

REGIONAL COMMERCIAL ZONE (C6)**16.1 USES PERMITTED**

No *person* shall within any C6 Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following C6 *uses*:

an appliance sales and service shop;  
an artist studio;  
an *automobile service station*;  
a bakeshop;  
a bank or financial institution;  
a banquet hall;  
a brewers retail outlet;  
a *business support service*;  
a convenience store;  
a commercial club;  
a *commercial school*;  
a day care facility or *nursery school*;  
a *department store*;  
a *drug store*;  
a *dry cleaning establishment*;  
an *eating establishment*;  
a film processing depot;  
a florist shop;  
a furniture store;  
a health club;  
a home and automotive supply store;  
a home decorating store;  
a *medical clinic*;  
a music school;  
a *personal service shop*;  
a photographic studio;  
a printing shop;  
a *public garage*;  
a *public library*;  
a *recreational building – indoor sports*;  
a rental establishment;  
a retail builder's supply shop;  
a retail food store;  
a retail nursery;  
a *retail store*;  
a *service shop*;  
a *shopping centre*;  
a specialty food store;  
a taxi stand or station;  
a tire sales establishment;  
*uses accessory to a permitted use.*

REGIONAL COMMERCIAL ZONE (C6)**16.2 ZONE PROVISIONS**

No *person* shall within any C6 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

16.2.1 *Definitions:*

16.2.1.1 A “**RETAIL STORE**” means a *building* or part of a *building* in which goods, wares, merchandise or articles are offered or kept for sale at retail and includes any establishment otherwise defined, classified, or *permitted* in other Zones or Special Zones in this By-Law.

16.2.1.2 A “**SPECIALTY FOOD STORE**” means a store specializing in a specific type or class of food item, such as a bakery, butcher, delicatessen, fish or seafood store or gourmet food outlet or frozen food store.

16.2.1.3 “**NON-DEPARTMENT STORE DSTM USES**” include *retail stores* which sell items in the following categories: general merchandise, apparel/accessories, household furnishings, drugs/cosmetics, durables and semi-durables. *Non-Department Store DSTM Uses* do not include a *department store*, a home and automotive supply store, a home improvement centre, a service operation (such as eating/drinking, personal services, financial services, entertainment or other services), supermarkets and *specialty food stores*.

16.2.1.4 “**GROSS FLOOR AREA**” means the aggregate of the horizontal areas of each floor, whether such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor and the centreline of common partition walls, including basement cellars and upper *storey* areas; exclusive however, of any part of the *building or structure* below grade which is used for heating equipment, the storage or parking of motor vehicles, locker storage and laundry facilities, children’s play areas and other *accessory uses* or *used* as living quarters by the caretaker, watchman or other supervisor of the *building or structure*, and enclosed malls when *used* as a common area between stores.

| TABLE 16.2.1.5 – ZONE PROVISIONS  |                            |
|---|----------------------------|
| Zone Provision  | Non-Residential Uses       |
| <b>Lot Coverage</b><br>Maximum for all <i>main buildings</i> and <i>accessory buildings</i> | 30% of the <i>lot area</i> |
| <b>Lot Frontage</b><br>Minimum  | 20.0 m                     |
| <b>Lot Depth</b><br>Minimum   | 30.0 m                     |

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| TABLE 16.2.1.5 – ZONE PROVISIONS                      |   |
|---|---|
| Zone Provision  | Non-Residential Uses  |
| <b>Front Yard Depth and Exterior Side Yard Width</b>  |   |
| Minimum   | 7.5 m   |
| <b>Rear Yard Depth</b>                                |   |
| Minimum   | 3.0 m<br>except that where the <i>rear lot line</i> abuts a Residential or Development Zone, the minimum <i>rear yard depth</i> shall be 10.0 m                   |
| <b>Interior Side Yard Width</b>                       |   |
| Minimum   | 3.0 m<br>except that where the <i>interior side lot line</i> abuts a Residential or Development Zone, the minimum <i>interior side yard width</i> shall be 10.0 m |
| <b>Setback</b>  |   |
| Minimum Distance                                      | 22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law; or  |
| <b>Landscaped Open Space</b>                          |   |
| Minimum   | 10% of the <i>lot area</i>  |
| <b>Height</b>   |   |
| Maximum   | 11.0 metres provided that the <i>building</i> does not exceed two (2) <i>storeys</i>  |
| <b>Parking, Accessory Buildings, etc.</b>             | In accordance with the provisions of Section 5 herein   |
| <b>Gross Floor Area for Non-Department Store DSTM</b> |   |
| Minimum   | 325 m <sup>2</sup> per <i>use</i>   |

16.2.1.6 *Pump Location:*

Notwithstanding any other provisions of this By-law to the contrary, a *pump island* may be located within any *required front* or *exterior side yard* provided:

- i) the minimum distance between any portion of the *pump island* and any *lot line* shall be 5.0 metres;
- ii) where a *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than 3.0 metres to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each point being distant 9.0 metres from the intersection of said lines.

