

HIGHWAY COMMERCIAL ZONE (C4)**14.1 USES PERMITTED**

No *person* shall within any C4 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except for one or more of the following C4 uses:

14.1.1 Residential Uses

a *dwelling unit* in the second storey of a non-residential *building*.

14.1.2 Non-Residential Uses

an ambulance depot;
an antique store;
an appliance sales and service shop;
an automobile service station;
a bank;
a *bar or nightclub*;
a boat, motorcycle, motor home, snowmobile, or travel trailer sales establishment;
a brewers retail outlet;
a bus station;
a *business or professional office*;
a catalogue store;
a *convenience store*;
a *customer contact centre office*;
a *drug store*;
a *dry cleaner's distribution station*;
a *dry cleaning establishment*;
an *eating establishment*;
a farm implement dealer;
a farm produce retail outlet;
a financial institution;
a florist shop;
a furniture store;
a *hotel or motel* and accessory *dwelling unit*;
a household power equipment sales and service establishment;
a *laundry shop*;
a miniature golf course or driving range;
a *motor vehicle dealership*;
a motor vehicle retail or wholesale parts outlet;
a *motor vehicle washing establishment*;
a *parking lot*;
a *personal service shop*;
a printing shop;
a *public garage*;
a *recreational building (indoor sports)*;
a retail building supply establishment;
a retail food store;
a retail nursery;
a *service shop*;
a swimming pool sales and service shop;
a taxi stand;
a tire sales establishment;

HIGHWAY COMMERCIAL ZONE (C4)

a veterinarian's clinic;
 a *wholesale outlet*;
 a business office, a wholesale outlet or retail sales outlet *accessory to a permitted use*.
 Notwithstanding the above, a *shopping centre* as defined in this By-law is not a *permitted use* in the C4 Zone.

14.2 ZONE PROVISIONS

No *person* shall within any C4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 14.2 – ZONE PROVISIONS			
Zone Provision	Non-Residential Uses ¹	Automobile Service Station	Motel or Hotel and Accessory Dwelling Unit
Lot Area			
Minimum	450 m ²	no provision	1,125 m ²
Lot Coverage			
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	40% of the <i>lot area</i>	20% of the <i>lot area</i>	25% of the <i>lot area</i>
Lot Frontage			
Minimum	20.0 m	35.0 m	25.0 m
Lot Depth			
Minimum	30.0 m	40.0 m	45.0 m
Front Yard Depth and Exterior Side Yard Width			
Minimum	7.5 m	12.0 m	10.0 m
Rear Yard Depth			
Minimum	7.5 m		
Interior Side Yard Width			
Minimum	3 m except that where the interior <i>side lot line</i> abuts a residential <i>use</i> or a Residential or Development Zone, the minimum interior <i>side yard width</i> shall be 7.5 m	6 m	6 m except that where an exterior wall of a <i>guest room</i> contains a habitable room window, such wall shall be located not closer than 7.5 m from an interior <i>lot line</i>

HIGHWAY COMMERCIAL ZONE (C4)

TABLE 14.2 – ZONE PROVISIONS			
Zone Provision	Non-Residential Uses ¹	Automobile Service Station	Motel or Hotel and Accessory Dwelling Unit
Setback Minimum Distance	20.0 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” attached to this By-law	24.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” attached to this By-law	22.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” attached to this By-law
Landscaped Open Space Minimum	10% of the <i>lot area</i>	5% of the <i>lot area</i>	30% of the <i>lot area</i>
Height Maximum	11.0 m		
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein		

¹ excluding automobile service stations, public garages, any portion of a Non-Residential use with pump islands for the retail sale of gasoline, or motels or hotels

14.2.1 Provisions for Non-Residential Uses (EXCLUDING AUTOMOBILE SERVICE STATIONS, PUBLIC GARAGES, ANY PORTION OF A NON-RESIDENTIAL USE WITH PUMP ISLANDS FOR THE RETAIL SALE OF GASOLINE, OR MOTELS OR HOTELS)

14.2.1.1 The *open storage* of goods or materials is *permitted* outside any *building* in accordance with the following provisions:

- i) such *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
- ii) such *open storage* complies with the *yard* and *setback* requirements of subsection 14.2.1 of this By-Law;
- iii) such *open storage* shall not cover more than 40% of the *lot area*;
- iv) any portion of the area *used* for *open storage*, shall meet the provisions for Buffer Strips in subsection 5.1.10 of this By-Law.

14.2.2 Provisions for Automobile Service Stations

14.2.2.1 The *open storage* of goods or materials is *permitted* outside any *building* in accordance with the following provisions:

- i) such *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
- ii) such *open storage* complies with the *yard* and *setback* requirements of subsection 14.2.1 of this By-Law;
- iii) such *open storage* shall not cover more than 30% of the *lot area*;

HIGHWAY COMMERCIAL ZONE (C4)

- iv) any portion of the area *used for open storage* 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*.

14.2.2.2 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.

14.2.2.3 Notwithstanding any provisions of this By-law to the contrary, the following provisions shall apply to driveways:

- i) the maximum width of a driveway, measured along an *existing* sidewalk, along the *street line*, and along the edge of the roadway, shall be 10.0 metres;
- ii) the minimum distance between driveways measured along the *street line* intersected by such driveways shall be 7.5 metres;
- iii) the minimum distance between a driveway and an intersection of *street lines*, measured along the *street line* intersected by such driveway, shall be 6.0 metres;
- iv) the minimum distance between an interior *side lot line* and any driveway shall be 3.0 metres;
- v) the interior angle formed between the *street line* and the centreline of any driveway shall not be less than 60 degrees.

14.2.3 Provisions for Motels or Hotels

14.2.3.1 Guest Room Area

Minimum per room	18 square metres
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14.2.3.2 Distance between Buildings

Where more than one *building* is *erected* on the same *lot*, the minimum distance between *buildings* shall not be less than 15.0 metres, except that where two external walls facing and parallel to each other contain no opening or windows to *habitable rooms*, the distance between such two walls may be reduced to 3.0 metres. For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

14.2.3.3 Courts

HIGHWAY COMMERCIAL ZONE (C4)

Where a *building erected* on a lot is built around a court, the distance between the opposite walls of the *building* forming the court shall not be less than 20.0 metres.

