

## SECTION 17

### GENERAL COMMERCIAL 2 ZONE (GC2)

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#### 17.1 Permitted Uses

<p>Art galleries.</p> <p>Auditoriums.</p> <p>Automobile washing establishments.</p> <p>Bake shops.</p> <p>Call centres.</p> <p>Churches.</p> <p>Commercial schools.</p> <p>Commercial recreation establishments (indoor).</p> <p>Community centres.</p> <p>Convenience stores.</p> <p>Convention facilities.</p> <p>Crisis care facilities.</p> <p>Daycare centres.</p> <p>Existing automobile service stations.</p> <p>Existing dwellings.</p> <p>Financial Institutions.</p> <p>Funeral homes.</p> <p>Gas bars.</p> <p>Group Homes.</p> <p>Laundromats.</p> <p>Libraries.</p>	<p>Medical centres/clinics.</p> <p>Minor institutions.</p> <p>Museums.</p> <p>Newspaper and printing establishments.</p> <p>Offices.</p> <p>Parking lots.</p> <p>Personal service establishments.</p> <p>Pharmacies.</p> <p>Public halls.</p> <p>Repair and rental establishments.</p> <p>Residential conversion of an existing commercial building.</p> <p>Restaurants.</p> <p>Retail establishments, including shopping centres and excluding department stores.</p> <p>Social or service clubs.</p> <p>Studios.</p>
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*(41/2010)*

## 17.2 Zone Regulations

### 17.2.1 All Uses Permitted in Section 17.1 with the Exception of Residential Conversion of an Existing Commercial Building, Existing Dwellings, Existing Automobile Service Stations, Gas Bars and Group Homes (41/2010)

(1)	Lot Area:	(minimum)	<b>460m<sup>2</sup></b>
(2)	Lot Frontage:	(minimum)	<b>12m</b>
(3)	Front Yard Depth:	(minimum)	<b>6m</b>
(4)	Side Yard Widths:	(minimum)	<b>3m</b> (each side) except that where the side yard abuts a Residential Zone a minimum side yard of <b>5m</b> shall be provided
(5)	Rear Yard Depth:	(minimum)	<b>7.5m</b>
(6)	Lot Coverage:	(maximum)	<b>35%</b>
(7)	Height:	(maximum)	<b>10m</b>
(8)	Landscaped Open Space:	(minimum)	<b>15%</b> except on a lot in the GC2 Zone abutting Exmouth Street as shown on Zoning Map Parts 27, 28, 29 and 38 where landscaped open space shall be provided as follows: <ul style="list-style-type: none"> <li>i) a landscaped strip having a minimum depth of <b>4.5m</b> shall be provided along that portion of the Exmouth Street property line not occupied by a driveway</li> <li>ii) on a corner lot a landscaped strip having a minimum depth of <b>3m</b> shall be provided along that portion of a flanking or fronting street other than Exmouth Street not occupied by a driveway</li> </ul>
(9)	Landscaped Strips:	(minimum)	<b>3m</b> adjacent to a Residential Zone
(10)	Floor Area Restrictions:	(maximum)	<b>300m<sup>2</sup></b> for restaurants

**17.2.2 Residential Conversion of an Existing Commercial Building**

(1) The regulations set out in Section 14.2.2 shall apply.

**17.2.3 Existing Dwellings**

(1) The regulations set out in Section 7.2.1 shall apply.

**17.2.4 Existing Automobile Service Stations and Gas Bars**

(1) The regulations set out in Section 15.2.2 shall apply.

**17.2.5 Group Homes**

(1) The regulations set out in [Section 3.16](#) shall apply.

*(41/2010)*

**17.3 Site and Area Specific Regulations**

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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**17.3.1 GC2-1** (See Zoning Map Part 38)

**17.3.1.1 Permitted Uses**

- (1) May be used for a parking lot.

