

## 9.8. General Commercial Zone (C8)

### 9.8.1. Permitted Uses

Amended by  
Bylaws No.  
132-91, 141-94,  
35-95, 149-97,  
118-2000, 164-2005,  
68-2011, 109-2013,  
65-2018

The following uses are permitted in a C8 Zone:

- .1 Shopping centres comprised of a combination of any use permitted in C8 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Arts schools
- .5 Automobile gas bars
- .6 Automobile rental establishment
- .7 Automobile sales establishment
- .8 Automobile service stations
- .9 Automobile washing facilities
- .10 Bakeries
- .11 Boat and recreational vehicle sales establishment
- .12 Building supply centres
- .13 Commercial schools
- .14 Day nurseries
- .15 Dwelling units
- .16 Existing grocery stores
- .17 Existing supermarkets
- .18 Financial institutions
- .19 Fresh produce outlets
- .20 Funeral homes
- .21 General offices
- .22 Health clubs
- .23 Home furnishing stores
- .24 Hotels
- .25 Libraries
- .26 Meat stores
- .27 Medical clinics
- .28 Medical offices
- .29 Mixed Use Buildings, in accordance with Subsection 9.8.2.13
- .30 Motels
- .31 Neighbourhood convenience stores
- .32 Neighbourhood convenience stores, in conjunction with an automobile gas bar or automobile service station
- .33 Nursery garden centres
- .34 Personal service stores
- .35 Pharmacies
- .36 Photocopy shops
- .37 Photographers' studios
- .38 Place of Entertainment/Recreation
- .39 Places of Worship
- .40 Private clubs
- .41 Private parks
- .42 Propane storage tanks
- .43 Public garages
- .44 Public halls
- .45 Deleted

- .46 Restaurants: full service, take-out, and fast food (including drive-through service)
- .47 Retail stores
- .48 Retail warehouses
- .49 Veterinary clinics
- .50 Service or repair shops
- .51 Specialty retail stores
- .52 Accessory used motor vehicle sales
- .53 Accessory uses, buildings, and structures.
- .54 Uses permitted in Section 6.1

9.8.2. Regulations

Amended by  
Bylaw No.  
35-95, 149-97

Any use, building, or structure in a C8 Zone shall be established in accordance with the following:

.1 All Permitted Uses Except as Noted

- |     |   |                      |
|-----|---|----------------------|
| .1  | Lot Area (minimum)                          | 900.0 m <sup>2</sup> |
| .2  | Lot Width (minimum)                         | 30.0 m               |
| .3  | Lot Coverage (maximum)                      | 40%                  |
| .4  | Building Height (maximum)                   | 10.0 m               |
| .5  | Front Yard (minimum)                        | 9.0 m                |
| .6  | Rear Yard (minimum)                         |                      |
| .1  | Abutting a lot in a General Commercial Zone | NIL                  |
| .2  | Abutting any other lot line                 | 6.0 m                |
| .7  | Side yard (minimum)                         |                      |
| .1  | Interior                                    |                      |
| .1  | Abutting a lot in a General Commercial Zone | NIL                  |
| .2  | Abutting any other lot line                 | 6.0 m                |
| .2  | Exterior                                    | 9.0 m                |
| .8  | Landscaped Open Space (minimum)             | 10.0%                |
| .9  | Parking in accordance with                  | Section 6.18         |
| .10 | Loading in accordance with                  | Section 6.23         |