14.2.3.4 *Single-detached Dwelling House and Non-Residential Building on the Same Lot:*

When an *accessory single-detached dwelling house* is *erected, altered* or *used* on the same *lot* in a C4 Zone as a *permitted non-residential building*, then no *yard* is required between such *buildings*.

14.2.4 **Dwelling Unit in the Second Storey of a Non-Residential Building**

14.2.4.1 Gross Floor Area

The *gross floor area* of the residential portion of a non-residential *building* in a C4 Zone shall not exceed the *gross floor area* of the non-residential *uses*.

14.2.4.2 Parking, Accessory Buildings, Etc.

In accordance with the provisions of Section 5 herein

14.2.4.3 All other requirements in accordance with the provisions for non-residential *buildings* in Section 14.2 hereof.

14.3 SPECIAL PROVISIONS

14.3.1 **C4-1 DUNDAS STREET AND HOUSER'S LANE (KEY MAP 68)**

14.3.1.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-1 Zone *use any lot, or erect, alter* or *use any building or structure* for any purposes except the following:

all uses permitted in subsection 14.1 of this By-law with the exception of an *eating establishment*;

14.3.1.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-1 Zone *use any lot, or erect, alter* or *use any building or structure* except in accordance with the following provisions:

14.3.1.2.1 Gross Floor Area

Maximum 2,787 square metres

14.3.1.2.2 That all of the provisions of the C4 Zone in Section 14.2 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*.

14.3.2 **C4-2 DUNDAS STREET AND CENTRE STREET (KEY MAP 64)**

14.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-2 Zone *use any lot, or erect, alter* or *use any building or structure* for any purposes

HIGHWAY COMMERCIAL ZONE (C4)

except the following:

14.3.2.1.1 Residential Uses

a *dwelling unit* accessory to a permitted use.

14.3.2.1.2 Non Residential Uses

all *uses permitted* in Section 14.1 of this By-Law;
a photographic studio.

(Amended by By-law 8921-14)

14.3.3 **C4-3 DUNDAS STREET AT CLARKE STREET (KEY MAP 65)**

14.3.3.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-3 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all *uses permitted* in Section 14.1 of this By-law;
a *retail store*.

14.3.3.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-3 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.3.2.1 Total Gross Floor Area for 'Retail Store' Uses

Maximum	2,720 square metres
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14.3.3.2.2 The maximum Total *Gross Floor Area* for '*Retail Store*' Uses, as set out in subsection 14.3.4.2.1, shall apply only to those uses identified as a '*retail store*' and shall not apply to any other *use* specifically identified as a *permitted use* in Section 14.1.2.

14.3.3.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

June/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.4 C4-4 NELLIS STREET AND MCKENZIE AVENUE (KEY MAP 64)**

14.3.4.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-4 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

14.3.4.1.1 Residential Uses

a dwelling unit In the second storey of a non-residential *building*.

14.3.4.1.2 Non-Residential Uses:

an antique store;
 an appliance store;
 a bank;
 a *business or professional office*;
 a catalogue store;
 a *convenience store*;
 a *drug store*;
 a *dry cleaner's distribution station*;
 a *dry cleaning establishment*;
 an *eating establishment*;
 a financial Institution;
 a florist shop;
 a household power equipment sales and service establishment;
 a *laundry shop*;
 a motor vehicle retail or wholesale parts outlet;
 a *parking lot*;
 a *personal service shop*;
 a printing shop;
 a retail food store;
 a retail produce outlet;
 a *service shop*;
 a taxi stand;
 a *veterinarian's clinic*.

14.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.4.2.1 Lot Frontage

Minimum	15 metres
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14.3.4.2.2 Rear Yard Depth

Minimum	0 metres
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Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.4.2.3 Interior Side Yard Width

Minimum	1.5 metres
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14.3.4.2.4 Exterior Side Yard Width

Minimum	5.9 metres
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except that an unenclosed porch and/or balcony may extend into the *exterior side yard* a maximum distance of 3.0 metres.

14.3.4.2.5 Notwithstanding the other provisions in the C4-4 Zone, a *loading space* as required in Section 5.4.5 of this By-Law, is exempted.

14.3.4.2.6 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.5 **C4-5 DUNDAS STREET EAST (KEY MAP 65)**

14.3.5.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-5 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted in Section 14.1 of this By-law;
an animal hospital with no outside kennels permitted.

14.3.5.2 That all of the provisions of the C4 Zone in Section 14.2 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*.

14.3.6 **C4-6 MILL STREET AT SIMCOE STREET (KEY MAP 60)**

14.3.6.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-6 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

a motor vehicle sales and service establishment;
a motor vehicle washing establishment;
a public garage and accessory uses.

14.3.6.2 That all of the provisions of the C4 Zone in Section 14.2 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*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.7 C4-7 N/W CORNER OF DUNDAS STREET AND BLANDFORD STREET (KEY MAP 58)**

14.3.7.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Residential Uses

a *dwelling unit* in the upper portion of a non-residential *building*.

Non-Residential Uses

all *uses permitted* in Section 14.1 of this By-law;
 a home decorating *retail store*;
 a *retail store*;
 a health club.

14.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.7.2.1 Residential Uses14.3.7.2.1.1 *Dwelling Unit* in the Upper Portion of a Non-Residential *Building*

- i) The *gross floor area* of the residential portion of a non-residential *building* in a C4-7 Zone shall not exceed the *gross floor area* of the non-residential use.
- ii) All other requirements shall be in accordance with the provisions for non-residential *buildings* in subsection 14.2 herein.

14.3.7.2.2 Non-Residential Uses

14.3.7.2.2.1 Total Gross Floor Area for all Non-Residential Uses

Maximum	929 square metres
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14.3.7.2.2.2 Total Gross Floor Area for all Retail Store Uses

Maximum	141 square metres
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14.3.7.2.2.3 Number of Retail Stores

Maximum	3
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Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)14.3.7.2.3 Parking

14.3.7.2.3.1 Parking Spaces Required

Minimum	37
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14.3.7.2.4 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.8 **C4-8 DUNDAS STREET AND TEEPLE STREET (KEY MAP 64)**

14.3.8.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-8 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted in Section 14.1 of this By-law;
a retail store.

14.3.8.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.8.2.1 Gross Floor Area of a Retail Store

Maximum	75 square metres
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except that only one retail store is permitted within the C4-8 Zone.