**17.3.1.2 Site Zone Regulations - Parking Lot**

- |                        |           |   |
|------------------------|-----------|---|
| (1) Fencing:           | (minimum) | a <b>1.2m</b> in height chain link fence shall be maintained along the north and south property lines             |
| (2) Access:            | (maximum) | <b>1</b> access driveway from Napier Street   |
| (3) Landscaped Strips: | (minimum) | <b>6m</b> strip along the Napier Street frontage not occupied by the access driveway                              |
| (4) Parking Storage:   | (minimum) | no overnight parking and no storage of any commercial motor vehicles weighing in excess of <b>2,270 kilograms</b> |

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**17.3.2 GC2-2** (See Zoning Map Part 29)

**17.3.2.1 Permitted Uses**

- (1) Shall be used for an office for dentists.

**17.3.2.2 Site Zone Regulations - Office for Dentists**

- |                            |           |  |
|----------------------------|-----------|--|
| (1) Landscaped Open Space: | (minimum) | as existed on the date of passing of this By-law   |
| (2) Setbacks:              | (minimum) | the front, side and rear yard setbacks shall be maintained   |
| (3) Lighting:              | (minimum) | exterior lighting shall be of a non-glare nature and directed away from any adjacent residential properties                        |
| (4) Trees:                 | (minimum) | mature trees on the lot shall be maintained  |
| (5) Parking:               | (minimum) | <b>14</b> parking spaces with <b>1</b> space signed and reserved for the exclusive use of the tenants at <b>812 Lynwood Avenue</b> |

- (6) Use of Buildings: (maximum) - **812 Lynwood Avenue** dwelling shall be limited to single detached dwelling use only
- the office area shall be located on the ground floor of the commercial building and shall be limited to a maximum of **177m<sup>2</sup>**
  - the commercial building shall be used for not more than **3** dentists with a combined support staff of **1** hygienist, **1** receptionist and **3** chairside assistants

### 17.3.3 GC2-3 (See Zoning Map Part 27)

#### 17.3.3.1 Permitted Uses

The lands shall only be used for the following uses:

- (1) Medical centres/clinics.
- (2) Offices.

#### 17.3.3.2 Site Zone Regulations

- |                            |           |  |
|----------------------------|-----------|--|
| (1) Setbacks:              | (minimum) | the setbacks of the existing buildings shall be maintained   |
| (2) Character:             | (minimum) | external residential character of the buildings shall be maintained  |
| (3) Driveways:             | (maximum) | <b>2</b>   |
| (4) Parking:               | (minimum) | existing parking areas shall be maintained   |
| (5) Privacy Screening:     | (minimum) | <b>1.5m</b> in height consisting of opaque fencing or hedging along the east, west and south property line |
| (6) Landscaped Open Space: | (minimum) | <b>30%</b>   |
| (7) Lighting:              | (minimum) | external lighting shall be of a non-glare nature and directed away from adjacent residential properties    |
| (8) Commercial Signs:      | (maximum) | <b>0.6m</b> in area to be attached to the building to which it applies and not be illuminated              |
| (9) Easement:              | (minimum) | a mutual easement over the parking area and driveway is to be provided for all properties                  |

**17.3.4 GC2-4** (See Zoning Map Part 28)

**17.3.4.1 Permitted Uses**

The lands shall only be used for the following uses:

- (1) Accessory uses and buildings.
- (2) Medical centres/clinics.
- (3) Offices.

**17.3.4.2 Site Zone Regulations**

- |     |                        |           |   |
|-----|------------------------|-----------|---|
| (1) | Side Yard Width:       | (minimum) | south side yard of <b>3m</b>  |
| (2) | Access:                | (maximum) | sole access shall be provided between <b>414 East Street</b> and <b>416 East Street</b> |
| (3) | Loading Space:         | (minimum) | no loading space is required  |
| (4) | Driveway Width:        | (minimum) | <b>3m</b>   |
| (5) | All Other Regulations: |           | the regulations set out in <a href="#">Section 17.2.1</a> shall apply                   |

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**17.3.5 GC2-5** (See Zoning Map Part 28)

**17.3.5.1 Permitted Uses**

The lands shall only be used for the following uses:

- (1) A doctor's office on the ground floor only.
- (2) A dwelling unit in the basement only.
- (3) Accessory uses and buildings.