Amended by  
Bylaw No.  
185-2001

- .11 Open Storage
  - .1 Automobile rental establishments      Section 6.12  
Automobile sales establishments  
Building supply centres and  
nursery garden centres
  - .2 All other uses      Prohibited
- .12 Buffering in accordance with      Section 6.10
- .13 Planting Strip in accordance with      Section 6.11
- .2 Existing Grocery Stores and Existing Supermarkets
  - .1 To the development standards that existed on the lot at the time of  
the passing of this Bylaw.
- .3 Dwelling Units
  - .1 Dwelling units shall only be located in a building containing one or  
more permitted non-residential uses.
  - .2 There shall be a maximum of two dwelling units.
  - .3 The minimum gross floor area shall be 40.0 mbm/unit.
  - .4 Parking shall be provided at 1.5 spaces/unit in addition to the  
required parking spaces for the commercial use.
- .4 Day Nurseries
  - .1 In accordance with Section 6.8
- .5 Automobile Gas Bars, Automobile Service Stations, and  
Public Garages
  - .1 Lot Area (minimum)      750.0 m<sup>2</sup>
  - .2 Lot Width (minimum)      30.0 m
  - .3 Lot Coverage (maximum)      25%
  - .4 Building Height (maximum)      7.5 m
  - .5 Front Yard (minimum)
    - .1 Buildings      15.0 m
    - .2 Gasoline pump island and  
gasoline pump island kiosk      6.0 m
    - .3 Gasoline pump island canopy      1.0 m

.6	Rear Yard (minimum)	
	.1	Abutting a Residential Zone 6.0 m
	.2	Abutting any other Zone or lot line 3.0 m
.7	Side Yard (minimum)	
	.1	Interior
		.1 Abutting a Residential Zone 6.0 m
		.2 Abutting any other Zone or lot line 3.0 m
	.2	Exterior
		.1 Buildings 15.0 m
		.2 Gasoline pump island and gasoline pump island kiosk 6.0 m
		.3 Gasoline pump island canopy 1.0 m
.8	Landscaped Open Space (minimum)	10%
.9	Parking in accordance with	Section 6.18
.10	Open Storage	Prohibited
.11	Buffering in accordance with	Section 6.10
.12	Planting Strips in accordance with	Section 6.11
.6	Automobile Washing Facilities	
	.1	Lot Area (minimum) 1200.0 m <sup>2</sup>
	.2	Lot Width (minimum) 30.0 m
	.3	Lot Coverage (maximum) 25%
	.4	Building Height (maximum) 7.5 m
	.5	Front Yard (minimum) 9.0 m
	.6	Rear Yard (minimum) 12.0 m
	.7	Side Yard (minimum)

	.1	Interior	
		.1	Abutting a Residential Zone 6.0 m
		.2	Abutting any other Zone or lot line 3.0 m
	.2	Exterior	3.5 m
	.8	Landscaped Open Space	10%
	.9	Parking in accordance with	Section 6.18
	.10	Open Storage	Prohibited
	.11	Buffering in accordance with	Section 6.10
	.12	Planting strips in accordance with	Section 6.11
Amended by Bylaw No. 100-98	.7	Neighbourhood Convenience Stores, in conjunction with an automobile gas bar or automobile service station	
		.1	In accordance with Section 9.8.2.5.
		.2	Maximum gross floor of 225.0 m <sup>2</sup> shall not apply.
	.8	Propane Storage Tanks	
		.1	In accordance with Section 6.25
Amended by Bylaw No. 65-2018	.9	Deleted	
		.1	In accordance with Section 6.34
Amended by Bylaw No. 164-2005	.10	Accessory Uses, Buildings, and Structures	
		.1	In accordance with Section 6.3
		.2	No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school.
	.11	Uses Permitted in Section 6.1	
		.1	In accordance with Section 6.1
	.12	Accessory used motor vehicle sales	
		.1	In accordance with Sections 6.3.7 and 9.8.2.
Amended by Bylaws No. 109-2013, 176-2017, 166-2021	.13	Mixed Use Buildings	
			Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C8 Zone in accordance with "Schedule M" may be used for a mixed use

building which shall include dwelling units and any use permitted in Section 9.8.1 excluding "Automobile gas bar", "Automobile rental establishment", "Automobile sales establishment", "Automobile service stations", "Automobile washing facilities", and "Boat and recreational vehicle sales establishment".