14.3.8.2.2 That all of the provisions of the C4 Zone in Section 14.2 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.

14.3.9 **C4-9 INGERSOLL ROAD (KEY MAP 59)**

14.3.9.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-9 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted in Section 14.1 of this By-Law;
a mini-warehouse.

14.3.9.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.9.2.1 Interior Side Yard Width

Minimum for easterly <i>side yard</i>	7.5 metres
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Minimum for westerly <i>side yard</i>	3.0 metres
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14.3.9.2.2 Driveway Width

Minimum width for driveway along westerly <i>side yard</i>	3.0 metres
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14.3.9.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.10 **C4-10 NELLIS STREET AND WEST AVENUE (KEY MAP 64)**

14.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-10 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted In Section 14.1 of this By-Law.

14.3.10.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-10 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.10.2.1 Rear Yard Depth

Minimum	3.0 metres
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14.3.10.2.2 Exterior Side Yard Width

Minimum	6.0 metres
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14.3.10.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.11 **C4-11 REVELL SQUARE (KEY MAP 65)**

14.3.11.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-11 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted In Section 14.1 of this By-Law;
a home decorating *retail store*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.11.2 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.12 **C4-12 DUNDAS STREET AT MILL STREET (KEY MAP 60)**

14.3.12.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-12 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

all uses permitted In Section 14.1 of this By-Law.

14.3.12.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.12.2.1 Driveway Access Location

Adjacent to Dundas Street

within 11 metres of the westerly *lot line* of the C4-12 Zone

Adjacent to Mill Street

no driveway access to Mill Street is permitted within the C4-12 Zone

14.3.12.2.2 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.13 **C4-13 DUNDAS STREET AT DUKE STREET (KEY MAP 44)**

14.3.13.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-13 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

14.3.13.1.1 Residential Uses

all uses permitted In subsection 14.1.1 of this By-Law;
a dwelling unit accessory to a permitted commercial use on the ground floor.

14.3.13.1.2 Non-Residential Uses

all uses permitted In subsection 14.1.2 of this By-Law;
an art gallery including the retailing and servicing of art and art supplies.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.13.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-13 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.13.2.1 Parking for an Art Gallery

Minimum 3 spaces

14.3.13.2.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.14 **C4-14 MILL STREET AND ATHLONE AVENUE (KEY MAP 102)**

14.3.14.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-14 Zone *use any lot, or erect, alter or use any building or structure* for any purposes except the following:

- an ambulance depot;
- an automobile service station;
- a bank;
- a bus station;
- a *business or professional office*;
- a *convenience store*;
- a *drug store*;
- a *dry cleaner's distribution station*;
- a *dry cleaning establishment*;
- a *eating establishment*;
- a household power equipment sales and service establishment;
- a *laundry shop*;
- a *motor vehicle dealership*;
- a motor vehicle retail or wholesale parts outlet;
- a *motor vehicle washing establishment*;
- a *parking lot*;
- a *personal service shop*;
- a *public garage*;
- a *recreational building (indoor sports)*;
- a residential *dwelling unit* in the upper floor of a non-residential *building*;
- a retail food store;
- a *service shop*;
- a swimming pool sales and service shop;
- a tire sales establishment;
- a truck service centre and *accessory uses*, including a *motel* and/or *hotel use* which may be included within the *main building*;
- a *veterinarian's clinic*;
- a *wholesale outlet*;
- a business office, a wholesale outlet or retail sales outlet accessory to a permitted use.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

Notwithstanding the definition of a *shopping centre* as set out in this By-law, a truck service centre may have six or more separated spaces for lease or occupancy by commercial uses. A *shopping centre* which is not associated with a truck service centre is not *permitted* within the C4-14 Zone.

14.3.14.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C4-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.14.2.1 Front Yard Depth

Minimum depth adjacent to Mill Street or Athlone Avenue	15.0 metres
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14.3.14.2.2 Rear Yard Depth

Minimum depth: adjacent to Mill Street	15.0 metres
adjacent to all other <i>streets</i>	4.5 metres

14.3.14.2.3 Exterior Side Yard Width

Minimum width adjacent to Mill Street or Athlone Avenue	15 metres
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14.3.14.2.4 Landscaped Open Space

Minimum	15% of <i>lot area</i>
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14.3.14.2.5 Pump Location

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

the minimum distance between any portion of the *pump island* and the *front lot line* abutting Mill Street or Athlone Avenue shall be 7.5 metres; and where the *lot* is a *corner lot* adjacent to Mill Street or Athlone Avenue, no portion of any *pump island* shall be located closer than 6 metres to a straight line between the point in the *front lot line*, adjacent to Mill Street or Athlone Avenue and a point in the *exterior side lot line*, adjacent to Mill Street or Athlone Avenue, each such point being distant 9 metres from the intersection of such lines.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.14.2.6 Parking Area Location on Lot

Yards in which Required Parking Area Permitted

All *yards* provided that no part of any *parking area*, other than a driveway, is located closer than 3.0 metres to the *street line* of either Mill Street or Athlone Avenue.

14.3.14.2.7 Any use authorized in Section 14.3.14.1 shall be permitted on private services for a maximum period of three years from the date of passing of this By-law, provided that the necessary approvals are obtained from the *County* Board of Health.

14.3.14.2.8 Time Period for Residential Use

Maximum - Three years from the date of the passing of the Temporary Use Zoning By-Law by the Municipality, or upon issuance of an Occupancy Certificate in respect of any new industrial or highway commercial *use* on lands in the surrounding subdivision plan 32T-89017 if such Occupancy Certificate is issued prior to the expiry of the three year time period.

14.3.14.2.9 Height of Building for Motel/Hotel

Maximum 15 metres

14.3.14.2.10 Setback of Motel/Hotel

Minimum 95 metres from Mill Street (such that a 150 metres separation is provided between the *motel* and the limit of extraction for the *existing* pit located on the west side of Mill Street)

14.3.14.2.11 Driveway Width

Notwithstanding any provision of this By-law to the contrary, the width of any driveway providing access from Mill Street may exceed 9.0 metres.

14.3.14.2.12 Height of Lighting Standards

Maximum 12.2 metres

14.3.14.2.13 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.15 C4-15 DUNDAS STREET AND HOUSER'S LANE (KEY MAP 68)**

14.3.15.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a health club;
all *uses permitted* in Section 14.1 of this By-law;
a specialty store for the retail sale and rental of costumes and/or masks, and party supplies.