**17.3.5.2 Site Zone Regulations**

- |     |                        |           |   |
|-----|------------------------|-----------|---|
| (1) | Parking Spaces:        | (minimum) | <b>8 spaces</b>   |
| (2) | Setbacks:              | (minimum) | existing building setbacks to be maintained   |
| (3) | Landscaped Open Space: | (minimum) | as existed on the date of passage of this By-law  |
| (4) | Lighting:              | (minimum) | exterior lighting shall be non-glare and directed away from adjacent residential properties   |
| (5) | Privacy Fence:         | (minimum) | <b>1.5m</b> in height, constructed of wood or chain link with privacy slats along the west boundary and along the south boundary from the rear lot line to a point <b>6m</b> from |

(6)	Character:	(minimum)	<b>East Street</b> the external residential character of the building shall be maintained
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### 17.3.6 **GC2-6** (See Zoning Map Part 28)

#### 17.3.6.1 **Permitted Uses**

The lands shall only be used for the following uses:

- (1) Accessory uses and buildings.
  - (2) Medical centres/clinics.
  - (3) Offices.
- 

### 17.3.7 **GC2-7** (See Zoning Map Part 29)

#### 17.3.7.1 **Site Zone Regulations**

(1)	Height:	(maximum)	<b>2 storeys</b>
(2)	Site Coverage:	(maximum)	<b>40%</b> coverage for buildings and parking areas
(3)	Privacy Fencing:	(minimum)	<b>1.8m</b> in height, consisting of an opaque fence of wood, brick or stone or combination of each along the south limit of the lot
(4)	Landscaped Strips:	(minimum)	- <b>12m</b> along the Exmouth Street frontage to consist of grass, shrubs and trees - <b>4.5m</b> along the south property line to consist of shrubs and trees
(5)	Lighting:	(minimum)	exterior lighting to be non-glare in type and directed away from residential lands and any public street

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**17.3.8 GC2-8** See Zoning Map Part 29)

**17.3.8.1 Permitted Uses**

- (1) An existing semi detached dwelling.

**17.3.8.2 Site Zone Regulations**

- (1) The regulations set out in Section 8.2.1 shall apply.
- 

**17.3.9 GC2-9** (See Zoning Map Part 29)

**17.3.9.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) The lands shall only be used for a **2** storey office building.

**17.3.9.2 Site Zone Regulations**

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Front Yard Depth: | (maximum) | <b>10m</b>   |
| (2) | Side Yard Width:  | (minimum) | <b>3m</b> west side yard maintained as landscaped open space |
| (3) | Height:           | (maximum) | <b>6.7m</b>  |
| (4) | Parking:          | (minimum) | access to the parking area shall be from Melrose Street      |
- 

**17.3.10 GC2-10** (See Zoning Map Part 29)

**17.3.10.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) The lands shall be used for **2** storey office buildings, only.

**17.3.10.2 Site Zone Regulations**

- |     |           |           |  |
|-----|-----------|-----------|--|
| (1) | Driveway: | (maximum) | a mutual driveway with a minimum width of <b>6m</b> shall be provided along the boundary line between <b>859 and 861 Exmouth Street</b> and any necessary easements established to allow joint use of the driveway and parking lot |
|-----|-----------|-----------|--|
-

**17.3.11 GC2-11** (See Zoning Map Part 54)

**17.3.11.1 Site Zone Regulations**

- |     |                          |               |   |
|-----|--------------------------|---------------|---|
| (1) | Special Use Restriction: |               | the upper floor shall be used as an apartment dwelling unit only  |
| (2) | Setbacks:                | (minimum)     | the existing front, side and rear yard setbacks shall be maintained                                     |
| (3) | Parking:                 | (minimum)     | <b>6</b> spaces   |
| (4) | Landscaped Open Space:   | (minimum)     | as existed on the date of passing of this By-law  |
| (5) | Privacy Fence:           | (minimum)     | a <b>1.5m</b> opaque fence along the north and east limits of the parking lot                           |
| (6) | Character:               | (minimum)     | the residential character of the building shall be maintained   |
| (7) | Signs:                   | (maximum)     |   |
|     |                          | Height:       | - <b>1.8m</b>   |
|     |                          | Location:     | - not within <b>3m</b> of a property line   |
|     |                          | Area:         | - <b>1.9m<sup>2</sup></b>   |
|     |                          | Illumination: | - low intensity, non-glare  |
| (8) | Lighting:                |               | exterior lighting shall be of a non-glare nature and directed away from adjacent residential properties |

**17.3.12 GC2-12** (See Zoning Map Part 29)

**17.3.12.1 Permitted Uses**

- (1) May be used for a **2** storey office building.

