

ENTREPRENEURIAL DISTRICT ZONE (C3)**13.1 USES PERMITTED**

No *person* shall within any C3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except for one or more of the following C3 *uses*:

13.1.1 Residential Uses

a *dwelling unit* in a portion of a non-residential *building*;  
 a *home occupation*;  
 any Residential *use* permitted in Section 7.1.1 to this By-Law;  
 any Residential *use* permitted in Section 8.1.1 to this By-Law.

13.1.2 Non-Residential Uses

an administrative office of the *Corporation*, the *County*, the Province of Ontario or the Dominion of Canada;  
 an antique store;  
 an art gallery including the retailing of art supplies;  
 an artist studio;  
 a bakeshop;  
 a bank, financial institution, or finance office;  
 a *business or professional office*;  
 a *business support service*;  
 a *commercial school*;  
 a *cottage industry* use;  
 a daycare facility or *nursery school*;  
 a *drug store*, dispensary or *pharmacy*;  
 a florist shop;  
 a food catering business;  
 a fraternal lodge or association;  
 a *medical clinic*;  
 a *parking lot*;  
 a *personal service shop*;  
 a *retail store*;  
 a *retirement home*;  
 a *school*;  
 a *service shop*;  
 a studio.

**13.2 ZONE PROVISIONS**

No *person* shall within any C3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

13.2.1 **Residential Uses – Dwelling Unit in a Non-Residential Building**13.2.1.1 *Yards:*

The minimum *front, rear* and *side yards* for a *dwelling unit* in a portion of a non-residential *building* shall be the *yards* existing at the date of passing of this By-law.

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ENTREPRENEURIAL DISTRICT ZONE (C3)13.2.1.2 Parking, *Accessory Buildings*, Etc.

In accordance with the provisions of Section 5 herein

13.2.2 **Residential Uses Permitted in Section 7.1.1**

All the provisions of the R2 Zone in Section 7.2 to this By-Law shall apply.

13.2.2.1 Notwithstanding the provisions of Section 7.2, for a *converted dwelling house*, the minimum *lot frontage*, *lot area*, and *yard setbacks* shall be the *lot frontage*, *lot area* and *yard setbacks* existing on the date of passing of this by-law.

13.2.2.2 Notwithstanding the provisions of Section 7.2, the maximum *building height* shall be 4 *storeys*.

(Added by By-Law 9091-16)

13.2.3 **Residential Uses Permitted in Section 8.1.1**

All provisions of the R3 Zone in Section 8.2 to this By-law shall apply.

13.2.3.1 Notwithstanding the provisions of Section 8.2, for a *converted dwelling house*, the minimum *lot frontage*, *lot area* and *yard setbacks* shall be the *lot frontage*, *lot area* and *yard setbacks* existing on the date of passing of this by-law.

13.2.3.2 Notwithstanding the provisions of Section 8.2, the maximum *building height* shall be 4 *storeys*.

(Amended by By-Law 9091-16)

13.2.4 **Non-Residential Uses**

Within the C3 Zone no *person* shall use any *lot* or *erect*, *alter* or use any *building* or *structure* for a non-residential *use* and/or a *dwelling unit* in a non-residential *building* except in accordance with the following provisions:

**TABLE 13.2.4 – REGULATIONS FOR NON-RESIDENTIAL USES AND DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS**

Zoning Provision	Regulation									
	Conversion of Existing Building	Redevelopment/New Development								
<b>Yard Depths and Widths</b> Minimum	existing at the date of passing of this By-Law	<table> <tr> <td><i>front yard</i></td> <td>In accordance with Section 5.22 - Established Building Line</td> </tr> <tr> <td><i>rear yard</i></td> <td>7.5 m</td> </tr> <tr> <td><i>interior side yard</i></td> <td>3.0 m</td> </tr> <tr> <td><i>exterior side yard</i></td> <td>3.0 m</td> </tr> </table>	<i>front yard</i>	In accordance with Section 5.22 - Established Building Line	<i>rear yard</i>	7.5 m	<i>interior side yard</i>	3.0 m	<i>exterior side yard</i>	3.0 m
<i>front yard</i>	In accordance with Section 5.22 - Established Building Line									
<i>rear yard</i>	7.5 m									
<i>interior side yard</i>	3.0 m									
<i>exterior side yard</i>	3.0 m									
<b>Building Height</b> Maximum	4 <i>storeys</i>									
<b>Lot Coverage</b> Maximum	40% of the <i>lot area</i>									

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Zoning Provision	Regulation	
	Conversion of Existing Building	Redevelopment/New Development
<b>Landscaped Open Space</b>		
Minimum	30% of the <i>lot area</i>	
<b>Outside Storage</b>	not permitted	
<b>Buffering</b>	a 1.5 m solid barrier at the <i>lot line</i> from any <i>parking area</i> abutting a residential <i>use</i> , except where the <i>parking area</i> is shared with the abutting <i>use</i>	
<b>Parking, Loading, Accessory Uses, etc.</b>	In accordance with the provisions of Section 5 herein	

(Amended by By-law 9091-16)

13.2.4.1 Notwithstanding the provisions of Section 13.2.1.1, 13.2.2.1, 13.2.3.1, and 13.2.4, an addition to an *existing building* may be *permitted* in accordance with the following provisions:

- i) the addition is situated no nearer to an interior *side lot line* or an exterior *side lot line* than the *existing building*;
- ii) the addition is not situated in the *front yard*;
- iii) a minimum *rear yard depth* of 7.5 metres is maintained; and
- iv) the addition complies with all other relevant provisions of this By-law.