14.3.15.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.16 C4-16 TEEPLE STREET SOUTH OF DUNDAS STREET (KEY MAP 64)

14.3.16.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law.

14.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-16 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.16.2.1 Parking Area Location on a Lot

The *parking area* adjacent to the south property line shall have a minimum distance setback of 9.0 metres from the south property line.

14.3.16.2.2 Buffer Strip

The required buffer strip, consisting of landscaping, shall have a minimum width of 9.0 metres located between the *parking area* and a residential *use* or a Residential or Development Zone.

14.3.16.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.17 C4-17 DUNDAS STREET AT CLARKE STREET (KEY MAP 65)**

14.3.17.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law.
 a *commercial school*;
 a retail craft store with a maximum *gross floor area* of 185 square metres.

Notwithstanding any provision of this By-law to the contrary, for the purposes of the C4-17 Zone, a 'retail craft store' is defined as store for the retail sale of craft supplies only. The retailing of finished craft products is prohibited.

Notwithstanding any provision of this By-Law to the contrary, for the purpose of a C4-17 Zone, a *shopping centre* is a *permitted use*.

14.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-17 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.17.2.1 Front Yard Depth

For a drive-through automated banking machine only	4.7 metres
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14.3.17.2.2 Setback

Minimum distance from the centreline of an <i>arterial road</i> as designated on Schedule "B" to this By-Law for a drive through automated banking machine only	17.7 metres
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14.3.17.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.18 C4-18 DUNDAS STREET EAST OF BEARD'S LANE (KEY MAP 78)

14.3.18.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law;
 a health club;
 a rental establishment;
 a paper products and associated party supply store.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.18.2 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.19 **C4-19 MILL STREET SOUTH OF SIMCOE STREET (KEY MAP 60)**

14.3.19.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-Law;
a commercial school.

14.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-21 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.19.2.1 Flood Plain Provision

The subject lands are affected by the flood plain of Cedar Creek. In addition to any other relevant provision of this By-law, any construction or reconstruction of any part of a structure or building below the Regulatory Storm Floodline shall be so affected. Any site alteration, grading and/or filling below the Registered Fill Line is subject to the regulations of the Upper Thames River Conservation Authority.

14.3.19.2.2 Parking for Commercial School

The required number of *parking spaces* for a *commercial school*, based on *gross floor area*, and access to this *parking area* shall be provided on the site in accordance with the provisions of the By-Law.

14.3.19.2.3 The doorway existing along the southerly portion of the easterly wall facing Mill Street, shall be used for fire safety and emergency purposes only.

14.3.19.2.4 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.20 **C4-20 SOUTHEAST CORNER OF MILL AND MAIN STREETS (KEY MAP 61)**

14.3.20.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-Law;
the retail sale of crafts as an accessory use to a farmer's market.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

For the purposes of this By-Law, the following definitions shall apply:

"Farmer's Market", means a market for the retail sale and exhibition of local agricultural products and handmade crafts and collections for hobby purposes by market vendors.

"Crafts", means items fabricated using a special manual skill and not having a registered trademark.

14.3.20.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.21 **C4-21 NORWICH AVENUE AND PARKINSON ROAD (KEY MAP 88)**

14.3.21.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law;
a brew your own beer retail outlet.

For the purposes of this By-Law, the following definition shall apply:

"Brew your own beer retail outlet" means a facility where ingredients to make beer are purchased, processed and bottled on-site by the purchaser.

14.3.21.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.22 **C4-22 NORWICH AVENUE AND NORTH SIDE OF JULIANA DRIVE (KEY MAP 87)**

14.3.22.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-22 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 bank or financial institution;
a *business or professional office*;
a *church*;
a commercial club;
a *convenience store*;
a *drug store*;
a *dry cleaner's distribution station*;
an *eating establishment*;

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

a finance office;
 a health club;
 a household power equipment and service establishment;
 a *laundry shop*;
 a *medical clinic*;
 a motor vehicle retail or wholesale parts outlet;
 a *motor vehicle washing establishment*;
 a *nursery school*;
 a *parking lot*;
 a *personal service shop*;
 a photographic processing depot;
 a printing shop;
 a *recreational building (indoor sports)*;
 a *service shop*;
 a tire sales establishment;

Notwithstanding the above, a *shopping centre* as defined in this By-Law is not a *permitted use* in the C4-22 Zone.

14.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-22 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.22.2.1 Lot Frontage

Minimum	30 metres
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14.3.22.2.2 Lot Area

Minimum	3,000 square metres
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14.3.22.2.3 Lot Depth

Minimum	60.0 metres
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14.3.22.2.4 Front Yard Depth

Minimum	15.0 metres
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14.3.22.2.5 Rear Yard Depth

Minimum	7.5 metres
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14.3.22.2.6 Exterior Side Yard Width

Minimum	15.0 metres
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Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.22.2.7 Interior Side Yard Width

Minimum 3.0 metres

14.3.22.2.8 Setback

Minimum distance from centreline from
Norwich Avenue and Juliana Drive 27.5 metres

14.3.22.2.9 Landscaped Open Space

Minimum 20% of the lot area

14.3.22.2.10 Gross Floor Area

Minimum 300 square metres

14.3.22.2.11 Parking Area Location

Minimum Distance from *Street Line* 3.0 metres

14.3.22.2.12 Pump Location

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

- i) the minimum distance between any portion of the *pump island* and any *lot line* shall be 10.0 metres;
- ii) where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than 7.5 metres to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant 9.0 metres from the intersection of such lines.

14.3.22.2.13 Open Storage

Open storage is not permitted.

14.3.22.2.14 Ingress and Egress

Notwithstanding any other provisions of this By-Law to the contrary:

- i) the minimum distance between a driveway and an intersection of *street lines* measured along the *street line* intersected by such driveway shall be 20.0 metres;

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

- ii) every *lot* shall be limited to the following number of driveways:
 - a) up to the first 30.0 metres of frontage
- not more than 1 driveway; and
 - b) for each additional 30 metres of frontage
- not more than 1 additional driveway

provided that there is at least 9.0 metres between each driveway intersection with the *street line*.