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*Open storage* that is located within 50 metres of a Residential Zone shall be enclosed by a fence and designed so that the storage area is not visible from a *street* adjoining the *lot* or along any line of sight that is perpendicular to the centreline of such *street*. The screening requirement does not apply to outside retail areas, such as a garden centre or seasonal furniture.

**16.3 SPECIAL PROVISIONS****16.3.1 C6-1 N/E CORNER OF NORWICH AVENUE AND JULIANA DRIVE (KEY MAP 88)**

16.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for those *uses permitted* in Section 16.1 of this By-Law, with the exception that the following *uses* are prohibited within the C6-1 Zone:

a retail food store or supermarket;  
a brewers retail outlet;  
an LCBO outlet.

16.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

16.3.1.2.1 *Yards* Adjacent to Public Road Allowances and *Interior Side Yard Width*:

|   | <u>Minimum depth</u> |
|---|----------------------|
| Norwich Avenue  | 7 metres             |
| Montclair Drive,<br>within 150 metres of Norwich Avenue | 4.5 metres           |
| Montclair Drive,<br>beyond 150 metres of Norwich Avenue | 3 metres             |
| Juliana Drive   | 7.5 metres           |
| Interior Side Yard                                      | 3 metres             |

16.3.1.2.2 *Sight Triangle* – Norwich Avenue and Montclair Drive

Notwithstanding the Section 5.1.3, a chain-link fence, fencing and temporary storage shall be allowed within the *sight triangle* at the intersection of Norwich Avenue and Montclair Drive.

16.3.1.2.3 Required *Parking Spaces*:

1 space per 22 square metres of *gross floor area*.

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## 16.3.1.2.4 Parking, Loading and Driveway Provisions:

- |      |   |                               |
|------|---|-------------------------------|
| i)   | <i>Driveway Width</i>                             |                               |
|      | Maximum   | 13 metres                     |
| ii)  | <i>Parking Area Setback from Lot Lines:</i>       |                               |
|      | Minimum   | 3.0 metres                    |
| iii) | <i>Parking Stall Width and Length Dimensions:</i> |                               |
|      | Minimum   | 2.75 metres by 6.1 metres     |
| iv)  | <i>Parking Aisle Width Dimensions:</i>            |                               |
|      | Minimum   | 6.1 metres                    |
| v)   | <i>Accessible Parking Spaces:</i>                 |                               |
|      | Minimum   | 1.5% of total required spaces |
| vi)  | <i>Loading Spaces:</i>                            |                               |
|      | Minimum   | 4 spaces                      |

16.3.1.2.5 *Gross Floor Area Provisions:*Maximum Gross Floor Area

- |      |  |                       |
|------|--|-----------------------|
| i)   | <i>Department Store</i>  |                       |
|      | <i>Department store (total)</i>  | 17,650 square metres  |
|      | That area within the <i>department store</i> used for the display, storage and preparation of food, of which not more than 557 square metres shall open prior to January 1, 2010   | 4,181 square metres   |
| ii)  | <i>Non-Department Store DSTM uses as defined In Section 16.2.1</i>   | 8,363 square metres   |
| iii) | <i>Specialty Food Stores</i>   |                       |
|      | As defined in Section 18.2.1, provided that there is a maximum of three (3) <i>Specialty Food Stores</i> within the C6-1 Zone and provided that the <i>Maximum Gross Floor Area</i> of any one <i>Specialty Food Store</i> shall not exceed 465 square metres. |                       |
| iv)  | Total <i>Gross Floor Area</i> in the C6-1 Zone   | 35,302 square metres. |

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16.3.1.2.6 Notwithstanding any land severances or ownership, those lands zoned C6-1 shall be considered one *lot* for the purpose of this zoning by-law.

