

CENTRAL COMMERCIAL ZONE (C5)**15.1 USES PERMITTED**

No *person* shall within any C5 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except for one or more of the following C5 *uses*:

15.1.1 Residential Uses

an *apartment dwelling house*;
 a *dwelling unit* in a portion of a non-residential *building*, other than an *automobile service station*;
 a *home occupation*;
 a *multiple-use apartment dwelling house*;
 any Residential *use permitted* in Section 8.1.1 of this By-Law, except an *apartment dwelling house*.

Notwithstanding the foregoing, within that area identified on Schedule "E" of this By-law, the whole of the first *storey* shall be restricted to a Non-Residential Use in accordance with Section 15.1.2 of this By-law.

15.1.2 Non-Residential Uses

any Non-Residential *Use permitted* in the NI Zone and/or CF Zone;
 an appliance sales and service shop;
 an artist studio;
 an *assembly hall*;
 an *automobile service station*;
 a bakeshop;
 a bank or financial institution;
 a banquet hall;
 a *bar or nightclub*;
 a brewers retail outlet;
 a bus station;
 a *business or professional office*;
 a catalogue store;
 a *church*;
 a commercial club;
 a *commercial school*;
 a *convenience store*;
 a *customer contact centre office*;
 a *department store*;
 a *drug store*;
 a *dry cleaner's distribution station*;
 a *dry cleaning establishment*;
 an *eating establishment*;
 a finance office;
 a florist shop;
 a fraternal lodge or association;
 a furniture store;
 a health club;
 a *hotel*;
 a *laundry shop*;

CENTRAL COMMERCIAL ZONE (C5)

- a *medical clinic*;
- a *microbrewery*;
- (Added by By-Law 9025-15)
- a *motor vehicle dealership*;
- a music school;
- a *parking lot*;
- a *personal service shop*;
- a photographic studio;
- a *place of entertainment*;
- a printing shop;
- a *public library*;
- a radio or newspaper office;
- a *recreational building (indoor sports)*;
- a retail food store;
- a *retail store*;
- a *service shop*;
- a *shopping centre*;
- a taxi stand;
- a *wholesale outlet*.

15.2 ZONE PROVISIONS

No *person* shall within any C5 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

| TABLE 15.2 – ZONE PROVISIONS | | | |
|---|---------------------------------------|--------------------------|--------------------------------|
| Zone Provision | Multiple-Use Apartment Dwelling House | Apartment Dwelling House | Non-Residential Uses (General) |
| Lot Area Minimum | no provision | | |
| Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i> | no provision | | |
| Lot Frontage Minimum | no provision | | |
| Lot Depth Minimum | no provision | | |
| Front Yard Depth and Exterior Side Yard Width Minimum | no provision ¹ | | |
| Rear Yard Depth Minimum | no provision | | |
| Interior Side Yard Width Minimum | no provision | | |

CENTRAL COMMERCIAL ZONE (C5)

| TABLE 15.2 – ZONE PROVISIONS | | | |
|--|---|----------------------------|--------------------------------|
| Zone Provision | Multiple-Use Apartment Dwelling House | Apartment Dwelling House | Non-Residential Uses (General) |
| Setback Minimum Distance from centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law | no provision | | |
| Landscaped Open Space Minimum | 10% of the <i>lot area</i> ² | 20% of the <i>lot area</i> | no provision |
| Height Maximum | 12 <i>storeys</i> ³ | 8 <i>storeys</i> | 8 <i>storeys</i> ³ |
| Parking, Accessory Buildings, Etc. | In accordance with Section 5 herein | | |

¹ except that within the area identified on Schedule “E” of this By-law, setbacks will be applied to properties fronting onto Dundas Street as denoted on Schedule “E”.

² except that within that area identified on Schedule “E” of this By-law, no *landscaped open space* shall be required.

³ except that within the area identified on Schedule “E” of this By-law, the minimum and maximum building heights will be applied to properties fronting onto Dundas Street as denoted on Schedule “E”.

(Amended by By-Law 9025-15)

(Amended by By-Law 9091-16)

(Amended by By-Law 9254-18)

15.2.1 Provisions for Multiple-Use Apartment Dwelling Houses and Apartment Dwelling Houses

15.2.1.1 Separation Between *Buildings*:

Where more than one multiple-use apartment dwelling house or an apartment dwelling house is erected on a lot, a minimum landscaped open space of 9.0 metres shall be provided adjacent to the front of any exterior wall of the building containing a window to a habitable room.