Notwithstanding any provisions of this bylaw to the contrary, no person shall within any C8 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

.1	Lot Area (minimum)	NIL
.2	Lot Width (minimum)	NIL
.3	Lot Coverage (maximum)	100%
.4	Building Height (maximum)	6 Storeys
.5	Building Height (minimum)	2 storeys
.6	Building Setback (minimum)	NIL
.7	Ground Floor Height (minimum)	4.5 metres
.8	Front Yard (minimum)	NIL
.9	Rear Yard (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting any other Zone	NIL
.10	Side Yard Interior (minimum)	
	.1 Abutting a Residential Zone	7.5m
	.2 Abutting a building with windows on the facing wall	5.5m
	.3 Abutting any other Zone/wall	NIL
.11	Side Yard Exterior (minimum)	NIL
.12	Amenity Space (minimum)	3.0m <sup>2</sup> / residential unit
.13	Parking	
	.1 In accordance with	Section 6.18
	.2 No parking area shall be located between the principal non-residential use and the front or exterior side lot line.	
.14	Landscaped Open Space (minimum)	15% which shall include:

- .1 a minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building.

### 9.8.3. Exceptions

The following Zones apply to specific lands within a C8 Zone.

Amended by  
Bylaws No.  
134-93, 64-99

- .1 25/27 King George Road (C8-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-1 Zone may be used only for the following uses:

- .1 Single-detached dwellings.
- .2 General offices.
- .3 Financial institutions.
- .4 Medical offices.
- .5 Medical clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |                                       |
|----|---|---------------------------------------|
| .1 | Gross Floor Area (maximum)                                    | 560.0m <sup>2</sup>                   |
| .2 | Building Height (maximum)                                     | 1 storey                              |
| .3 | Front Yard (minimum)  | 19.0m                                 |
| .4 | Rear Yard (minimum)   | 2.0m                                  |
| .5 | Side Yard (minimum)   |                                       |
|    | .1 Interior   | 4.0m                                  |
|    | .2 Exterior   | 13.0m                                 |
| .6 | Parking (minimum)   | 1 space per 25.0m <sup>2</sup><br>GFA |
| .7 | Loading (minimum)   | NIL                                   |
| .8 | Planting Strip (minimum)                                      | NIL                                   |
| .9 | The provision of vehicular access to and from Queensway Drive |                                       |

shall be prohibited.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.2 King George Road/Oxford Street (C8-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-2 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Supermarket.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of the supermarket shall be 2850.0 m<sup>2</sup>.
- .2 The dwelling units shall be permitted on the second floor only.
- .3 The lands shall conform to all regulations shown on Schedule B, Map C8-2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

## **.3 209-213 King George Road (C8-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-3 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of any retail warehouse shall be 1090.0 m<sup>2</sup>.
- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-3.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
79-93

#### **.4 225 King George Road (C8-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-4 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Building Height (maximum) 2 storeys
- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-4.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 42-2014

#### **.5 315 King George Road (H-C8-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-5 Zone shall be used only for the following uses:

- .1 Intentionally Deleted
- .2 Building Area II
  - .1 Shopping centre comprised of a combination of any of the uses permitted in the C8-5 Zone applying to Building Area II.
  - .2 Bakeries.
  - .3 General offices.
  - .4 Medical clinics or medical offices.
  - .5 Personal service stores.
  - .6 Private club.
  - .7 Public garage, excluding a public garage which repairs or services motor vehicle mufflers.
  - .8 Restaurants: full service.
  - .9 Retail stores.
  - .10 Automobile supply store.
  - .11 Catering service.
  - .12 Fresh produce outlet.
  - .13 Grocery store (of less than 500 m<sup>2</sup> GFA)
  - .14 Health club.
  - .15 Meat store.
  - .16 Neighbourhood convenience store.
  - .17 Pharmacy.
  - .18 Photocopy shop.
  - .19 Retail warehouse.

- .20 Service/repair shop.
  - .21 Specialty retail store.
  - .22 Tailor shop.
  - .23 Video store.
  - .24 Veterinary clinic.
  - .25 Restaurants: full service and take-out accessory to a general office.
  - .26 Financial institution.
- .3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C8-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:
- .1 Gross Floor Area (maximum)
    - .1 Intentionally Deleted
    - .2 Building Area II 6570.0 m<sup>2</sup>
  - .2 Building Height (maximum)
    - .1 General offices, medical clinics and medical offices: 3 storeys or 12.0 m, whichever is the lesser.
    - .2 All other permitted uses: 2 storeys or 10.5 m, whichever is the lesser.
    - .3 In addition to the provisions of Section 6.14, staircases, firewalls and smokestacks shall be permitted to exceed the height regulations of the zone.
  - .3 Shopping Centre
    - .1 Notwithstanding Section 2.19.12, general offices, medical clinics, and medical offices may constitute more than 30% of a shopping centre.
  - .4 Parking
    - .1 Parking Space Dimensions
 

