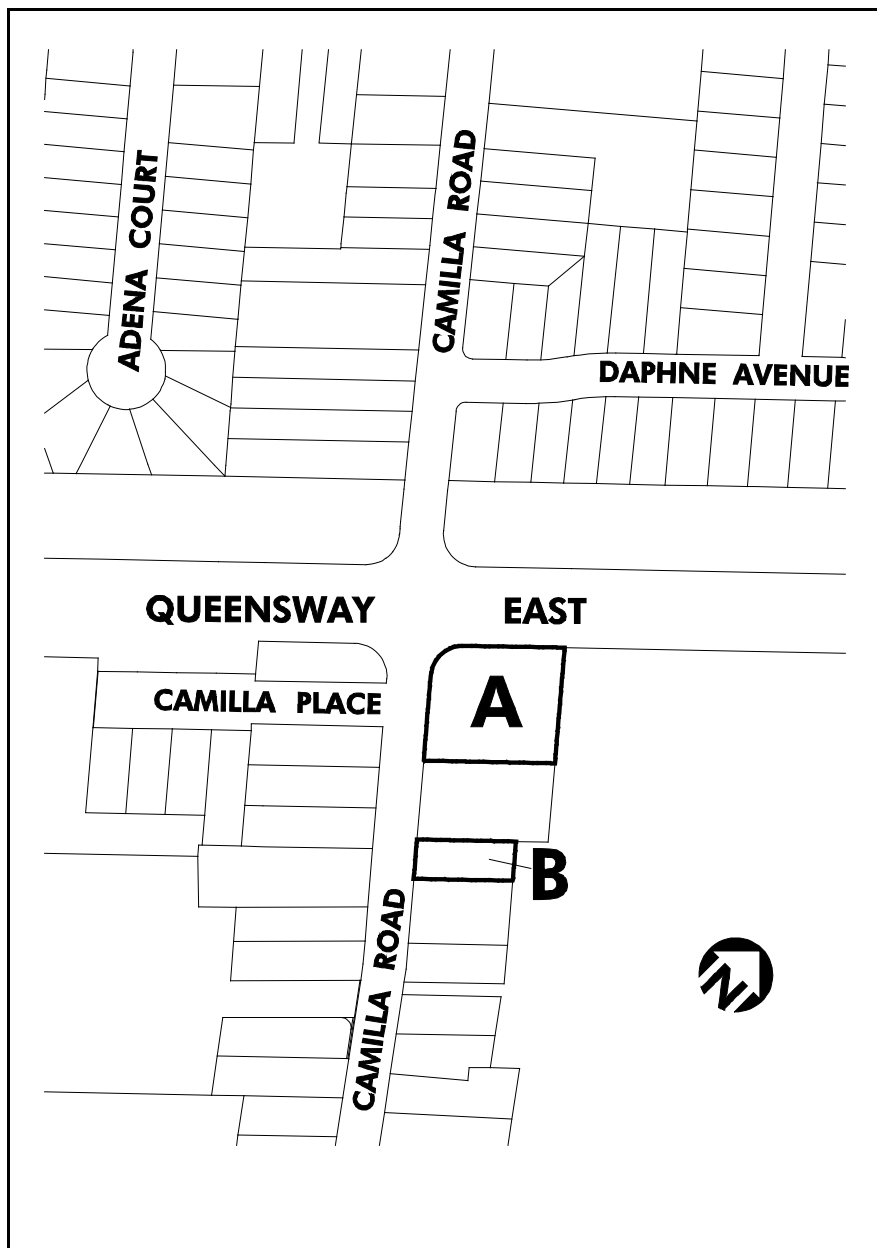
6.2.2.6	Exception: C1-6	Map # 25, 32, 38E, 38W	By-law:
In a C1-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.2.6.1	Maximum <b>gross floor area - non-residential</b>		1 000 m <sup>2</sup>