16.3.1.2.7 Notwithstanding any provisions of this By-Law to the contrary, the following *uses* shall be *permitted* on the lands legally described as Parts 12 and 17 on Registered Plan No. 41R-6986:

a retail food store with less than 929 square metres (10,000 square feet);  
a *specialty food store*.

16.3.1.2.8 That all of the provisions of the C6 Zone in Section 16.2 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*.

16.3.2 **C6-2 510 NORWICH AVENUE (KEY MAP 87)**

16.3.2.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C6-2 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an appliance sales and service shop;  
an artist studio;  
an *automobile service station*;  
a bakeshop;  
a banquet hall;  
a *business support service*;  
a *convenience store*;  
a commercial club;  
a *commercial school*;  
a day care facility or *nursery school*;  
a *department store*;  
a *drug store*;  
a *dry cleaning establishment*;  
an *eating establishment*;  
a film processing depot;  
a florist shop;  
a furniture store;  
a health club;  
a home and automotive supply store;  
a home decorating store;  
a *hotel or motel*;  
a *medical clinic*;  
a music school;  
a *personal service shop*;  
a photographic studio;  
a printing shop;  
a *public garage*;  
a *public library*;  
a *recreational building – indoor sports*;  
a rental establishment;  
a retail builder's supply shop;  
a retail food store with less than 929 square metres (10,000 square feet);

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a retail nursery;  
 a *retail store*;  
 a service shop;  
 a *shopping centre*;  
 a *specialty food store*;  
 a taxi stand or station;  
 a tire sales establishment;  
 a tourism information centre;  
*uses accessory to a permitted use*;  
 a *wholesale outlet*;  
 a *warehouse* and assembly of goods and materials associated with a *main permitted use* in a portion of the *building* below grade.

16.3.2.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any C6-2 Zone *use any lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

16.3.2.2.1 *Gross Floor Area Provisions:*

Maximum Gross Floor Area

|     |   |                     |
|-----|---|---------------------|
| i)  | Total <i>Gross Floor Area</i> above grade | 1,858 square metres |
| ii) | Tourism Information Centre                | 140 square metres   |

16.3.2.2.2 *Front Yard Depth:*

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

16.3.2.2.3 *Interior Side Yard Width:*

|         |            |
|---------|------------|
| Minimum | 7.0 metres |
|---------|------------|

16.3.2.2.4 *Hotel Provisions:*

- i) Section 16.3.2.2.1i) – *Gross Floor Area* Restrictions shall not apply to a *hotel*, however, a *hotel* shall not exceed 30% *lot coverage*.
- ii) Notwithstanding the provisions of Section 16.2.1.5 – *Height*, the maximum *height* of a *hotel* shall be 5 storeys;
- iii) Notwithstanding Section 5.4.5.1 – Table 9, no *loading spaces* are required for a *hotel*.

16.3.2.2.5 That all of the provisions of the C6 Zone in Section 16.2 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*.

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16.3.3 **C6-3** **NORTHEAST CORNER OF NORWICH AVENUE**  
**AND MONTCLAIR DRIVE** **(KEY MAP 88)**

16.3.3.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C6-3 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

an appliance sales and service shop;  
 an artist studio;  
 an automobile service station;  
 a bakeshop;  
 a banquet hall;  
 a beer store;  
 a *business support service*;  
 a *convenience store*;  
 a commercial club;  
 a *commercial school*;  
 a day care facility or *nursery school*;  
 a *department store*;  
 a *drug store*;  
 a *dry cleaning establishment*;  
 an *eating establishment*;  
 a film processing depot;  
 a florist shop;  
 a furniture store;  
 a health club;  
 a home and automotive supply store;  
 a home decorating store;  
 a *medical clinic*;  
 a music school;  
 an outlet for the sale of wine and/or liquor;  
 a *personal service shop*;  
 a photographic studio;  
 a printing shop;  
 a *public garage*;  
 a *public library*;  
 a real estate office;  
 a *recreational building – indoor sports*;  
 a rental establishment;  
 a retail builder's supply shop;  
 a retail food store not exceeding 1,858 square metres (20,000 square feet)  
 a retail nursery;  
 a *retail store* (excluding a wine store or LCBO Outlet);  
 a *service shop*;  
 a *shopping centre*;  
 a *specialty food store*;  
 a taxi stand or station;  
 a tire sales establishment;  
*uses accessory to a permitted use.*



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16.3.3.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any C6-3 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