Notwithstanding the provisions of Section 6.18.1, required parking spaces shall have a minimum width and length of 2.75m wide x 6.0m long.
    - .2 Access to Parking
 

Notwithstanding the provisions of Section 6.18.4.2, parking areas shall provide access to each parking space by means of a traffic aisle having a minimum width of 6.0m.

.3 Parking Standards

Notwithstanding the provisions of Section 6.18.7.7, handicapped parking space need not be provided.

.4 Off-Street Parking Requirements

.1 General offices, financial institutions, medical clinics and medical offices: 3.0 spaces per 100.0m<sup>2</sup> G.L.A.

.2 Building supply centre, and nursery garden centre: 1.0 space/30m<sup>2</sup> G.F.A. of retail showroom and office space, plus 1.0 space/100m<sup>2</sup> G.F.A. of warehouse and open storage.

.3 All other uses: 5.5 spaces per 100.0m<sup>2</sup> G.L.A.

.5 Accessory Buildings and Structures

.1 Height (maximum) Nil

.2 Lot coverage (maximum) Nil

.3 Notwithstanding any other provision of this Bylaw, accessory buildings and structures may be attached to the main building or structure.

.4 Notwithstanding any other provision of this Bylaw, accessory buildings and structures may be located anywhere within the Building Area identified on Schedule B, Map C8-5.

.6 Canopies and Awnings

.1 Maximum permitted projection into a required yard	Unlimited, provided the projection is within the Building Area or Restricted Building Area identified on Schedule B, Map C8-5.
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.7 Utility Service Equipment

.1 The provisions of Section 6.19.5 and 6.19.6 shall not apply.

.8 Interior Side Yard - Common Walls

- .1 Notwithstanding any provision of this Bylaw, the minimum interior side yard may be 0.0 m along a common wall separating units in a condominium style development.
- .9 Loading Space (minimum) Nil
- .10 Open Storage
- .1 Building supply centre and nursery garden centre  
In accordance with Section 6.12
- .2 All other uses Prohibited
- .11 Definitions:
- .1 Prepared Food Store shall mean a lot and building or a portion of a building primarily used for the purpose of preparing food for home consumption rather than on-site in a parked or stationary motor vehicle, and may include consumption of the said prepared food within the said building.
- .2 Building Area shall mean that portion of a lot occupied by buildings, structures, off-street parking areas, driveways, loading areas, open storage areas and landscaped open space.
- .3 Restricted Building Area shall mean that portion of a lot occupied by off-street parking areas, driveways, loading areas and landscaped open space and without limiting the foregoing may allow the establishment of any permitted sign but shall not include any other structure or building.
- .4 Major Open Space shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and shall be comprised of natural vegetative cover and watercourses and without limiting the foregoing, may include any required storm water system and below ground private sewage disposal system and any related above ground level accessory structures to said systems but shall not include any driveways or parking areas or open storage areas.
- .5 Landscaped Open Space shall mean space which is unoccupied by buildings and structures above ground level and open to the sky and which shall be comprised of lawn, ornamental shrubs, flowers or trees, and may include paths, sidewalks, courts, patios, fences, free-standing walls, retailing walls

and recreational areas accessory to the principal use on the lot, but shall not include any parking area or traffic aisles, driveways or ramps except those required to gain direct access to a public street.