**17.3.12.2 Site Zone Regulations - 2 Storey Office Building**

- |     |                        |           |   |
|-----|------------------------|-----------|---|
| (1) | Front Yard Depth:      | (minimum) | <b>6.1m</b>   |
| (2) | Side Yard Widths:      | (minimum) | - <b>4.6m</b> west side yard<br>- <b>10.6m</b> east side yard |
| (3) | Rear Yard Depth:       | (minimum) | <b>19.8m</b>  |
| (4) | Landscaped Open Space: | (minimum) | <b>20%</b>  |

### 17.3.13 GC2-13 (See Zoning Map Part 29)

#### 17.3.13.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Laundromats.
- (3) Medical centres/clinics.
- (4) Offices.

#### 17.3.13.2 Site Zone Regulations

- |     |                    |           |  |
|-----|--------------------|-----------|--|
| (1) | Lot Frontage:      | (minimum) | <b>18.3m</b>   |
| (2) | Side Yard Widths:  | (minimum) | <b>0.66m</b> along west property line  |
| (3) | Landscaped Strips: | (minimum) | - <b>0.66m</b> along west property line<br>- <b>2.5m</b> along the east property line, except that no landscaped strip shall be required along the east property line for a distance of <b>44.3m</b> , beginning at a point located <b>17.5m</b> from the front lot line |

### 17.3.14 GC2-14 (See Zoning Map Part 42)

#### 17.3.14.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Art Galleries.
- (3) Medical centres/clinics.
- (4) Offices.

#### 17.3.14.2 Site Zone Provisions

- |     |           |           |  |
|-----|-----------|-----------|--|
| (1) | Setbacks: | (minimum) | - north yard <b>5.3m</b><br>- south yard <b>15.8m</b><br>- east yard <b>2.7m</b><br>- west yard <b>3.6m</b>  |
| (2) | Parking:  | (minimum) | - <b>4</b> spaces in the south side yard setback adjacent to Charlotte Street and that additional required parking be provided on Commercially zoned lands within <b>150m</b> of the lot |

- medical centre parking shall be provided on the basis of **1** space per **30m<sup>2</sup>** net floor area
- 

### **17.3.15 GC2-15** (See Zoning Map Part 28)

#### **17.3.15.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Convenience stores.
- (3) Medical centres/clinics.
- (4) Minor institutions.
- (5) Multiple attached dwellings.
- (6) Offices.
- (7) Retail establishments.
- (8) Women's shelters.

#### **17.3.15.2 Site Zone Regulations**

- (1) Access:
    - sole access shall be provided between **416 and 418 Exmouth Street**
    - the minimum driveway widths shall be **3m**
  - (2) Loading Spaces:
    - not required
  - (3) All Other Regulations:
    - the regulations set out in [Section 17.2.1](#) shall apply
- 

### **17.3.16 GC2-16** (See Zoning Map Part 42)

#### **17.3.16.1 Permitted Uses**

A gas bar may be permitted.

#### **17.3.16.2 Site Zone Regulations - Gas Bar**

- (1) Setbacks:

(minimum)	- north yard	<b>18m</b>
	- east yard	<b>3m</b>
	- south yard	<b>0m</b>
	- west yard	<b>25.3m</b>

- |     |                                  |   |
|-----|----------------------------------|---|
| (2) | Landscaped Open Space: (minimum) | <b>16%</b>  |
| (3) | Landscaped Strip Exemption:      | the <b>3m</b> landscaped strip along east side of lot may be used for a driveway within <b>13.5m</b> of London Road |
| (4) | Parking:                         | permitted within the required front yard setback from Christina Street  |
- 

### **17.3.17 GC2-17** (See Zoning Map Part 28)

#### **17.3.17.1 Permitted Uses**

- (1) A gas bar may be permitted.