16.3.3.2.1 Required Vehicle Que Space:

*Eating Establishment*

7.0 before the order window  
3.0 between the order board  
and pick-up window

16.3.3.2.2 That all the provisions of the C6 Zone in Section 16.2 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.

16.3.4 **C6-4 EAST SIDE OF NORWICH AVENUE AT SALTER AVENUE (KEY MAP 88)**

16.3.4.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C6-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an appliance sales and service shop;  
an artist studio;  
an automobile service station;  
a bakeshop;  
a bank with or without drive-through service;

(Amended by OMB Order PL080030 – Sept 15/08)

a banquet hall;  
a beer store;  
a business support service;  
a convenience store;  
a commercial club;  
a commercial school;  
a day care facility or nursery school;  
a drug store;  
a dry cleaning establishment;  
an eating establishment;  
a film processing depot;  
a florist shop;  
a furniture store;  
a health club;  
a home and automotive supply store;  
a home decorating store;  
a medical clinic;  
a music school;  
an outlet for the sale of wine and/or liquor;  
a personal service shop;  
a photographic studio;  
a printing shop;  
a public garage;  
a real estate office;  
a recreational building – indoor sports;

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a rental establishment;  
 a retail builder's supply shop;  
 a retail food store;  
 a retail nursery;  
 a retail store;  
 a service shop;  
 a shopping centre;  
 a specialty food store;  
 a taxi stand or station;  
 a tire sales establishment;  
 uses accessory to a permitted use.

16.3.4.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any C6-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

16.3.4.2.1 *Gross Floor Area* Provisions:

Maximum Gross Floor Area

- |      |   |  |
|------|---|--|
| i)   | Retail Food Store   | 4,180 square metres  |
| ii)  | <i>Non-Department Store DSTM</i> uses as defined In Section 18.2.1  | 4,658 square metres (subject to a minimum Gross Floor Area of 325 square metres as outlined in Table 16.2.1.5) |
| iii) | <i>Use permitted</i> in the C6-4 Zone, including restaurants, and not defined as a Retail Food Store or a <i>Non-Department Store DSTM</i> (as defined in Section 16.2.1) | 1,624 square metres  |
|      | (Replaced by By-Law 9108-16)  |  |
| iv)  | Notwithstanding subsection iii) above, a bank, with or without facilities for drive-through service   | 511 square metres  |

(Amended by OMB File PL130074 – July 4, 2013)

16.3.4.2.2 Notwithstanding the *Gross Floor Area* Restrictions identified in Section 16.3.4.2.1, the Total *Gross Floor Area* in the C6-4 Zone shall not exceed 9,358 square metres.

(Amended by OMB File PL130074 – July 4, 2013)

16.3.4.2.3 That all the provisions of the C6 Zone in Section 16.2 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.

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16.3.5 **C6-5** **NORTH SIDE OF MONTCLAIR DRIVE**  
**EAST OF NORWICH AVENUE** **(KEY MAP 88)**

16.3.5.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C6-5 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

an appliance sales and service shop;  
 an artist studio;  
 an automobile service station;  
 a bakeshop;  
 a *bar or nightclub*;  
 a banquet hall;  
 a *business support service*;  
 a *convenience store*;  
 a commercial club;  
 a *commercial school*;  
 a day care facility or *nursery school*;  
 a *department store*;  
 a *drug store*;  
 a *dry cleaning establishment*;  
 an *eating establishment*;  
 a film processing depot;  
 a florist shop;  
 a furniture store;  
 a health club;  
 a home and automotive supply store;  
 a home decorating store;  
 a *medical clinic*;  
 a music school;  
 a *personal service shop*;  
 a photographic studio;  
 a printing shop;  
 a *public garage*;  
 a *public library*;  
 a real estate office;  
 a *recreational building – indoor sports*;  
 a rental establishment;  
 a retail builder's supply shop;  
 a retail food store with less than 929 square metres (10,000 square feet);  
 a retail nursery;  
 a *retail store*;  
 a *service shop*;  
 a *shopping centre*;  
 a *specialty food store*;  
 a taxi stand or station;  
 a tire sales establishment;  
 a tourism information centre;  
*uses accessory to a permitted use.*

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16.3.5.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any C6-5 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions:

16.3.5.2.1 *Parking and Loading Space Requirements for an Eating Establishment and/or a Bar or Nightclub:*

a) Parking

i) parking for an *eating establishment* or a *bar or nightclub* shall be provided on the basis of one (1) *parking space* per four (4) seats or *persons capacity*.

b) Loading

i) Minimum setback from a *street line* 6.5 metres

16.3.5.2.2 That all of the provisions of the C6 Zone in Section 16.2 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*.