- .12 Notwithstanding Section 6.27, a use, building, or structure may be established in a C8-5 Zone with private water supply and/or sewage disposal facilities that have been approved by the Chief Building Official.
- .13 The lands shall conform to all regulations shown on Schedule B, Map C8-5.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 232-2004

## **.6 Park Road North (C8-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-6 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses:
- .2 Art galleries
- .3 Arts schools
- .4 Financial institutions
- .5 General offices
- .6 Home furnishing stores
- .7 Medical clinics
- .8 Medical offices
- .9 Museums
- .10 Personal service stores
- .11 Private clubs
- .12 Restaurants: full service, take-out, and fast food, excluding drive-through service
- .13 Retail stores
- .14 Public storage warehouses

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The maximum gross floor area of the retail stores shall be 400.0m<sup>2</sup> each.
- .2 Section 6.23 – Loading Space shall not apply to any public storage warehouse use.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw,

and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 80-93,  
37-97, 15-2010

**.7 DELETED**

Amended by  
Bylaws No.  
18-94, 148-2006

**.8 234-248 St. Paul Avenue (C8-8)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-8 Zone shall be used only for the following uses:

1. General office.
2. Medical clinic.
3. Medical office.
4. Retail store accessory to the general office, medical clinic, and medical office uses.
5. Parking lot.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-8 Zone use any lot, or erect, alter or use any building, or structure, except in accordance with the following provisions:

**.1 Gross Floor Area (maximum)**

- |    |   |                      |
|----|---|----------------------|
| .1 | General office, medical clinic and medical office | 1412.0m <sup>2</sup> |
| .2 | Retail store                                      | 353.0m <sup>2</sup>  |
- .2 That the development of the lands for those uses identified in clauses 9.8.3.8.1 to 9.8.3.8.4 (inclusive) shall conform to all regulations shown on Schedule B, Map C8-8.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.9 DELETED**

Amended by  
Bylaw No.  
35-95

**.10 DELETED**

Amended by  
Bylaw No.

**.11 DELETED**

35-95

Amended by .12 **DELETED**  
Bylaw No.  
3-95

Amended by .13 **DELETED**  
Bylaw No.  
35-95

Amended by .14 **DELETED**  
Bylaws No.  
25-91 & 35-95

Amended by .15 **West Street and Harris Avenue (C8-15)**  
Bylaw No.  
25-91

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-15 Zone shall be used only for one or more of the following uses:

- .1 Art galleries.
- .2 Art schools.
- .3 Bakeries.
- .4 Commercial schools.
- .5 Day nurseries.
- .6 Dwelling units.
- .7 Financial institutions.
- .8 Fresh produce outlets.
- .9 General offices.
- .10 Health clubs.
- .11 Library.
- .12 Meat stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Neighbourhood convenience stores.
- .16 Personal service stores.
- .17 Photocopy shops.
- .18 Photographer's studios.
- .19 Places of entertainment.
- .20 Private clubs.
- .21 Private parks.
- .22 Public halls.
- .23 Restaurants: full service, take-out and fast food (including drive-through service).
- .24 Retail stores.
- .25 Service or repair shops.
- .26 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-15 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following

provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.16 DELETED**

**.17 King George Road and Powerline Road (C8-17)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-17 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-17 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be served, by a private sanitary waste disposal system approved by the City in consultation with the Brant County District Health Unit.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.18 Park Road and Grey Street (C8-18)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-18 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses.
- .2 Art galleries.
- .3 Arts schools.
- .4 Bakeries.
- .5 Commercial schools.
- .6 Day nurseries.
- .7 Dwelling units.
- .8 Financial institutions.
- .9 Fresh produce outlets.
- .10 General offices.
- .11 Health clubs.
- .12 Libraries.
- .13 Meat stores.
- .14 Medical clinics.



- .15 Medical offices.
- .16 Neighbourhood convenience stores.
- .17 Personal service stores.
- .18 Photocopy shops.
- .19 Photographer's studios.
- .20 Places of entertainment.
- .21 Private clubs.
- .22 Private parks.
- .23 Public halls.
- .24 Restaurants: full service, take-out, fast food, including drive-through service.
- .25 Retail stores.
- .26 Service or repair shops.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
175-96

#### **19. Established General Commercial Area (C8-19)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-19 Zone shall be used only for the following use:

- .1 Art galleries.
- .2 Arts schools.
- .3 Commercial schools.
- .4 Day nurseries.
- .5 Dwelling units.
- .6 Existing grocery stores.
- .7 Fresh produce outlets.
- .8 General offices.
- .9 Health clubs.
- .10 Meat stores.
- .11 Medical clinics.
- .12 Medical offices.
- .13 Neighbourhood convenience stores.
- .14 Personal service stores.
- .15 Photographers' studios.
- .16 Places of entertainment.
- .17 Private clubs.
- .18 Public halls.
- .19 Restaurants: full service, take-out, and fast food, excluding drive-through service.
- .20 Retail stores.
- .21 Service or repair shops.
- .22 Accessory uses, buildings and structures.