(Replaced by By-Law 9025-15)

15.2.1.2 Multiple-Use Apartment Dwelling House

A *multiple-use apartment dwelling house* shall not include a *parking lot* on the ground floor as the main *use* within the area identified on Schedule “E”.

(Added by By-Law 9091-16)

15.2.2 Provisions for Hotels or Motels

15.2.2.1 *Interior Side Yard Width and/or Rear Yard Depth*:

CENTRAL COMMERCIAL ZONE (C5)

Where the exterior wall of a *guest room* in a hotel or *motel* contains a *habitable room* window, such wall shall be located a minimum of 7.5 metres from any interior *side lot line* or *rear lot line*.

15.2.3 Provisions for Residential Uses Permitted in Accordance with Section 8.1.1
(except an Apartment Dwelling House)

15.2.2.1 All of the provisions contained in Section 8.2 of this By-law shall apply, except for an *Apartment Dwelling House*.

15.2.3 Provisions for Residential Uses Permitted within a Non-Residential Building

15.2.3.1 *Gross Floor Area:*

The *gross floor area* of the residential portion of a *building* in the C5 Zone shall not exceed 5 times the *gross floor area* of the non-residential *use*.

15.2.3.2 Residential *Use* on Ground Floor:

No residential *use* is *permitted* on the ground floor of any *building* within the area identified on Schedule "E".

15.2.3.3 Parking, *Accessory Buildings*, Etc:

In accordance with the provisions of Section 5 herein.

15.2.4 Provisions for Drive-Through Windows

15.2.4.1 Drive-through windows shall not be permitted within the area shown on Schedule "E".
(Added by By-Law 9091-16)

15.3 SPECIAL PROVISIONS

15.3.1 C5-1 DUNDAS STREET AT YORK STREET (KEY MAP 65)

15.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-law.

15.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.1.2.1 Provisions for Non-Residential Uses:

15.3.1.2.1.1 *Gross Floor Area:*

Minimum per individual unit

418 square metres

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

15.3.1.2.2 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Amended by By-Law 8922-14)

15.3.2 **C5-2 DUNDAS STREET TO SIMCOE STREET (KEY MAP 61)**

15.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-law.

15.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.2.2.1 *Loading Space* Requirements:

| | |
|---------|---------|
| Minimum | 1 space |
|---------|---------|

15.3.2.2.2 Buffer Strip:

- | | | |
|-----|---|-----------|
| i) | Minimum Width | 1.0 metre |
| ii) | A buffer strip may consist of a privacy fence or a solid wall not less than 1.5 metres in height immediately adjacent to the <i>lot line</i> for the portion along which such buffer strip is required. | |

15.3.2.2.3 *Parking Space* Requirements:

- | | | |
|------|---|------------|
| i) | Minimum Number of Spaces | 33 |
| ii) | Minimum setback from Simcoe Street | 0.9 metres |
| iii) | Minimum setback from a Residential Zone | 1.0 metres |

15.3.2.2.4 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

15.3.3 **C5-3 FINKLE STREET NORTH OF MAIN STREET (KEY MAP 61)**

15.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a retail clothing and garment store and *accessory* products;
 an *existing* residential *use*;
 a non-residential *use permitted* in Section 15.1 herein;
 a *converted dwelling house* containing not more than three (3) *dwelling units*.

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

15.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.3.2.1 *Lot Frontage*:

| | |
|---------|-------------|
| Minimum | 12.8 metres |
|---------|-------------|

15.3.3.2.2 Provisions for a *Converted Dwelling House*:

- i) a *converted dwelling house* containing not more than three (3) *dwelling units* shall be *permitted* to have *dwelling units* on the ground floor;
- ii) the development of a *converted dwelling house* shall be in accordance with all relevant provisions of the R3 Zone as contained in Section 8.2 of this By-law and that all other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.3.2.3 For all *uses* other than a *converted dwelling house*, all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.4 **C5-4 FINKLE STREET SOUTH OF DUNDAS (KEY MAP 61)**

15.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-law;
a drapery-making service provided that the first floor adjacent to Finkle Street is used only for a *use* permitted in Section 15.1 herein or a wholesale sales and showroom area *accessory* to a *permitted use* in the C5-4 Zone.