16.3.6 **C6-6 EAST OF NORWICH AVENUE BETWEEN JULIANA DRIVE AND HWY 401 (KEY MAP 89, 97)**

16.3.6.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C6-6 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

an appliance sales and service shop;  
 an artist studio;  
 an automobile service station;  
 a bakeshop;  
 a banquet hall;  
 a *business support service*;  
 a *convenience store*;  
 a commercial club;  
 a *commercial school*;  
 a day care facility or *nursery school*;  
 a *department store*, which may include a food department not exceeding 929 square metres (10,000 square feet);  
 a *drug store*;  
 a *dry cleaning establishment*;  
 an *eating establishment*;  
 a film processing depot;  
 a florist shop;  
 a furniture store;  
 a health club;  
 a home and automotive supply store;  
 a home decorating store;  
 a *medical clinic*;  
 a music school;

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an outlet for the sale of wine, beer and/or liquor;  
 a *personal service shop*;  
 a photographic studio;  
 a printing shop;  
 a *public garage*;  
 a real estate office;  
 a *recreational building – indoor sports*;  
 a rental establishment;  
 a retail builder's supply shop;  
 a retail nursery;  
 a *retail store*;  
 a *service shop*;  
 a *shopping centre*;  
 a *specialty food store*;  
 a taxi stand or station;  
 a tire sales establishment;  
 a tourism information centre;  
 uses accessory to a *permitted use*.

16.3.6.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any C6-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

16.3.6.2.1 *Gross Floor Area* Restrictions – Before January 1, 2011:

Prior to January 1, 2011 the following regulations shall apply:

- |      |  |                           |
|------|--|---------------------------|
| i)   | Maximum Total <i>Gross Floor Area</i>  | 18,580 square metres      |
| ii)  | Maximum <i>Gross Floor Area</i> for DSTM uses including a <i>department store</i> , as defined in Section 16.2.1 | 15,330 square metres      |
| iii) | Maximum <i>Gross Floor Area</i> for a <i>Department Store</i>  | 13,000 square metres      |
| iv)  | Maximum <i>Gross Floor Area</i> devoted to sale of food merchandise within a <i>Department Store</i>             | 929 square metres         |
| v)   | Minimum <i>Gross Floor Area</i> for a <i>Non-Department Store DSTM use</i> as defined in Section 16.2.1          | 325 square metres per use |

except that not less than 9,290 square metres of total *Department Store* and/or *Non-Department Store DSTM uses* shall have a Minimum *Gross Floor Area* of 696 square metres per use.

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After January 1, 2011 the following regulations shall apply:

- |      |  |                           |
|------|--|---------------------------|
| i)   | Maximum Total <i>Gross Floor Area</i>  | 30,200 square metres      |
| iii) | Maximum <i>Gross Floor Area</i> for DSTM uses including a <i>department store</i> , as defined in Section 16.2.1 | 26,480 square metres      |
| iii) | Maximum <i>Gross Floor Area</i> for a <i>Department Store</i>  | 13,000 square metres      |
| iv)  | Maximum <i>Gross Floor Area</i> devoted to sale of food merchandise within a <i>Department Store</i>             | 929 square metres         |
| v)   | Minimum <i>Gross Floor Area</i> for a <i>Non-Department Store DSTM use</i> as defined in Section 16.2.1          | 325 square metres per use |

except that not less than 9,290 square metres of total *Department Store* and/or *Non-Department Store DSTM uses* shall have a Minimum *Gross Floor Area* of 696 square metres per use.

16.3.6.2.3 That all of the provisions of the C6 Zone in Section 16.2 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.

16.3.8 **C6-8 NORWICH AVENUE AT HWY 401 (KEY MAP 97)**

16.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C6-8 Zone use any lot, or erect, alter or use any building or structure for any purpose except for the following:

all uses permitted in Section 16.1, except that the following uses shall not be permitted;

- a bank or financial institution;
- a business or professional office;
- a department store;
- a drug store;
- a government office;
- a real estate office;
- a retail food store greater than 929 square metres (10,000 square feet).

