

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.

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
Yard Depths and Widths Minimum	existing at the date of passing of this By-Law	<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
Building Height Maximum	4 <i>storeys</i>	
Lot Coverage Maximum	40% of the <i>lot area</i>	

ENTREPRENEURIAL DISTRICT ZONE (C3)

Zoning Provision	Regulation	
	Conversion of Existing Building	Redevelopment/New Development
Landscaped Open Space		
Minimum	30% of the <i>lot area</i>	
Outside Storage	not <i>permitted</i>	
Buffering	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>	
Parking, Loading, Accessory Uses, etc.	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*.

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 shall be deemed to be a converted dwelling house and may contain up to four (4) residential units.
- ii) Notwithstanding any other provision in this By-law, the *permitted* number of *converted dwelling houses* shall be two (2).
- iii) Notwithstanding any other provision in this By-law, the minimum number of *parking spaces* required shall be five (5).

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.

(Amended by By-Law 8791-12)
(Amended by By-Law 9533-22)

ENTREPRENEURIAL DISTRICT ZONE (C3)**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.

- 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 |

ENTREPRENEURIAL DISTRICT ZONE (C3)13.3.4.2.6 *Accessory Uses and Buildings:*

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| i) | Permitted Location | all yards |
| ii) | Permitted projections of sills, cornices, pilasters, chimneys, eaves, gutters and similar architectural features in any <i>interior</i> or <i>exterior side yard</i> | |
| | 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
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13.3.5.2.1.2 *Front Yard Depth*:

Minimum	6.2 metres
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13.3.5.2.1.3 *Rear Yard Depth*:

Minimum	3.6 metres
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ENTREPRENEURIAL DISTRICT ZONE (C3)13.3.5.2.1.4 *Interior Side Yard Depth:*

Minimum	3 metres
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13.3.5.2.1.5 *Setback:*

Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule "B"	15.8 metres
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13.3.5.2.1.6 *Parking:*

Minimum	5 spaces
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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
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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	<u>C3-5 N/S OF MAIN STREET EAST OF PERRY STREET</u>	<u>(KEY MAP 61)</u>
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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)

ENTREPRENEURIAL DISTRICT ZONE (C3)

13.3.7 C3-7 N/E Corner of Adelaide Street and Kent Street (Key Map 63)

13.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

13.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.7.2.1 *Lot Frontage*

Minimum	19.5 m
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13.3.7.2.2 Exterior Side Yard Width

Minimum	4.5 m
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13.3.7.2.3 Interior Side Yard Width

Minimum	1.2 m
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13.3.7.2.4 *Front Yard Parking Area Coverage*

Maximum 60%

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

(Added by By-Law 9370-20)

13.3.8 C3-8 N/E Corner of Adelaide Street and Kent Street (Key Map 63)

13.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

13.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.8.2.1 *Lot Area*

Minimum 585 m²

13.3.8.2.2 *Lot Frontage*

Minimum	16.7 m
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ENTREPRENEURIAL DISTRICT ZONE (C3)13.3.8.2.3 *Interior Side Yard Width*

Minimum	1.2 m on one side and 2 m on the other
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13.3.8.2.4 *Front Yard Parking Area Coverage*

Maximum	70%
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13.3.8.3 That all the provisions of the C3 Zone in Section 13.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 9370-20)

13.3.9 **C3-9** **Adelaide Street** **(Key Map 62)**

13.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 13.1 of this By-Law;

13.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.9.2.1 Special Provisions for a Street Row House

13.3.9.2.1.1 *Lot Area*

Minimum for a unit with one wall attached to an adjoining unit	210 m ²
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13.3.9.2.1.2 *Lot Frontage*

Minimum for a unit with one wall attached to an adjoining unit	7 m
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13.3.9.2.1.3 *Interior Side Yard Width*

Minimum	1.5 m
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13.3.9.2.1.4 *Lot Coverage*

Maximum for a unit with two adjoining walls	50%
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13.3.9.3 That all the provisions of the C3 Zone in Section 13.2 shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9381-20)

ENTREPRENEURIAL DISTRICT ZONE (C3)**13.3.11 C3-11 East Side of Delatre Street (Key Map 61)**

- 13.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

For the *Multiple Attached Dwelling*, all uses permitted in Section 13.1 of this By-Law.

For the *Private Garage*, all uses associated with the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy, with prohibitions placed on future conversion for residential use.

- 13.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C3-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.11.2.1 *Lot Frontage*

Minimum	16.8 m
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13.3.11.2.2 *Interior Side Yard Width*

Minimum	0.7 m (southern lot line)
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13.3.11.2.3 Permitted Size for an *Accessory Structure*

Maximum	105 m ²
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13.3.11.2.4 Number of Units for a *Multiple Attached Dwelling*

Maximum	7
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13.3.11.2.5 *Lot Area per Dwelling Unit*

Minimum	141 m ²
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13.3.11.2.6 *Landscaped Open Space*

Minimum	32%
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13.3.11.2.7 *Amenity Area*

Minimum	15 m ² per <i>dwelling unit</i>
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13.3.11.2.8 Setback of Parking Area from Interior Side Lot Line

Minimum	nil
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- 13.3.11.3 That all provisions of the C3 Zone in Section 13.2 to this By-law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
(Added by By-Law 9772-25)