**13.3 SPECIAL PROVISIONS****13.3.1 C3-1 PRINCESS STREET AT YORK STREET (KEY MAP 63)**

13.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 13.1 of this By-law.

13.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.1.2.1 *Interior Side Yard Width:*

Notwithstanding any other provision of this By-law, the minimum *interior side yard width* for all *buildings* and *structures*, including *accessory buildings* and *structures*, shall be 3.0 metres from the westerly *lot line* and 1.2 metres from the easterly *lot line*.

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ENTREPRENEURIAL DISTRICT ZONE (C3)13.3.1.2.2 Setback from a *Street Line*:

Notwithstanding any other provision of this By-law, the minimum setback between the front of a *building* and a *street line* shall be 6.0 metres and the maximum setback between the front of a *building* and a *street line* shall be 7.0 metres.

13.3.1.2.3 That all of the provisions of the C3 Zone in Section 13.2 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.

13.3.2 **C3-2 W/S OF LIGHT STREET NORTH OF DUNDAS STREET (KEY MAP 61)**

13.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 13.1 of this By-law.

13.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.2.2.1 *Rear Yard Depth*:

Minimum	1.2 metres
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13.3.2.2.2 Provisions for a *Converted Dwelling*:

i) for the purpose of this subsection, that *building* existing on the lands zoned C3-2 as of July 12, 2012, located nearest the *rear lot line* of the said lands and containing three (3) residential units shall be deemed to be a *converted dwelling house*.

ii) Notwithstanding any other provision in this By-law, the *permitted* number of *converted dwelling houses* shall be two (2).

(Amended by By-Law 8791-12)

13.3.2.2.3 That all of the provisions of the C3 Zone in Section 13.2 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.

13.3.3 **C3-3 S/S OF INGERSOLL AVENUE EAST OF WELLINGTON STREET (KEY MAP 57)**

13.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 13.1 of this By-law;  
a *veterinarian's clinic*, excluding any outdoor housing of animals.

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13.3.3.2 That all of the provisions of the C3 Zone in Section 13.2 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*.

13.3.4 **C3-4 S/E CORNER OF PEEL STREET AND WILSON STREET (KEY MAP 63)**

13.3.4.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

*a business or professional office.*

13.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any C3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.4.2.1 *Total Gross Floor Area:*

Maximum	4574 square metres
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(Added by By-Law 8636-10 as approved by OMB File PL100242, Sept. 16/2010)

13.3.4.2.2 *Front Yard Depth:*

Minimum	12 metres
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For the purpose of this section, the Front Lot Line shall be deemed to be that *lot line* abutting Chapel Street

13.3.4.2.3 *Exterior Side Yard Width:*

Minimum	2.0 metres
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13.3.4.2.4 *Landscaped Open Space:*

Minimum	27%
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13.3.4.2.5 *Parking and Loading Spaces:*

i) Minimum vehicle parking spaces	89
ii) Minimum loading spaces	nil

13.3.4.2.6 *Accessory Uses and Buildings:*

i) Permitted Location	all yards
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- ii) Permitted projections of sills, cornices, pilasters, chimneys, eaves, gutters and similar architectural features in any *interior* or *exterior side yard*

Maximum 1.6 metres

13.3.4.2.7 Setback Requirements for *Parking Areas*:

Minimum from:

Peel Street 1.6 metres

Wilson Street 6.5 metres

Interior Side Yard 0.7 metres

- 13.3.4.2.8 That all of the provisions of the C3 Zone in Section 13.2 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 8636-10 as approved by OMB File PL100242, Sept. 16/2010)

13.3.5 **C3-5 S/W CORNER OF HURON STREET AND PRINCESS STREET (KEY MAP 63)**

- 13.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 13.1 of this By-Law.

- 13.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-4 zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 13.3.5.2.1 Provisions for a *Multiple Attached Dwelling House*:

- 13.3.5.2.1.1 *Lot Area*:

Minimum 489 square metres

- 13.3.5.2.1.2 *Front Yard Depth*:

Minimum 6.2 metres

- 13.3.5.2.1.3 *Rear Yard Depth*:

Minimum 3.6 metres

- 13.3.5.2.1.4 *Interior Side Yard Depth*:

Minimum 3 metres

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ENTREPRENEURIAL DISTRICT ZONE (C3)13.3.5.2.1.5 *Setback:*

Minimum distance from centreline  
of an *arterial road* as designated  
on Schedule "B" 15.8 metres

13.3.5.2.1.6 *Parking:*

Minimum 5 spaces

13.3.5.2.1.7 Notwithstanding the provisions of Section 5.4.4.1 – Table 7, the minimum *exterior side yard* used for a *parking area* may exceed 50% of the said *exterior side yard*.13.3.5.2.1.8 *Number of Dwelling Units:*

Maximum 4

(Added by By-Law 8655-11)  
(Amended by By-Law 8847-13)

13.3.5.2.1.9 That all the provisions of the C3 Zone in Section 13.2 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 8655-11)  
(Amended by By-Law 8847-13)

13.3.5 **C3-5 N/S OF MAIN STREET EAST OF PERRY STREET (KEY MAP 61)**13.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any C3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 13.1 of this By-Law;  
a health club;  
a sign shop.

13.3.5.2 That all the provisions of the C3 Zone in Section 13.2 to this By-Law shall apply, and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8941-14)  
(Amended by By-Law 9078-16)