14.3.22.2.15 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.23 **C4-23 N/E CORNER OF NORWICH AVENUE AND JULIANA DRIVE (KEY MAP 88)**

14.3.23.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-23 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- an automobile service station;
- a bank;
- a brewer's retail outlet;
- a *convenience store*;
- a *dry cleaner's distribution station*;
- an *eating establishment*;
- a furniture and/or appliance store;
- a *hotel/motel*;
- a *motor vehicle dealership*;
- a motor vehicle retail or wholesale parts outlet;
- a *personal service shop*;
- a *public garage*;
- a retail nursery;
- a *service shop*;
- a swimming pool sales and service shop;
- a taxi stand;
- a *wholesale outlet*;
- a business office, a wholesale outlet or retail sales outlet *accessory to a permitted use*;
- a *dry cleaning establishment*;
- a *laundry shop*;
- a printing plant;
- a cold storage plant;
- an *industrial mall*;
- a manufacturing plant;
- a packaging plant;
- a scientific research establishment;
- a *warehouse*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.23.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-23 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.23.2.1	Lot Area	
	Minimum	4,340 square metres
14.3.23.2.2	Front Yard Depth	
	Minimum	20.0 metres
14.3.23.2.3	Rear Yard	
	Minimum	5.0 metres
14.3.23.2.4	Interior Side Yard Width	
	Minimum	3.0 metres
14.3.23.2.5	Exterior Side Yard Width	
	Minimum	20.0 metres
14.3.23.2.6	Setback	
	Minimum distance from centreline of Norwich Avenue	32.0 metres
14.3.23.2.7	Loading Spaces	
	Minimum number	2
14.3.23.2.8	Open Storage	

The storage of goods or materials is permitted outside any building in accordance with the following provisions:

- i) such open storage is located to the rear of the main building on the lot and is not exposed to view to Norwich Avenue;
- ii) such *open storage* is accessory to the *use* of the *main building* on the *lot*;
- iii) such *open storage* complies with the *yard* and setback requirements of subsection 14.2.1 to this By-Law;
- iv) such *open storage* shall not cover more than 40% of the *lot area*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

- v) any portion of the *area used* for *open storage* shall meet the provisions for buffer strips in subsection 5.10 to this By-Law.

14.3.23.2.9 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.24 **C4-24 NELLIS STREET BETWEEN CLARKE AND SPRINGBANK (KEY MAP 65)**

14.3.24.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-24 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
 a film processing depot;
 a health club;
 a *retail store*.

14.3.24.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-24 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.24.2.1 Setback of Buildings and Structures from Nellis Street

Minimum	20.0 metres
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14.3.24.2.2 Required Parking Spaces

Minimum	1 space per 20 square metres
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14.3.24.2.3 Total Gross Floor Area for 'Retail Store' Uses

Maximum	2,800 square metres
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14.3.24.2.4 The maximum *Total Gross Floor Area* for '*Retail Store*' uses, as set out in subsection 14.3.24.2.3, shall apply only to those *uses* identified as a '*retail store*' and shall not apply to any other *use* specifically identified as a *permitted use* in Section 14.3.24.1.

14.3.24.2.5 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.25 C4-25 DUNDAS STREET BETWEEN CLARKE AND SPRINGBANK (KEY MAP 65)**

14.3.25.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a place of entertainment restricted to a billiard hall only.

14.3.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-25 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.25.2.1 Notwithstanding any provision of this By-Law to the contrary, parking for a billiard hall shall be required at a ratio of 1 *parking space* per 20 square metres of *gross floor area*.

14.3.25.2.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.26 C4-26 DUNDAS STREET BETWEEN NORWICH AND CHAPEL (KEY MAP 63)

14.3.26.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law.

14.3.26.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.26.2.1 Lot Area

Minimum	900 square metres
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14.3.26.2.2 Front Yard Depth

Minimum Depth	0 metres
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14.3.26.2.3 Setback

Minimum setback from the limit of the Dundas Street road allowance	0 metres
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Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.26.2.4 Interior Side Yard Width

Minimum 1.5 metres

14.3.26.2.5 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.27 **C4-27 SPRINGBANK AVENUE SOUTH (KEY MAP 65)**

14.3.27.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;

14.3.27.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-27 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.27.2.1 Open Storage

Open storage of goods or materials is permitted outside any building in accordance with the following provisions:

- i) such *open storage* area is *accessory* to the *use* of the *main building* on the *lot*;
- ii) such *open storage* does not cover more than 30% of the *lot area*; and,
- iii) any portion of the area used for *open storage* adjacent to James Street shall be enclosed by a fence and designed so that the storage area is not visible.

14.3.27.2.2 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)**14.3.28 C4-28 435 TECUMSEH STREET (EAST ZORRA) (KEY MAP 17)**

14.3.28.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an antique store;
 an appliance sales and service shop;
 a banquet hall;
 a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment;
 a *business or professional office*;
 a catalogue store;
 a *convenience store*;
 a *dry cleaner's distribution station*;
 an *eating establishment*;
 a farm implement dealer;
 a farm produce retail outlet;
 a financial institution;
 a florist shop;
 a furniture store;
 a household power equipment sales and service establishment;
 a *laundry shop*;
 a *motor vehicle dealership*;
 a motor vehicle retail or wholesale parts outlet;
 a *personal service shop*;
 a printing shop;
 a *public garage*;
 a *recreational building – indoor sports*;
 a retail building supply establishment;
 a retail food store;
 a retail nursery;
 a *service shop*;
 a swimming pool sales and service shop;
 a tire sales establishment;
 a *veterinarian's clinic*;
 a *wholesale outlet*;
 a business office, a wholesale outlet or retail sales outlet *accessory to a permitted use*.

14.3.28.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-28 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.28.2.1 Interior Side Yard Width

Minimum width	3.0 metres
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except that where the interior *side lot line* abuts a residential use or a Residential or Development Zone, the minimum *interior side yard width* shall be 7.0 metres

Sept. 30/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.28.2.2 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.29 **C4-29 S/E CORNER OF NORWICH AND JULIANA (KEY MAP 97)**

(Deleted by By-Law 8847-13)

14.3.30 **C4-30 N/W CORNER OF NORWICH AND PAVEY (KEY MAP 73)**

14.3.30.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a retail and wholesale sporting goods store.

14.3.30.2 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.31 **C4-31 N/W CORNER OF DUNDAS AND WEST (KEY MAP 64)**

14.3.31.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-31 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a donated goods *retail store* and a workforce training facility as an *accessory use*.