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

**Exception C1-7 continued on next page**

**Part 6 - Commercial Zones**

6.2.2.7	Exception: C1-7	Map # 14	By-law: 0379-2009
<b>Exception C1-7 continued from previous page</b>			
6.2.2.7.8	Notwithstanding Sentence 6.2.2.7.7 of this Exception, the maximum roof area which may encroach into a <b>rear yard</b>		100 m <sup>2</sup>
6.2.2.7.9	Required <b>parking spaces</b>		65
6.2.2.7.10	Maximum area used for outdoor display and sales accessory to a <b>garden centre</b>		80 m <sup>2</sup>
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 <b>parking spaces</b> in Sentence 6.2.2.7.9 that may be provided in Area B		23
<b>Regulations - Area B</b>			
6.2.2.7.12	Maximum <b>gross floor area - non-residential</b>		100 m <sup>2</sup>
6.2.2.7.13	Minimum <b>front yard</b>		22.5 m
6.2.2.7.14	Minimum <b>interior side yard</b>		1.5 m
6.2.2.7.15	Minimum <b>rear yard</b>		1.8 m
6.2.2.7.16	Required <b>parking spaces</b>		23
<b>Regulations - Areas A and B</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

**Part 6 - Commercial Zones**

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

6.2.2.9	Exception: C1-9	Map # 45E	By-law:
<p>In a C1-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulation</b>			
6.2.2.9.1	Maximum <b>gross floor area - non-residential</b>		2 800 m <sup>2</sup>

6.2.2.10	Exception: C1-10	Map # 46E	By-law:
<p>In a C1-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
6.2.2.10.1	Maximum <b>gross floor area - non-residential</b>		585 m <sup>2</sup>
6.2.2.10.2	Minimum <b>front yard</b>		8.0 m
6.2.2.10.3	Minimum <b>interior side yard</b> - easterly side		3.5 m
6.2.2.10.4	Minimum <b>interior side yard</b> - westerly side		3.0 m
6.2.2.10.5	Minimum <b>rear yard</b>		3.0 m
6.2.2.10.6	Maximum <b>height</b>		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 <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
6.2.2.11.1	Lands zoned C1-11 shall only be used for the following:		
	(1)	<b>Motor Vehicle Service Station</b>	
	(2)	<b>Gas Bar</b>	
	(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)	<b>Restaurant</b>	
<b>Regulations</b>			
6.2.2.11.2	Maximum number of <b>buildings</b> or <b>structures</b> , not including a detached canopy		2
6.2.2.11.3	Maximum <b>gross floor area - non-residential</b>		570 m <sup>2</sup>
6.2.2.11.4	Maximum <b>gross floor area - non-residential</b> of all <b>buildings</b> or <b>structures</b> used for a <b>motor vehicle service station</b>		240 m <sup>2</sup>

**Exception C1-11 continued on next page**

**Part 6 - Commercial Zones**

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

6.2.2.12	Exception: C1-12	Map # 25, 32	By-law:
In a C1-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Uses Not Permitted</b>			
6.2.2.12.1	(1) <b>Place of Religious Assembly</b> (2) <b>Private Club</b> (3) <b>Restaurant</b>		
<b>Regulations</b>			
6.2.2.12.2	The provision of Line 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.12.3	Minimum depth of a <b>landscaped buffer</b> abutting the <b>rear lot line</b>		12.0 m
6.2.2.12.4	The <b>lot line</b> abutting Burnhamthorpe Road West shall be deemed to be the <b>front lot line</b>		
6.2.2.12.5	Minimum <b>front yard</b>		2.0 m
6.2.2.12.6	Minimum <b>interior</b> and <b>exterior side yards</b>		2.0 m
6.2.2.12.7	Minimum <b>rear yard</b>		27.0 m
6.2.2.12.8	Minimum <b>rear yard</b> abutting a RM5 zone		30.5 m

**Part 6 - Commercial Zones**

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

6.2.2.14	Exception: C1-14	Map # 57	By-law:
In a C1-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.2.14.1	(1)	<b>Beverage/Food Preparation Establishment</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	Outdoor patio accessory to a <b>convenience restaurant</b>	
<b>Uses Not Permitted</b>			
6.2.2.14.2	(1)	<b>Private Club</b>	
	(2)	<b>Place of Religious Assembly</b>	
<b>Regulations</b>			
6.2.2.14.3	The <b>lot line</b> abutting Erin Centre Boulevard shall be deemed to be the <b>front lot line</b>		
6.2.2.14.4	Maximum <b>front yard</b>		16.0 m
6.2.2.14.5	Maximum <b>exterior side yard</b>		16.0 m
6.2.2.14.6	Minimum <b>interior side yard</b>		6.0 m
6.2.2.14.7	Minimum <b>rear yard</b>		6.0 m