15.3.4.2 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.5 **C5-5 DUNDAS STREET AND REID'S LANE (KEY MAP 61)**

15.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-law;

15.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

CENTRAL COMMERCIAL ZONE (C5)

15.3.5.2.1 Parking Requirements:

- | | | |
|-----|-----------------------------|------------|
| i) | Minimum Number of Spaces | 4 |
| ii) | Minimum Parking Aisle Width | 4.5 metres |

15.3.5.2.2 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.6 **C5-6 DUNDAS STREET AND REID'S LANE (KEY MAP 61)**

15.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 15.1 of this By-law;

15.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.6.2.1 General Office or Commercial Use in a *Multiple-Use Apartment Dwelling House*

Notwithstanding any provision of this By-law to the contrary, only the first *storey* of a *Multiple-Use Apartment Dwelling House* shall be required to contain a general office or commercial use *permitted* in Section 15.1 on any lands zoned C5-6.

15.3.6.2.2 *Front Yard Depth:*

| | |
|---------|------------|
| Minimum | 0.0 metres |
|---------|------------|

15.3.6.2.3 *Rear Yard Depth:*

| | |
|---------|--|
| Minimum | 0.0 metres for that portion of the lands between Dundas Street and Reid's Lane |
|---------|--|

15.3.6.2.4 *Interior Side Yard Width:*

| | |
|---------|--|
| Minimum | 0.0 metres for that portion of the lands between Dundas Street and Reid's Lane |
|---------|--|

15.3.6.2.5 *Lot Coverage:*

| | |
|---------|--|
| Maximum | 95% of that portion of the lands between Dundas Street and Reid's Lane |
| | 60% of that portion of the lands south of Reid's Lane |

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)15.3.6.2.6 *Landscaped Open Space:*

| | |
|---------|----|
| Minimum | 0% |
|---------|----|

15.3.6.2.7 *Height of Building:*

| | |
|---------|-----------|
| Maximum | 8 storeys |
|---------|-----------|

15.3.6.2.8 *Amenity Area:*

| | |
|---------|-------------------|
| Minimum | 500 square metres |
|---------|-------------------|

15.3.6.2.9 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

15.3.6.2.10 *Density Bonus Provisions:*

Notwithstanding any provisions of this By-law, on those lands zoned C5-6 and subject to a 'B' bonus symbol, the maximum *permitted* density and parking requirements for a *Multiple-Use Apartment Dwelling House* may be altered in accordance with the following provisions upon the owner of the said lands entering into an agreement with the City of Woodstock pursuant to Section 37(3) and (4) of the Planning Act.

- a) In return for entering into and registering against those lands zoned C5-6, an 'Architectural Control Agreement' with the City of Woodstock pursuant to Section 37(3) and (4) of the Planning Act, the density of a '*Multiple-Use Apartment Dwelling House*' may be increased to 45 square metres per *dwelling unit* of the total *lot area* so zoned.
- b) In return for entering into and registering against those lands zoned C5-6, an 'Architectural Control Agreement' with the City of Woodstock pursuant to Section 37(3) and (4) of the Planning Act, the required parking for a '*Multiple-Use Apartment Dwelling House*' may be reduced to 1.25 square *parking spaces* per *dwelling unit*.
- c) The total combined bonus shall not result in more than 56 *dwelling units* on all lands zoned C5-6 and subject to the 'B' bonus symbol.

15.3.7 **C5-7 DUNDAS STREET (KEY MAP 61)**

15.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-law;
a *hostel*, with all sleeping facilities restricted to the second floor.

15.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)15.3.7.2.1 Parking Requirement for a *Hostel*:

| | |
|---|---|
| Minimum number of <i>parking spaces</i> | 3 |
|---|---|

15.3.7.2.2 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.8 **C5-8 SIMCOE STREET AT BROCK STREET (KEY MAP 61)**

15.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 15.1 of this By-law;
a semi-detached dwelling house.

