

**Part 6 - Commercial Zones**

**6.2.6 C5 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

6.2.6.1	Exception: C5-1	Map # 11	By-law: 0325-2008
In a C5-1 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
6.2.6.1.1	Lands zoned C5-1 shall only be used for the following:		
	(1) <b>Gas Bar</b>		
<b>Regulation</b>			
6.2.6.1.2	Maximum <b>gross floor area - non-residential</b> used for a <b>convenience retail and service kiosk</b>		167 m <sup>2</sup>

6.2.6.2	Exception: C5-2	Map # 09, 39W	By-law:
In a C5-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.2.1	(1) <b>Convenience Restaurant</b>		

6.2.6.3	Exception: C5-3	Map # 07, 09, 10, 13, 14, 15, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 32, 36W, 37E, 37W 38W, 39W, 45W, 48E, 48W, 49E, 56, 58	By-law:
In a C5-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Use Not Permitted</b>			
6.2.6.3.1	(1) <b>Motor Vehicle Wash Facility - Restricted</b>		

6.2.6.4	Exception: C5-4	Map # 20	By-law:
In a C5-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.4.1	(1) <b>Office</b>		

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6.2.6.5	Exception: C5-5	Map # 43W	By-law:
In a C5-5 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
6.2.6.5.1	Lands zoned C5-5 shall only be used for the following:		
	(1) <b>Gas Bar</b>		

6.2.6.6	Exception: C5-6	Map # 21	By-law:
In a C5-6 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
6.2.6.6.1	Lands zoned C5-6 shall only be used for the following:		
	(1) <b>Gas Bar</b>		
	(2) <b>Motor Vehicle Wash Facility - Restricted</b>		
<b>Regulations</b>			
6.2.6.6.2	Maximum <b>gross floor area - non-residential</b> used for a <b>convenience retail and service kiosk</b>		134 m <sup>2</sup>
6.2.6.6.3	Maximum <b>gross floor area - non-residential</b> used for a <b>take-out restaurant</b>		22 m <sup>2</sup>
6.2.6.6.4	A <b>motor vehicle wash facility - restricted</b> shall also include an enclosed time-pay motor vehicle wash facility - restricted		
6.2.6.6.5	"Enclosed Time-pay Motor Vehicle Wash" means a <b>motor vehicle wash facility - restricted</b> with manually operated equipment		
6.2.6.6.6	All site development plans shall comply with Schedule C5-6 of this Exception		



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6.2.6.7	Exception: C5-7	Map # 58	By-law:
<p>In a C5-7 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
6.2.6.7.1	Lands zoned C5-7 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Service Station</b>	
	(3)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(4)	<b>Place of Religious Assembly</b>	
	(5)	<b>Day Care</b>	
	(6)	<b>Private School</b>	
	(7)	Dry-cleaning Depot	

6.2.6.8	Exception: C5-8	Map # 38W	By-law:
<p>In a C5-8 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
6.2.6.8.1	Lands zoned C5-8 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulations</b>			
6.2.6.8.2	The <b>lot line</b> abutting Creditview Road shall be deemed to be the <b>front lot line</b>		
6.2.6.8.3	Minimum <b>front yard</b>		18.0 m
6.2.6.8.4	Minimum <b>exterior side yard</b>		15.0 m
6.2.6.8.5	Minimum <b>interior side yard</b>		27.0 m
6.2.6.8.6	Minimum <b>rear yard</b>		3.0 m

6.2.6.9	Exception: C5-9	Map # 37E, 54W	By-law:
<p>In a C5-9 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
6.2.6.9.1	Lands zoned C5-9 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	

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6.2.6.10	Exception: C5-10	Map # 22	By-law:
In a C5-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.10.1	(1)	<b>Convenience Restaurant</b>	
<b>Uses Not Permitted</b>			
6.2.6.10.2	(1)	<b>Motor Vehicle Repair Facility - Restricted</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	

6.2.6.11	Exception: C5-11	Map # 44W	By-law:
In a C5-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.11.1	(1)	C1 <b>uses</b> contained in Subsection 6.2.1 of this By-law	
<b>Regulation</b>			
6.2.6.11.2	The additional permitted <b>uses</b> contained in Sentence 6.2.6.11.1 of this Exception, shall comply with the C1 zone regulations contained in Subsection 6.2.1 of this By-law		

6.2.6.12	Exception: C5-12	Map # 44E	By-law:
In a C5-12 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
6.2.6.12.1	Lands zoned C5-12 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	
	(3)	<b>Motor Vehicle Service Station</b>	
<b>Regulations</b>			
6.2.6.12.2	Maximum <b>gross floor area – non-residential</b> used for a <b>take-out restaurant</b> within a <b>convenience retail and service kiosk</b>		40 m <sup>2</sup>
6.2.6.12.3	The <b>lot line</b> abutting Derry Road West shall be deemed to be the <b>front lot line</b>		
6.2.6.12.4	Minimum <b>front yard</b>		18.0 m
6.2.6.12.5	Minimum <b>exterior side yard</b>		3.0 m
6.2.6.12.6	Minimum <b>interior side yard</b>		3.0 m
6.2.6.12.7	Minimum <b>rear yard</b>		3.5 m
6.2.6.12.8	A <b>convenience retail and service kiosk</b> may include accessory <b>convenience uses</b> which may include accessory thereto, the sale of food prepared on the premises, providing no seating		