**Part 6 - Commercial Zones**

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

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

6.2.2.17	Exception: C1-17	Map # 57	By-law:
<p>In a C1-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
6.2.2.17.1	(1) Outdoor patio accessory to a <b>convenience restaurant</b>		

**Part 6 - Commercial Zones**

6.2.2.18	Exception: C1-18	Map # 29	By-law: 0251-2009, 0379-2009, 0212-2015
In a C1-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.2.18.1	(1)	<b>Commercial School</b>	
<b>Regulations</b>			
6.2.2.18.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
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 <b>gross floor area - non-residential</b>		2 770 m <sup>2</sup>
6.2.2.18.5	Maximum <b>gross floor area - non-residential</b> of a <b>restaurant</b>		500 m <sup>2</sup>
6.2.2.18.6	Minimum depth of a <b>landscaped buffer</b> measured from the <b>lot line</b> of a B zone		0.0 m
6.2.2.18.7	Minimum number of off-street <b>loading spaces</b> when the <b>gross floor area - non-residential</b> of a <b>building</b> is greater than 250 m <sup>2</sup> but less than or equal to 2 770 m <sup>2</sup>		1

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



**Part 6 - Commercial Zones**

6.2.2.20	Exception: C1-20	Map # 37E	By-law: 0454-2007
<p>In a C1-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Use Not Permitted</b>			
6.2.2.20.1	(1)	Laundromat	
<b>Regulations</b>			
6.2.2.20.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.20.3	Maximum number of <b>restaurants</b> and/or <b>take-out restaurants</b>		1
6.2.2.20.4	Maximum <b>gross floor area - non-residential</b> for a <b>restaurant</b> and/or <b>take-out restaurant</b>		100 m <sup>2</sup>
6.2.2.20.5	For the purposes of this By-law, all lands zoned C1-20 shall be considered one (1) <b>lot</b>		
6.2.2.20.6	Minimum <b>rear yard</b>		2.8 m
6.2.2.20.7	Minimum <b>interior side yard</b>		3.0 m
6.2.2.20.8	Minimum <b>loading spaces</b>		0
6.2.2.20.9	Minimum depth of a landscaped buffer measured from all <b>lot lines</b>		3.0 m
6.2.2.20.10	"Landscaped Buffer" means a continuous, open, unobstructed width of land substantially parallel to and adjoining a <b>lot line</b> 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 <b>driveway</b> , walkway and/or utility easement.		