15.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.8.2.1 Provisions for a *Semi-detached Dwelling House*:i) *Lot Frontage:*

| | |
|---------|------------|
| Minimum | 8.0 metres |
|---------|------------|

ii) *Lot Area:*

| | |
|---------|-------------------|
| Minimum | 210 square metres |
|---------|-------------------|

iii) *Lot Depth:*

| | |
|---------|-------------|
| Minimum | 24.5 metres |
|---------|-------------|

iv) *Front Yard Depth:*

| | |
|---------|------------|
| Minimum | 6.0 metres |
|---------|------------|

v) *Rear Yard Depth:*

| | |
|---------|------------|
| Minimum | 6.5 metres |
|---------|------------|

15.3.8.2.2 That all of the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

15.3.9 **C5-9 DUNDAS STREET (KEY MAP 61)**

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

15.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 15.1 of this By-law;

15.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.9.2.1 *Parking and Loading Space Requirements:*

i) *Parking Spaces:*

| | |
|---------|----------------------------------|
| Minimum | 1 space per <i>dwelling unit</i> |
|---------|----------------------------------|

iii) *Visitor Parking:*

| | |
|---------|--|
| Minimum | nil for an <i>apartment dwelling house</i> |
|---------|--|

ii) *Loading Spaces:*

| | |
|---------|--|
| Minimum | nil for an <i>apartment dwelling house</i> |
|---------|--|

15.3.9.2.2 Holding Provision:

Where the symbol “H” appears on the zoning map following the zone symbol C5-9, those lands shall not be developed or used for residential purposes unless this By-law has been amended to remove the relevant “H” symbol.

i) Criteria for Removal of the Holding Provision

Prior to the removal of the “H” symbol to allow a *use permitted* in the C5-9 Zone, the owner shall submit a Record of Site Condition issued by the Ministry of Environment to the City Engineering Office.

Prior to the removal of the “H” symbol to allow a *use permitted* in the C5-9 Zone, the owner shall submit a supplementary report to the Phase I and Phase II Environmental Assessments, outlining any environmental contamination to the City Engineering Office and the Ministry of Environment and if required, a remediation plan to the City Engineering Office and the Ministry of Environment. Where a remediation plan is required, prior to the removal of the “H” symbol, the owner shall conduct the required remediation to the satisfaction of the City Engineering Office.

15.3.9.2.3 That all the provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)**15.3.10 C5-10 RIDDELL STREET AT ADELAIDE STREET (KEY MAP 62)**

15.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 15.1 of this By-Law.

15.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-10 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.10.2.1 *Parking Spaces:*

| | |
|---------|----|
| Minimum | 34 |
|---------|----|

15.3.10.2.2 That all other provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8702-11)

15.3.11 C5-11 NORTH SIDE OF HUNTER STREET, WEST OF GRAHAM STREET (KEY MAP 56)

15.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 15.1 of this By-Law.

15.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-11 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.11.2.1 *Parking Spaces:*

| | |
|---------|---|
| Minimum | 0 |
|---------|---|

15.3.11.2.2 That all other provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8794-12)

15.3.12 C5-12 VANSITTART AVENUE & OPERA HOUSE LANE (KEY MAP 61)

15.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 15.1 of this By-Law.

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

15.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-12 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.12.2.1 *Lot Area:*

Minimum 50 m² per *dwelling unit*

15.3.12.2.2 *Parking:*

Minimum 0.5 spaces per *dwelling unit*

15.3.12.2.3 That all other provisions of the C5 Zone in Section 15.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8830-13 and approved by
OMB PL 130320, January 22, 2014)

15.3.13 **C5-13 PART LOT 3, SOUTH SIDE DUNDAS STREET, BLOCK 1, PLAN 34 (KEY MAP 62)**

15.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-13 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

All uses permitted in Section 15.1 of this By-Law;
a semi-detached dwelling house.

15.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-13 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.13.2.1 Zone Provisions:

Notwithstanding Section 15.2 to this Zoning By-law, as amended, all existing conditions on the subject property shall be that which existed on March 6, 2014.

15.3.13.2.2 That all the provisions of the C5 Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8904-14)

15.3.14 **C5-14 22 LIGHT STREET (KEY MAP 61)**

(Added by By-Law 8979-15)
(Deleted by By-Law 9025-15)

CENTRAL COMMERCIAL ZONE (C5)**15.3.14 C5-14 S/W CORNER OF BROCK STREET AND SIMCOE STREET (KEY MAP 61)**

15.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-Law.