14.3.31.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-31 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.31.2.1 Definition of a Donated Goods Retail Store

For the purpose of this subsection, a '*Donated Goods Retail Store*' means a *building or structure* or part thereof in which goods, wares, merchandise or articles are stored, offered or kept for retail sale to the public and where those items stored or offered for sale are procured solely and exclusively through the donations of the goods, wares, merchandise or articles. The premises of a 'donated goods retail store' shall also permit associated workforce training and development activities as an accessory use. All aspects of a 'donated goods retail store' shall be operated on a not-for-profit basis by a registered not-for-profit organization.

April/13

HIGHWAY COMMERCIAL ZONE (C4)14.3.31.2.2 Minimum Space Requirements for a Donated Goods Retail Store

14.3.31.2.2.1 The Minimum Floor Space requirements of a DONATED GOODS RETAIL STORE shall be as follows:

(i)	Retail Selling Area	464 sq m
(ii)	Shipping, Receiving and Salvage Operations	40 sq m
(iii)	Processing Room	53 sq m
(iv)	Classroom	35 sq m
(v)	Lunchroom	11 sq m
(vi)	Office Space	8 sq m

14.3.31.2.3 That all the provisions of the C4 Zone in Section 14.2 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.

14.3.32 **C4-32 SOUTH SIDE OF DUNDAS, WEST OF INGERSOLL ROAD (KEY MAP 59)**

14.3.32.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a dwelling unit in a non-residential *building*;
 a health club.

14.3.32.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-32 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.32.2.1 Special Parking Provisions

- | | | |
|-----|---|----------|
| i) | Minimum Number of <i>Parking Spaces</i> | 8 spaces |
| ii) | Notwithstanding any provision of this By-law to the contrary, any amount of required parking may be accommodated on lands to the immediate east of the subject lands. | |

14.3.32.2.2 A portion of the subject lands are affected by the flood plain of Cedar Creek. Any site *alteration*, grading and/or filling within the Regulatory Flood Plain is subject to the regulations of the Upper Thames River Conservation Authority.

14.3.32.2.3 That all the provisions of the C4 Zone in Section 14.2 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.

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)**14.3.33 C4-33 EAST WOODSTOCK (KEY MAPS 41, 80, 82)**

14.3.33.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- an ambulance depot;
- an auction establishment;
- an *automobile service station*;
- a bank;
- a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment;
- a brewers retail outlet;
- a bus station;
- a *business or professional office*;
- a *convenience store*;
- a *customer contact centre office*;
- a *dry cleaners distribution station*;
- an *eating establishment*;
- a farm implement dealer;
- a farm produce retail outlet;
- a *hotel or motel and accessory dwelling unit*;
- a household power equipment sales and service establishment;
- a *laundry shop*;
- a miniature golf course or driving range;
- a *motor vehicle dealership*;
- a motor vehicle retail or wholesale parts outlet;
- a *motor vehicle washing establishment*;
- a *parking lot*;
- a *personal service shop*;
- a *public garage*;
- a *recreational building (indoor sports)*;
- a retail nursery;
- a *service shop*;
- a specialty food store in accordance with the definition contained in Section 16.2.1;
- a swimming pool sales and service shop;
- a taxi stand;
- a tire sales establishment;
- a *veterinarian's clinic*;
- a *wholesale outlet*;
- a business office, wholesale outlet or retail sales outlet *accessory to a permitted use*.

14.3.33.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-33 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.33.2.1 Lot Frontage

Minimum

45.0 metres

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

14.3.33.2.2	Lot Area	
	Minimum	3,000 square metres
14.3.33.2.3	Lot Depth	
	Minimum	75.0 metres
14.3.33.2.4	Lot Coverage	
	Maximum for all main buildings and accessory buildings	40% of the <i>lot area</i>
14.3.33.2.5	Front Yard Depth	
	Minimum depth adjacent to:	
	Dundas Street (Hwy 2)	22.0 metres
	Oxford Road 4	22.0 metres
	All other streets	15.0 metres
14.3.33.2.6	Rear Yard Depth	
	Minimum	20.0 metres
14.3.33.2.7	Interior Side Yard Width	
	Minimum width	7.5 metres
14.3.33.2.8	Exterior Side Yard Width	
	Minimum depth adjacent to:	
	Dundas Street (Hwy 2)	22.0 metres
	Oxford Road 4	22.0 metres
	All other <i>streets</i>	15.0 metres
14.3.33.2.9	Setback:	
	Minimum distance from centreline of:	
	Dundas Street (Hwy 2)	32.0 metres
	Oxford Road 4	32.0 metres
14.3.33.2.10	Landscaped Open Space	
	Minimum	10% of the lot area

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

14.3.33.2.11 Height of Building

Maximum 11.0 metres

14.3.33.2.12 Parking, Accessory Buildings, Etc

In accordance with the provisions of Section 5 herein.

14.3.33.2.13 Open Storage

The *open storage* of goods or materials is permitted outside any *building* in accordance with the following provisions:

- (i) such *open storage* is *accessory* to the *use* of the main building on the lot;
- (ii) such *open storage* complies with the *yard* and setback requirements of subsection 14.3.33.2, hereof;
- (iii) such *open storage* does not cover more than 30% of the *lot area*;
- (iv) any portion of the area used for *open storage* shall be enclosed by a fence, berm or evergreen hedgerow which provides screening of the *open storage* area from any abutting *street* or highway; and
- (v) such *open storage* is located to the rear of the *main building* on the *lot*.

14.3.33.2.14 Pump Island Location

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

- (i) the minimum distance between any portion of the *pump island* and any lot line shall be 5.0 metres; and
- (ii) where the *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 such point being distant 9.0 metres from the intersection of such lines.

14.3.33.2.15 Existing Lots

Notwithstanding the *Lot Frontage*, *Lot Area* and *Lot Depth* provisions contained in subsection 14.3.33.2, any *lot* zoned C4-33 which existed on or before July 10, 2008 and does not meet any or all of the minimum *Lot Frontage*, *Lot Area* or *Lot Depth* provisions as contained in subsection 14.3.33.2 shall be deemed to be an existing lot for the purpose of this subsection and the following provisions shall apply:

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

(i) Lot Frontage

The minimum *lot frontage* shall be the *lot frontage* on a *street* existing on July 10, 2008;

(ii) Lot Area

The minimum *lot area* shall be the *lot area* existing on July 10, 2008;

(iii) Lot Depth

The minimum *lot depth* shall be the *lot depth* existing on July 10, 2008.