#### **17.3.17.2 Site Zone Regulations - Gas Bar**

- |     |                                  |   |
|-----|----------------------------------|---|
| (1) | Landscaped Open Space: (minimum) | <b>16%</b>  |
| (2) | Landscaped Strips: (minimum)     | <b>1.2m</b> along south and southeast property lines  |
| (3) | Driveway: (maximum)              | <b>1</b> curb cut off of Exmouth Street with a maximum width of <b>12.2m</b>                |
| (4) | Parking: (minimum)               | permitted within required front and side yard setback adjacent to Exmouth and Capel Streets |
- 

### **17.3.18 GC2-18** (See Zoning Map Part 27)

#### **17.3.18.1 Permitted Uses**

- (1) An automobile washing establishments may be permitted.
-

**17.3.19 GC2-19** (See Zoning Map Part 27)

**17.3.19.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Medical centres/clinics.
- (2) Offices.

**17.3.19.2 Site Zone Regulations**

- |                            |           |   |
|----------------------------|-----------|---|
| (1) Side Yard Widths:      | (minimum) | <b>3.1m</b> along the east property line  |
| (2) Landscaped Open Space: | (minimum) | <b>26%</b>  |
| (3) Landscaped Strips:     | (minimum) | <b>1.5m</b> in width along the south property line only   |
| (4) Parking:               | (maximum) | <b>2</b> parking spaces permitted in the required front yard setback adjacent to Exmouth Street                     |
| (5) Floor Area:            | (maximum) | the medical centre/clinic shall not exceed <b>160m<sup>2</sup></b> unless additional lands are provided for parking |

**17.3.20 GC2-20** (See Zoning Map Part 38)

**17.3.20.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Minor institutions.
- (3) Offices.

**17.3.20.2 Site Zone Regulations**

- |                            |           |  |
|----------------------------|-----------|--|
| (1) Landscaped Open Space: | (minimum) | <b>16%</b>   |
| (2) Landscaped Strip:      | (minimum) | <b>1.5m</b> in width along the south property line for a distance <b>24m</b> west of Napier Street |

### 17.3.21 GC2-21 (See Zoning Map Part 29)

#### 17.3.21.1 Site Zone Regulations

- |     |                                  |  |
|-----|----------------------------------|--|
| (1) | Landscaped Open Space: (minimum) | <b>15%</b>   |
| (2) | Landscaped Strip: (minimum)      | <b>1.5m</b> landscaped strip along the southmost <b>62.6m</b> of the southmost portion of the east property line |
| (3) | Loading Space: (minimum)         | no loading space is required for the shopping centre building  |
- 

### 17.3.22 GC2-22 (See Zoning Map Part 27)

#### 17.3.22.1 Permitted Uses

- (1) An office or medical centre/clinic may be permitted.

#### 17.3.22.2 Site Zone Regulations - Office or Medical Centre/Clinic

- |     |                                  |  |
|-----|----------------------------------|--|
| (1) | Front Yard Depth: (minimum)      | as existed on the date of passing of this By-law   |
| (2) | Side Yard Width: (minimum)       | <b>2.1m</b> west side yard for the most westerly building  |
| (3) | Landscaped Open Space: (minimum) | <b>21%</b>   |
| (4) | Landscaped Strips: (minimum)     | <ul style="list-style-type: none"> <li>- <b>1.5m</b> strip along the south property line for a distance of <b>30m</b> from the east property line</li> <li>- <b>1.25m</b> strip along a portion of the south property line for a distance of <b>13.4m</b> from the west property line</li> <li>- no landscaped strip is required along the west property line</li> </ul> |
| (5) | Loading Space: (minimum)         | not required   |
| (6) | Access: (maximum)                | sole access will be provided between <b>383 and 387 Exmouth Street</b>   |
-

**17.3.23 GC2-23** (See Zoning Map Part 29)

**17.3.23.1 Permitted Uses**

- (1) An automobile service station use limited to the lubrication and changing of oil of automobiles may be permitted.

**17.3.23.2 Site Zone Regulations - Automobile Service Station**

- (1) Lot Frontage: (minimum) **14.2m**
- (2) Side Yard Widths: (minimum) - west side **1.5m**  
- east side **0m**
- (3) Parking: (minimum) permitted in the front yard setback

**17.3.24 GC2-24** (See Zoning Map Part 29)

**17.3.24.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Convenience stores.
- (2) Offices.
- (3) Retail establishments.