15.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-14 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.14.2.1 Provisions for an *Apartment Dwelling House*:

- | | | |
|------|---|-------------------|
| i) | Lot Area: | |
| | Minimum per <i>dwelling unit</i> | 50 m ² |
| ii) | Lot Coverage | |
| | Maximum for all <i>main buildings</i> and <i>accessory buildings</i> | 51% |
| iii) | Required Visitor Parking | |
| | Minimum | nil |
| iv) | Sight Triangle | |
| | Minimum distance from intersection | 5.9 m |
| v) | Setback of Parking Area from Street Line (Brock Street) | |
| | Minimum | nil |
| vi) | Setback of Parking Area from Interior Lot Line | |
| | Minimum | nil |

15.3.14.2.2 That all the provisions of the C5 Zone in Section 15.2 to this By-Law shall apply, and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.
(Added by By-Law 8988-15)

15.3.15 C5-15 22 LIGHT STREET (KEY MAP 61)

15.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

all *uses permitted* in Section 15.1 of this By-Law;

15.3.15.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.15.2.1 *Parking Area Setback From Street Line:*

Minimum 0 m

15.3.15.2.2 *Parking Area Setback From Interior Side Lot Line:*

Minimum 0 m

15.3.15.2.3 *Parking Area Setback From Main Building:*

Minimum 0 m

15.3.15.2.4 *Parking Area Setback From Rear Lot Line:*

Minimum 0 m

15.3.15.2.5 That all the provisions of the C5 Zone in Section 15.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9025-15)

15.3.16 **C5-16** **385 DUNDAS STREET** **(KEY MAP 61)**

15.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C5-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this By-Law.

15.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-16 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

15.3.16.2.1 Provisions for a *Multiple-Use Apartment Dwelling House*:

i) *Lot Coverage*

Maximum for all *main buildings* and *accessory buildings* 100%

ii) *Parking Spaces*

Minimum 15

Mar. 30/19

CENTRAL COMMERCIAL ZONE (C5)

- 15.3.16.2.2 That all the provisions of the C5 Zone in Section 15.2 to this By-Law shall apply, and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9149-17)

15.3.18 **C5-18** 14 BAY STREET **(KEY MAP 62)**

- 15.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 15.1 of this By-Law;
a duplex dwelling house.

- 15.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-18 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

- 15.3.18.2.1 Special Provisions for a *Duplex Dwelling House*

- 15.3.18.2.1.1 Notwithstanding any provision of this By-law to the contrary, the location of the existing building on the lands zoned C5-18 as existed on March 19, 2020, shall be deemed to be in compliance with this By-law.

- 15.3.18.3 That all the provisions of the C5 Zone in Section 15.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9382-20)

15.3.19 **C5-19** REEVE STREET, SOUTH OF KING STREET **(KEY MAP 62)**

- 15.3.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 15.1 of this By-Law;

- 15.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C5-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 15.3.19.2.1 Special Provisions for a *Multiple-Attached Dwelling House*

- 15.3.19.2.1.1 *Lot Area*

Minimum per unit 94 m²

(Added by By-Law 9394-20)

August/20

CENTRAL COMMERCIAL ZONE (C5)15.3.19.2.1.2 *Front Yard Depth*

| | |
|---------|-------|
| Minimum | 1.6 m |
|---------|-------|

15.3.19.2.1.3 *Rear Yard Depth*

| | |
|---------|-------|
| Minimum | 2.7 m |
|---------|-------|

15.3.19.2.1.4 *Lot Coverage*

| | |
|---------|-----|
| Maximum | 50% |
|---------|-----|

15.3.19.2.1.5 *Northerly Interior Side Yard Width*

| | |
|---------|-----|
| Maximum | 2 m |
|---------|-----|

15.3.19.2.1.6 *Landscaped Open Space*

| | |
|---------|---------------------|
| Minimum | 28% of the lot area |
|---------|---------------------|

15.3.19.2.1.7 *Driveway Width*

| | |
|---------|-------|
| Minimum | 6.1 m |
|---------|-------|

15.3.19.2.1.8 *Setback between projections and front lot line*

| | |
|---------|-----|
| Minimum | nil |
|---------|-----|

15.3.19.2.1.9 *Setback between projections and interior lot line*

| | |
|---------|-------|
| Minimum | 0.6 m |
|---------|-------|

15.3.19.2.1.10 *Setback between projections and rear lot line*

| | |
|---------|-----|
| Minimum | 1 m |
|---------|-----|

15.3.19.3 That all the provisions of the C5 Zone in Section 13.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9394-20)

August/20