14.3.33.2.16 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.34 **C4-34 EAST WOODSTOCK (KEY MAP 69)**

14.3.34.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Non-Residential Uses - Commercial

an ambulance depot;
 an auction establishment;
 an *automobile service station*;
 a bank;
 a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment;
 a brewers retail outlet;
 a bus station;
 a *business or professional office*;
 a *convenience store*;
 a *customer contact centre office*;
 a *dry cleaners distribution station*;
 an *eating establishment*;
 a farm implement dealer;
 a farm produce retail outlet;
 a *hotel or motel and accessory dwelling unit*;
 a household power equipment sales and service establishment;
 a *laundry shop*;
 a miniature golf course or driving range;
 a *motor vehicle dealership*;
 a motor vehicle retail or wholesale parts outlet;
 a *motor vehicle washing establishment*;
 a *parking lot*;
 a personal service shop;

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

a *public garage*;
 a *recreational building (indoor sports)*;
 a retail nursery;
 a *service shop*;
 a specialty food store in accordance with the definition contained in Section 16.2.1;
 a swimming pool sales and service shop;
 a taxi stand;
 a tire sales establishment;
 a *veterinarian's clinic*;
 a *wholesale outlet*;
 a business office, wholesale outlet or retail sales outlet *accessory to a permitted use*.

Non Residential Uses - Industrial

an assembly plant;
 a cold storage plant;
 a fabricating plant;
 a manufacturing plant;
 a packaging plant;
 a printing plant;
 a processing plant;
 a scientific research establishment;
 a *warehouse*.

14.3.34.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-34 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Amended by By-Law 8847-13)

14.3.34.2.1 Outdoor Storage Provisions for Industrial Uses

Outdoor storage of goods and materials associated with any industrial use listed in Section 14.3.34.1 is not permitted.

14.3.34.2.3 Existing Lots

Notwithstanding any other provision of this By-law, any *lot* zoned C4-34 which existed on or before July 10, 2008 and does not meet any or all of the minimum *Lot Frontage, Lot Area or Lot Depth* provisions as contained in subsection 14.3.33.2 shall be deemed to be an existing *lot* for the purpose of this subsection and the following provisions shall apply:

(i) Lot Frontage

The minimum *lot frontage* shall be the *lot frontage* on a *street* existing on July 10, 2008;

April/13

HIGHWAY COMMERCIAL ZONE (C4)

(ii) Lot Area

The minimum *lot area* shall be the *lot area* existing on July 10, 2008;

(iii) Lot Depth

The minimum *lot depth* shall be the *lot depth* existing on July 10, 2008.

14.3.34.2.4 That all the provisions of the C4-33 Zone in Section 14.3.33.2 of this By-law shall apply and further, that all other provisions of this that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

14.3.35 **C4-35 EAST WOODSTOCK (KEY MAP 82)**

14.3.35.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in the C4-33 Zone (Section 14.3.33.1);
a fence installation, sales and service establishment.

14.3.35.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-35 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.35.2.1 Lot Frontage

The minimum *lot frontage* shall be the *lot frontage* on a *street* existing on July 10, 2008.

14.3.35.2.3 That all the provisions of the C4-33 Zone in Section 14.3.33.2 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.

14.3.36 **C4-36 S/E CORNER OF SPRINGBANK AVENUE AND PARKINSON ROAD (KEY MAP 90)**

14.3.36.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-36 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a boat, motorcycle, motor home, snowmobile, travel trailer or all-terrain vehicle sales and service establishment;
a *convenience store*;
a *dry cleaners distribution station*;
an *eating establishment*;
a *motor vehicle dealership*;
a motor vehicle retail or wholesale parts outlet;

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

a motor vehicle washing establishment;
a personal service shop;
a recreational building (indoor sports);
 a nursery;
 a swimming pool sales and service shop;
 a tire sales and service establishment
 an assembly plant;
 a cold storage plant;
a customer contact centre office;
 a fabricating plant;
 a machine shop;
 a manufacturing plant;
 a packaging plant;
 a printing plant;
 a processing plant;
 a scientific research establishment;
a warehouse;
a wholesale outlet;
 a business office, a wholesale outlet or retail sales outlet *accessory to a permitted use.*

14.3.36.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-36 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.36.2.1 Open Storage

The *open storage* of goods or materials is *permitted* outside any *building* in accordance with the following provisions:

- (i) such *open storage* is *accessory* to the *use* of the *main building* on the *lot*;
- (ii) such *open storage* complies with the *yard* and setback requirements of subsection 14.2.1 of this By-law;
- (iii) such *open storage* shall not cover more than 40% of the *lot area*; and
- (iv) any portion of the area used for *open storage* shall be enclosed by a fence, berm and/or evergreen hedgerow which provides screening of the *open storage* area from Parkinson Road.

14.3.36.2.2 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)**14.3.37 C4-37 S/E CORNER OF MILL STREET AND QUEEN STREET (KEY MAP 61)**

14.3.37.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-37 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a hunting and fishing supply establishment.

14.3.37.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.38 C4-38 NELLIS STREET EAST OF CLARKE STREET (KEY MAP 65)

14.3.38.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-38 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a *contractor's yard or shop*.

14.3.38.2 That all the provisions of the C4 Zone in Section 14.2 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*.

14.3.39 C4-39 SOUTH SIDE OF NELLIS STREET, WEST OF CLARKE STREET (KEY MAP 64)

14.3.39.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law;
a silk screening and embroidering establishment.

14.3.39.2 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)**14.3.40 C4-40 SOUTH SIDE OF PAVEY STREET, WEST OF NORWICH AVENUE (KEY MAP 73)**

14.3.40.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any C4-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-law;
a donated goods *retail store*.

14.3.40.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.40.2.1 Definition of a Donated Goods Retail Store

For the purpose of this subsection, a '*Donated Goods Retail Store*' means a *building or structure* or part thereof in which goods, wares, merchandise or articles are stored, offered or kept for retail sale to the public and where those items stored or offered for sale are procured solely and exclusively through the donations of the goods, wares, merchandise or articles.