**17.3.24.2 Site Zone Regulations**

- (1) Lot Coverage: (maximum) **35%**
- (2) Lot Frontage: (minimum) **75m** adjacent to Exmouth Street
- (3) Front Yard Depth: (minimum) **12.8m** from Exmouth Street
- (4) Side Yard Widths: (minimum) **6m** shall be provided from the flanking streets (Elmhurst and Lynwood)
- (5) Rear Yard Depth: (minimum) **5m** on north side
- (6) Height: (maximum) **6m**
- (7) Landscaped Open Space: (minimum) **20%**
- (8) Landscaped Strips: (minimum) **3m** adjacent to a Residential Zone or an existing residential use

### 17.3.25 GC2-25 (See Zoning Map Part 29)

#### 17.3.25.1 Permitted Uses

- (1) A service station may be permitted.

#### 17.3.25.2 Site Zone Regulations - Automobile Service Station

(1)	Lot Area:	(minimum)	<b>900m<sup>2</sup></b>
(2)	Lot Frontage:	(minimum)	<b>30m</b>
(3)	Front Yard Depth:	(minimum)	<b>15m</b>
(4)	Side Yard Widths:	(minimum)	<b>10m</b> from flanking street and <b>3m</b> on other side
(5)	Rear Yard Depth:	(minimum)	<b>3m</b>
(6)	Lot Coverage:	(maximum)	<b>35%</b>
(7)	Height:	(maximum)	<b>10m</b>
(8)	Pump Island, Kiosk or Canopy:	(minimum)	no closer than <b>5m</b> from a fronting or flanking street and no closer than <b>10m</b> from the intersection of two streets except that a canopy having a minimum elevation of <b>4m</b> which does not create a view obstruction, may be located closer than <b>5m</b> to a streetline or closer than <b>10m</b> to an intersection of 2 streets

### 17.3.26 GC2-26 (See Zoning Map Part 28)

#### 17.3.26.1 Site Zone Provisions

(1)	Side Yard Width:	(minimum)	on south side
(2)	Rear Yard Depth:	(minimum)	<b>0m</b>
(3)	Landscaped Open Space:	(minimum)	<b>10%</b>
(4)	Parking:		permitted in required front and flankage side yards
(5)	Access Driveway:	(minimum)	a minimum of <b>7m</b> from the intersecting street lines from East Street
(6)	Landscaped Strips:	(minimum)	not required adjacent to Exmouth or East Streets

**17.3.27 GC2-27** (See Zoning Map Part 29)

**17.3.27.1 Permitted Uses**

The lands may be used for the following uses only:

- (1) Accessory uses.
- (2) Convenience stores.
- (3) Minor institutions.
- (4) Offices.
- (5) Retail establishments.

**17.3.27.2 Site Zone Regulations**

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Lot Frontage:          | (minimum) | <b>40m</b> adjacent to Exmouth Street                              |
| (2) | Front Yard Depth:      | (minimum) | <b>6m</b> from Exmouth Street                                      |
| (3) | Side Yard Widths:      | (minimum) | - <b>9m</b> from Elmhurst Avenue<br>- <b>0m</b> from west lot line |
| (4) | Rear Yard Depth:       | (minimum) | <b>6m</b> from north lot line                                      |
| (5) | Lot Coverage:          | (maximum) | <b>30%</b>   |
| (6) | Height:                | (maximum) | <b>6m</b>  |
| (7) | Landscaped Open Space: | (minimum) | <b>20%</b>   |
| (8) | Landscaped Strips:     | (minimum) | <b>6m</b> adjacent to an existing residential use                  |

**17.3.28 GC2-28** (See Zoning Map Part 28)

**17.3.28.1 Site Zone Regulations**

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Rear Yard Depth:       | (minimum) | <b>0m</b> adjacent to the west lot line  |
| (2) | Parking:               | (minimum) | <b>17</b> parking spaces are permitted in the required front and side yard setbacks from East and Exmouth Streets respectively |
| (3) | Landscaped Open Space: | (minimum) | <b>10%</b>   |
| (4) | Landscaped Strips:     | (minimum) | not required   |