16.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C6-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

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## 16.3.8.2.1 Gross Floor Area Restrictions

|   |                     |
|---|---------------------|
| Maximum Gross Floor Area for DSTM uses as defined in Section 16.2.1 | 5,100 square metres |
|---|---------------------|

## 16.3.8.2.2 Front Yard

|  |            |
|--|------------|
| Minimum depth for buildings existing as of April 1, 2010 | 4.8 metres |
|--|------------|

## 16.3.8.2.3 Interior Side Yard

|               |   |
|---------------|---|
| Minimum width | 2 metres except that any building located within 120 metres of the northerly lot line shall maintain an interior side yard width of 3 metres. |
|---------------|---|

## 16.3.8.2.4 Setback Requirements For Parking Areas

Minimum Setback of a Parking Area from:

|                |            |
|----------------|------------|
| Norwich Avenue | 3 metres   |
| Juliana Drive  | 1.5 metres |

## 16.3.8.2.5 Setback Requirement for a Drive-Through Lane

|         |            |
|---------|------------|
| Minimum | 0.6 metres |
|---------|------------|

## 16.3.8.2.6 Side Yard Setback Requirement for a Garbage Enclosure

|         |            |
|---------|------------|
| Minimum | 0.6 metres |
|---------|------------|

## 16.3.8.2.7 Required Parking Spaces

|         |  |
|---------|--|
| Minimum | 1 space per 20 square metres of gross floor area |
|---------|--|

## 16.3.8.2.8 Loading Spaces

|         |          |
|---------|----------|
| Minimum | 2 spaces |
|---------|----------|

## 16.3.8.2.9 Driveway Width on Juliana Drive

|         |           |
|---------|-----------|
| Maximum | 13 metres |
|---------|-----------|

16.3.8.2.10 Notwithstanding any land severance or ownership, those lands zoned C6-8 shall be considered a single entity for the purpose of this subsection; internal lot lines within this zone shall not be construed to be lot lines for the purpose of zoning regulations provided that all such zoning regulations, as they apply to the whole of the lands zoned C6-8, are observed.

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16.3.8.2.11 That all the provisions of the C6 Zone in Section 16.2.1 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 Number 8602-10 as approved by OMB file PL100467 – Sept. 9, 2010)

16.3.9 **C6-9 NORWICH AVENUE, NORTH OF JULIANA DRIVE (KEY MAP 87)**

16.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C6-9 Zone use any lot, or erect, alter or use any building or structure for any purpose except for the following:

*all uses permitted* in Section 16.1 of this By-law, except that the following uses shall not be permitted:

- a bank or financial institution;
- a business or professional office*;
- a government office.

16.3.9.2 Notwithstanding any provisions of this By-Law the contrary, no person shall within any C6-9 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

16.3.9.2.1 *Parking Spaces*

|         |           |
|---------|-----------|
| Minimum | 33 spaces |
|---------|-----------|

16.3.9.3 That all the provisions of the C6 Zone in Section 16.2 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 8825-13)

16.3.10 **C6-10 NORTH SIDE OF MONTCLAIR DRIVE, WEST OF LONGWORTH LANE (KEY MAP 88)**

16.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C6-10 Zone use any lot, or erect, alter or use any building or structure for any purpose except for the following:

a boat, motorcycle, motor home, snowmobile and travel trailer sales and service establishment.

16.3.10.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any C6-10 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

(Added by By-Law 9170-17)



REGIONAL COMMERCIAL ZONE (C6)16.3.10.2.1 *Gross Floor Area Provision*

|  |                     |
|--|---------------------|
| Maximum total <i>gross floor area</i> in<br>the C6-10 Zone | 1,858 square metres |
|--|---------------------|

16.3.10.3 That all the provisions of the C6 Zone in Section 16.2 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 9170-17)

16.3.12 **C6-12 N/S OF JULIANA DRIVE, EAST OF NORWICH AVENUE (KEY MAP 88)**

16.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 16.1 of this By-law, except that the following *uses shall not be permitted*:

a bank or financial institution;  
a *business or professional office*;  
a government office.

16.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

16.3.12.2.1 *Lot Coverage:*

|         |     |
|---------|-----|
| Maximum | 31% |
|---------|-----|

16.3.12.2.2 *Rear Yard Depth:*

|         |       |
|---------|-------|
| Minimum | 1.5 m |
|---------|-------|

16.3.12.2.3 *Setback of parking area from street line, interior side lot line & rear lot line:*

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

16.3.12.2.4 That all provisions of the C6 Zone in Section 16.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9386-20)

July/20