14.3.40.2.2 Provisions for a Donated Goods Retail Store

i) Floor Area for a the retail portion of a *Donated Goods Retail Store*:

Maximum	446 m ²
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ii) *Interior Side Yard Width*

Minimum

a) west side of building	4.5 m
b) east side of building	1.2 m

iii) *Parking Area* setback from west side of *building* to driveway:

Minimum	0.5 m
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iv) *Parking Area* (front) setback from easterly interior *side lot line*:

Minimum	1.2 m
---------	-------

v) *Parking Spaces*:

Minimum number of spaces	14
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14.3.40.2.3 That all the provisions of the C4 Zone in Section 14.2 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*.

Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

14.3.41 **C4-41** **DUNDAS STREET BETWEEN HURON STREET AND
MARLBORO STREET** **(KEY MAP 63)**

14.3.41.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-41 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-law.

14.3.41.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-41 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.41.2.1 Provisions for a Medical Office (Dental Clinic):

- | | | |
|-----|---|----|
| i) | Maximum number of Dental Chairs | 7 |
| ii) | Minimum number of <i>Parking Spaces</i> | 11 |

14.3.41.2.2 That all other provisions of the C4 Zone in Section 14.2 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 8717-11)

14.3.42 **C4-42** **NORTHEAST CORNER OF DUNDAS STREET AND
CLARKE STREET** **(KEY MAP 64)**

14.3.42.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-42 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 14.1 of this By-Law.

14.3.42.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C4-42 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.3.42.2.1 Rear Yard Depth:

Minimum	6.25 m
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14.3.42.2.2 Exterior Side Yard Width:

Minimum	6.0 m
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Sept. 20/13

HIGHWAY COMMERCIAL ZONE (C4)

14.3.42.2.3 Interior Side Yard Width:

Minimum	0.85 m
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14.3.42.2.4 Setback Requirements for Parking Areas from Street Line:

Minimum	1.0 m
---------	-------

14.3.42.2.5 Setback Requirements for Parking Areas from Interior Side Lot Line:

Minimum	1.0 m
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14.3.42.2.6 Setback Requirements for Parking Areas from Main Building:

Minimum	0 m
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14.3.42.2.7 Turning radius for a drive thru:

Minimum	4.0 m
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14.3.42.3.8 Driveway Width on Clarke Street:

Maximum	15 m
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(Added by By-Law 8803-12)

14.3.42.2.9 Notwithstanding the provisions of Section 5.1.3 of this By-law, a drive aisle or vehicle may be located within the north east corner lot *site triangle*.

14.3.42.2.10 That all the provisions of the C4 Zone in Section 14.2 of this By-Law shall apply and further that all other provisions of this By-Law are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8803-12)

14.3.43 **C4-43** **BONDS CORNERS** **(KEY MAP 69)**14.3.43.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-43 Zone use any *lot*, or *erect*, *alter* or *use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.3.34.1 of this By-Law;
 a cartage express or *truck terminal* or yard;
 a *single-detached dwelling house*.

September/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.43.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-43 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

14.3.43.2.1 Time Period for a *Single-Detached Dwelling House*:

Maximum	September 4, 2014 to September 4, 2017
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14.3.43.2.2 Zone Provisions:

14.3.43.2.2.1 Outdoor Storage Provisions for a cartage express or *truck terminal* or yard:

Notwithstanding subsection 14.3.34.2.1, the outdoor storage of goods, materials and/or *tractor trailers* associated with a cartage express or *truck terminal* or yard on the *lot* shall be *permitted*.

14.3.43.2.2.2 Notwithstanding Section 14.2, all existing conditions as of September 4, 2014 with respect to *yards*, *coverages* or any other relevant and applicable zone provisions shall be deemed to be in compliance with this By-law.

14.3.43.2.3 That all the provisions of the C4-34 Zone in Section 14.3.34.2 of 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 8938-14)

14.3.44 **C4-44 SOUTH SIDE OF DUNDAS STREET, WEST OF CLARKE STREET (KEY MAP 64)**

14.3.44.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law;
a *donated goods retail store* and a workforce training facility

14.3.44.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

September/14

HIGHWAY COMMERCIAL ZONE (C4)

14.3.44.2.1 Definition of a Donated Goods Retail Store

For the purpose of this subsection, a '*Donated Goods Retail Store*' means a *building* or *structure* or part thereof in which goods, wares, merchandise or articles are stored, offered or kept for retail sale to the public and where those items stored or offered for sale are procured solely and exclusively through the donations of the goods, wares, merchandise or articles. The premises of a '*donated goods retail store*' shall also permit associated workforce training and development activities as an accessory use. All aspects of a 'donated goods retail store' shall be operated on a not-for-profit basis by a registered not-for-profit organization.

14.3.44.2.2 *Interior Side Yard Width:*

Minimum	6.6 m
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14.3.44.2.3 Setback Requirements for *Parking Areas* from *Street Line*:

Minimum	2.2 m
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14.3.44.2.4 Eastern Driveway Width:

Maximum	10.6 m
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14.3.44.3 That all the provisions of the C4 Zone in Section 14.2 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 8931-14)

14.3.45 **C4-45 NORTH SIDE OF DUNDAS STREET, WEST OF OXFORD STREET (KEY MAP 44)**

14.3.45.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C4-45 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 14.1 of this By-Law;
a *duplex dwelling house*.

14.3.45.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any C4-45 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

14.3.45.2.1 PROVISIONS FOR A *DUPLEX DWELLING HOUSE*

i) Notwithstanding any provisions of this By-Law to the contrary, a *duplex dwelling* existing as of May 7, 2015 shall be deemed to be in compliance with all of the provisions of this By-Law.

May/15

HIGHWAY COMMERCIAL ZONE (C4)

- ii) Notwithstanding any provisions of this By-Law to the contrary, any replacement, reconstruction or alteration of a *duplex dwelling* shall be in accordance with Section 14.2, Table 14.2 – Zone Provisions; Non-Residential Uses, as contained in this By-Law.

14.3.45.3 That all provisions of the C4 Zone in Section 14.2 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 8973-15)

14.3.46 **C4-46** **NORWICH AVENUE & ALICE STREET** **(KEY MAP 73)**

14.3.46.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any C4-46 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 14.1 of this By-law;
- a health club

14.3.46.2 That all provisions of the C4 Zone in Section 14.2 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 9093-16)