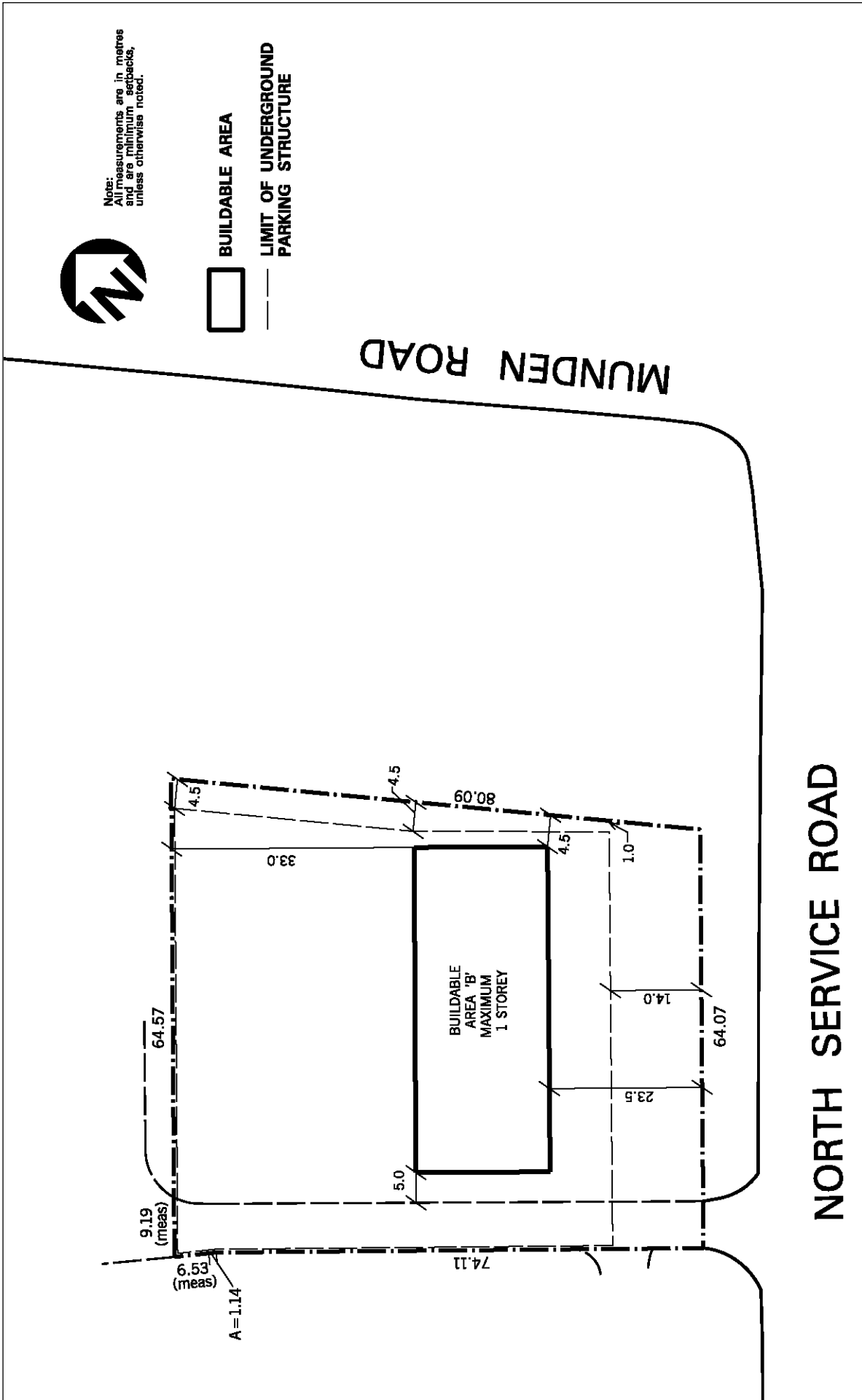
6.2.2.21	Exception: C1-21	Map # 47, 48E	By-law: 0237-2008, 0179-2018
<p>In a C1-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Additional Permitted Use</b>			
6.2.2.21.1	(1)	<b>Dwelling units</b> located above the <b>first storey</b> of a commercial <b>building</b>	
<b>Regulations</b>			
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 <b>dwelling units</b>		6
6.2.2.21.4	Minimum number of <b>parking spaces</b> per studio <b>dwelling unit</b>		1.00
6.2.2.21.5	Minimum number of <b>parking spaces</b> per one-bedroom <b>dwelling unit</b>		1.18
6.2.2.21.6	Minimum number of <b>parking spaces</b> per two-bedroom <b>dwelling unit</b>		1.36
6.2.2.21.7	Minimum number of <b>parking spaces</b> per three-bedroom <b>dwelling unit</b>		1.50
6.2.2.21.8	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>		0.25
6.2.2.21.9	Minimum <b>loading spaces</b>		0
6.2.2.21.10	Minimum <b>landscaped area</b>		20% of the <b>lot area</b>

**Part 6 - Commercial Zones**

6.2.2.22	Exception: C1-22	Map # 56	By-law: 0228-2008
In a C1-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.2.22.1	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		

6.2.2.23	Exception: C1-23	Map # 27	By-law: 0110-2009
In a C1-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C1 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
6.2.2.23.1	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
6.2.2.23.2	Maximum <b>gross floor area - non-residential</b>	2 650 m <sup>2</sup>	

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



Schedule C1-24  
Map 14