**17.3.29 GC2-29** (See Zoning Map Part 28)**17.3.29.1 Site Zone Regulations**

(1)	Lot Coverage:	(maximum)	<b>34%</b>
(2)	Landscaped Open Space:	(minimum)	<b>0%</b>
(3)	Parking:	(minimum)	<b>5</b> parking spaces permitted in front yard with access to East Street
(4)	Traffic Aisle:	(minimum)	a <b>3.81m</b> wide two-way traffic aisle permitted on the south side of the lot
(5)	Driveway:	(maximum)	<b>18m</b>

**17.3.30 GC2-30** (See Zoning Map Part 38)**(31/2003)****17.3.30.1 Permitted Uses**

- (1) Art galleries.
- (2) Bake shops.
- (3) Churches.
- (4) Colleges and Universities.
- (5) Commercial schools.
- (6) Commercial recreation establishments (indoor).
- (7) Community centres.
- (8) Crisis care facilities.
- (9) Daycare centres.
- (10) Laundromats.
- (11) Libraries.
- (12) Minor institutions.
- (13) Financial institutions.
- (14) Museums.
- (15) Newspaper and printing establishments.
- (16) Offices.
- (17) Parking lots.
- (18) Personal service establishments.
- (19) Pharmacies.
- (20) Repair and rental establishments.
- (21) Residential conversion of an existing commercial building.
- (22) Retail establishments excluding department stores.
- (23) Service establishments.
- (24) Studios

**17.3.30.2 Site Zone Regulations**

(1)	Lot Area:	(minimum)	<b>2,800m<sup>2</sup></b>
(2)	Lot Frontage:	(minimum)	<b>35m</b>
(3)	Setbacks:	(minimum)	The setbacks of the existing building shall be maintained
(4)	Driveways:	(maximum)	<b>2</b>
(5)	Landscaped Strips:	(minimum)	<b>3m</b> along Christina Street, Durand Street and along the rear lot line
(6)	Landscaped Open Space:	(minimum)	<b>15%</b>
(7)	Lot Coverage:	(maximum)	<b>30 %</b>
(8)	Height:	(maximum):	The height of the existing building shall be maintained

**17.3.31 GC2-31** (See Zoning Map Part 38)**(63/2003)****17.3.31.1 Permitted Uses**

- (1) Those uses set out in [Section 17.1](#).
- (2) A design and production centre comprised of an office, a product design studio, a retail establishment, a production facility, a warehouse and a shipping facility which has as its principal purpose the design, production and sale of clothing, costumes and accessories as toys and educational resources.

**17.3.31.2 Site Zone Regulations - Design and Production Centre**

(1)	Setbacks:	(minimum)	as existing on the date of passing of this By-law
(2)	Parking:	(minimum)	Retail <b>1</b> per <b>20m<sup>2</sup></b> All other Components <b>1</b> per <b>100m<sup>2</sup></b>

**17.3.32 GC2-32** (See Zoning Map Part 28)**(88/2005)****17.3.32.1 Permitted Uses**

- (1) Existing dwellings
- (2) Parking lot
- (3) Accessory uses

**17.3.32.2 Site Zone Regulations - Parking Lot**

- (1) Landscaped Strips: (minimum) **3m** in width along Cecil Street and adjacent to the residential zone along the west lot line; **5m** in width along the south lot line.

**17.3.32.3 Site Zone Regulations - Existing Dwelling**

- (1) The regulations set out in Section 7.2.1 shall apply
- 

**17.3.33 GC2-33** (See Zoning Map Part 28)**(99/2005)****17.3.33.1 Site Zone Regulations**

- (1) Landscaped Strips (minimum): there shall be no landscaped strip required along the south property line of **429 Exmouth Street**.
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**17.3.34 GC2-34** (See Zoning Map Part 53)**(51/2006)****17.3.34.1 Permitted Uses**

- (1) Accessory Uses and Buildings
- (2) Those uses permitted in [Section 17.1](#)
- (3) A Taxi Stand

**17.3.34.2 Site Zone Regulations - Taxi Stand**

- (1) The regulations set out in Section 16.2.1 shall apply.
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