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6.2.6.13	Exception: C5-13	Map # 31, 32	By-law:
In a C5-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
6.2.6.13.1	The <b>front yard</b> shall be deemed to be the <b>yard</b> abutting Credit Valley Road		
6.2.6.13.2	Minimum <b>front yard</b>		5.5 m
6.2.6.13.3	Minimum <b>exterior side yard</b>		12.0 m
6.2.6.13.4	Minimum <b>interior side yard</b>		13.0 m
6.2.6.13.5	Minimum <b>rear yard</b>		29.0 m
6.2.6.13.6	Each access shall have a maximum width of 9.5 m and a minimum width of 7.5 m		
6.2.6.13.7	Minimum number of <b>stacking lane parking spaces</b> for a <b>convenience retail and service kiosk</b>		5

6.2.6.14	Exception: C5-14	Map #	By-law: <i>deleted by 0181-2016</i>

6.2.6.15	Exception: C5-15	Map # 30, 54W	By-law:
In a C5-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
6.2.6.15.1	(1)	<b>Restaurant</b>	
	(2)	<b>Convenience Restaurant</b>	
	(3)	<b>Take-out Restaurant</b>	

6.2.6.16	Exception: C5-16	Map # 27	By-law:
In a C5-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.6.16.1	Minimum setback of a <b>building</b> or <b>structure</b> from the <b>lot line</b> abutting Dixie Road or Burnhamthorpe Road East		10.0 m

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6.2.6.17	Exception: C5-17	Map # 48W	By-law:
In a C5-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.17.1	(1)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Regulation</b>			
6.2.6.17.2	A <b>motor vehicle wash facility - restricted</b> shall also include a coin-operated motor vehicle wash facility - restricted		

6.2.6.18	Exception: C5-18	Map # 57	By-law:
In a C5-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
6.2.6.18.1	(1)	Dry-cleaning Depot	
<b>Regulations</b>			
6.2.6.18.2	Minimum <b>front yard</b>	3.0 m	
6.2.6.18.3	Minimum <b>exterior side yard</b>	3.0 m	
6.2.6.18.4	Minimum <b>interior side yard</b>	7.5 m	
6.2.6.18.5	Minimum <b>rear yard</b>	7.5 m	

6.2.6.19	Exception: C5-19	Map # 14	By-law:
In a C5-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulation</b>			
6.2.6.19.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		
<b>Holding Provision</b>			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-C5-19 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
	(1)	a letter from a Registered Professional Engineer in the Province of Ontario certifying that the <b>building</b> meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation;	
	(2)	confirmation in writing from Credit Valley Conservation that safe access to the site has been provided.	

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6.2.6.20	Exception: C5-20	Map # 17	By-law:
<p>In a C5-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
6.2.6.20.1	The <b>front yard</b> shall be deemed to be the <b>yard</b> abutting Erin Mills Parkway		
6.2.6.20.2	Minimum <b>front yard</b>		39.0 m
6.2.6.20.3	Minimum northerly side <b>yard</b>		19.0 m
6.2.6.20.4	Minimum southerly side <b>yard</b>		10.0 m
6.2.6.20.5	Minimum setback to a <b>sight triangle</b>		30.5 m
6.2.6.20.6	Minimum westerly side <b>yard</b> to a <b>gas bar</b> weather canopy		14.0 m
6.2.6.20.7	Minimum northerly side <b>yard</b> to a <b>gas bar</b> weather canopy		15.5 m
6.2.6.20.8	Minimum southerly side <b>yard</b> to a <b>gas bar</b> weather canopy		2.5 m
6.2.6.20.9	Minimum <b>rear yard</b> to a <b>gas bar</b> weather canopy		13.0 m

6.2.6.21	Exception: C5-21	Map # 57	By-law: 0365-2007, 0018-2015
<p>In a C5-21 zone the applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Permitted Uses</b>			
6.2.6.21.1	Lands zoned C5-21 shall only be used for the following:		
	(1)	<b>Gas Bar</b>	
	(2)	<b>Motor Vehicle Wash Facility - Restricted</b>	
<b>Use Not Permitted</b>			
6.2.6.21.2	(1)	Drive-through accessory to an accessory <b>take-out restaurant</b>	
<b>Regulations</b>			
6.2.6.21.3	The provisions contained in Subsections 2.1.14 and 2.1.25.1 of this By-law shall not apply		
6.2.6.21.4	Maximum <b>gross floor area - non-residential</b> used for a <b>convenience retail and service kiosk</b>		134 m <sup>2</sup>
6.2.6.21.5	Minimum <b>interior side yard</b>		4.5 m
6.2.6.21.6	Minimum <b>rear yard</b>		4.5 m
6.2.6.21.7	Minimum setback from the <b>lot line</b> abutting Winston Churchill Boulevard and Thomas Street to a <b>gas bar</b> weather canopy		14.0 m
6.2.6.21.8	Required <b>parking spaces</b> per wash bay		5



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6.2.6.22	Exception: C5-22	Map # 22	By-law: 0331-2010
<p>In a C5-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a C5 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
6.2.6.22.1	Maximum <b>gross floor area - non-residential</b> used for a <b>take-out restaurant</b> within a <b>convenience retail and service kiosk</b>		60 m <sup>2</sup>
6.2.6.22.2	Minimum <b>rear yard</b>		3.8 m
6.2.6.22.3	Minimum depth of a <b>landscaped buffer</b> measured from the <b>interior side lot line</b>		3.0 m
6.2.6.22.4	Required number of <b>parking spaces</b>		22