## .23 Uses permitted in Section 6.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

## .1 All Permitted Uses Except as Noted

- |     |   |                                 |
|-----|---|---------------------------------|
| .1  | Lot Area (minimum)                              | 360.0 m <sup>2</sup>            |
| .2  | Lot Frontage (minimum)                          | 12.0 m                          |
| .3  | Lot Coverage (maximum)                          | 40%                             |
| .4  | Building Height (maximum)                       | 2 storeys                       |
| .5  | Front Yard (minimum)                            | Established Front Building Line |
| .6  | Rear Yard (minimum)                             | Nil                             |
| .7  | Side Yard (minimum)                             | Nil                             |
| .8  | Parking   |                                 |
|     | .1 In accordance with                           | Section 6.18                    |
|     | .2 No parking permitted in required front yard. |                                 |
| .9  | Open Storage                                    | Prohibited                      |
| .10 | Buffering in accordance with                    | Section 6.10.                   |
| .11 | Loading   |                                 |
|     | .1 In accordance with                           | Section 6.23.                   |
|     | .2 No loading permitted in required front yard  |                                 |

## .2 Dwelling units

- |    |   |
|----|---|
| .1 | Dwelling units shall only be located in a building containing one or more permitted non-residential uses. |
| .2 | In accordance with the provisions for the permitted non-residential use.                                  |
| .3 | The minimum gross floor area shall be 55.0 m <sup>2</sup> /unit.  |
| .4 | Dwelling units shall be prohibited on the first storey.   |

- .3 Uses permitted in Section 6.1.  
  - In accordance with Section 6.1
- .4 Day nurseries  
  - In accordance with Section 6.8
- .5 Accessory uses, buildings, and structures  
  - .1 In accordance with Section 6.3.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
 Bylaw No.  
 52-2005

**.20 DELETED**

Amended by  
 Bylaw No.  
 35-95

**.21 DELETED**

**.22 137 West Street (C8-22)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-22 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 A public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-22 Zone use any lot, or erect, alter or use any building or structure for a public garage, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.23 Dalhousie Street and Rawdon Street (C8-23)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-23 Zone may be used for all of the uses permitted in the

C8 Zone, plus the following use:

- .1 A dairy processing plant.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-23 Zone use any lot, or erect, alter or use any building or structure for a dairy processing plant, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
43-2014, OMB  
Order PL140436

**.24 240 King George Road (C8-24)**

Notwithstanding any provision this Bylaw to the contrary, any lot within any C8-24 Zone may be used for all the uses permitted in the C8 Zone, except for the following use:

- 1. Propane Storage Tanks

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, 119-2003

**.25 627 Park Road North (C8-25)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C8-25 Zone shall be used only for the following uses:

- .1 Shopping centres comprised of a combination of any of the following uses.
- .2 Financial institutions.
- .3 General offices.
- .4 Health clubs.
- .5 Medical clinics.
- .6 Medical offices.
- .7 Personal service stores.
- .8 Private clubs.
- .9 Private parks.
- .10 Public halls.
- .11 Restaurants: full service or fast food.
- .12 Retail stores.
- .13 Retail warehouses.
- .14 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-25 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following

provisions:

- .1 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a lot in a General Commercial Zone NIL
    - .2 Abutting any other lot line 3.0m
- .2 The maximum gross floor area of each retail store shall not exceed 400.0m<sup>2</sup>.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.26 DELETED**

**.27 437-439 St. Paul Avenue (C8-27)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-27 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 An apartment dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-27 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 7.11.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.28 29 Sheridan Street (C8-28)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-28 Zone may be used for all of the uses permitted in the C8 Zone, or the following use:

- .1 Uses permitted in Section 7.8.1.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-28 Zone use any lot, or erect, alter or use any building or structure for a use in the C8 Zone, except in accordance

with the following provisions:

- .1 The lands municipally known as 29 Sheridan Street and 156 to 160 Market Street shall be deemed to be one lot for the purpose of applying the regulations of Section 9.8.2.
- .2 Any development of the lands at 29 Sheridan Street shall be in conjunction with and physically attached to a use permitted on 156 to 160 Market Street.
- .3 The minimum yard adjacent to Sheridan Street at 29 Sheridan Street shall be the Established Front Building Line on Sheridan Street.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-28 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.8.1., except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.29 164 Charing Cross Street (C8-29)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-29 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Industrial rental establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-29 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.1.

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.30 1, 3, 5 Dunsdon Street (C8-30)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-30 Zone shall be used only for the following use:

- .1 Financial institution (maximum of one).

- .2 General offices.
- .3 Neighbourhood convenience store (maximum of one).
- .4 Personal service stores.
- .5 Restaurant, full service (maximum of one).
- .6 Retail stores.
- .7 Service or repair shops.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-30 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C8-30.
- .2 Gross Floor Area (maximum):
  - .1 Financial institution 280 m<sup>2</sup> each
  - .2 General office 200 m<sup>2</sup> each
  - .3 Personal service store 140 m<sup>2</sup> each
  - .4 Restaurant, full service 280 m<sup>2</sup> each
  - .5 Retail store 140 m<sup>2</sup> each
  - .6 Service of repair shop 140 m<sup>2</sup> each

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 129-94

**.31 612/614 Colborne Street (C8-31)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-31 Zone shall be used only for the following uses:

- .1 General offices.
- .2 Personal service stores.
- .3 Retail stores.
- .4 Service or repair shops.
- .5 Public garages used only as an automobile glass shop or an automobile inspection/appraisal centre.
- .6 The uses permitted in Section 9.8.1.
- .7 Taxi establishments.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-31 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C8-31.1 in the event the lands are used for any of the uses listed in Section 9.8.3.31.1 to 9.8.3.31.4 inclusive and Section 9.8.3.31.7.
- .2 The lands shall conform to all regulations shown on Schedule B, Map C8-31.2 in the event the lands are used for the uses listed in Section 9.8.3.31.5.
- .3 The lands shall conform to all regulations contained in Section 9.8.2 in the event the lands are used for the uses listed in Sections 9.8.3.31.6 and 9.8.3.31.7.
- .4 A taxi establishment may be located on the lot, within a building that existed at the date of the passing of this Bylaw.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
133-91

**.32 48 Oak Street (C8-32)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-32 Zone may be used for all the uses permitted in the C8 Zone, plus the following:

- .1 A maximum of three dwelling units
- .2 A drapery manufacturing and wholesale use
- .3 A service industry

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-32 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Sections 9.8.3.32.1 to 9.8.3.32.3, all inclusive, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91, & 157-2007

**.33 DELETED**

Amended by  
Bylaws No.  
25-91 & 35-95

**.34 DELETED**



Amended by  
Bylaws No.  
25-91 & 35-95

**.35 DELETED**

Amended by  
Bylaw No.  
86-93

**.36 Northwest Corner of Charing Cross Street  
and North Park Street (C8-36)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-36 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-36 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                          |                      |
|----|--------------------------|----------------------|
| .1 | Lot Area (minimum)       | 2500.0m <sup>2</sup> |
| .2 | Front Yard (minimum)     | 3.5m                 |
| .3 | Planting Strip (minimum) | NIL                  |

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
89-93

**.37 226 West Street (C8-37)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-37 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-37 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |   |
|----|---|---|
| .1 | Interior Side Yard (minimum)  | 4.4m  |
| .2 | Planting Strip (minimum)  | 0.9m along<br>West Street   |
| .3 | Parking (minimum)   |   |
|    | .1 Fast food restaurant<br>(including drive-thru<br>service)                                  | 1.0 space/<br>13.0 m <sup>2</sup> GFA<br>plus 1 space per 4<br>customer seats |
| .4 | For the purposes of this Bylaw, the front lot line shall be deemed to be along Dundas Street. |   |

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
58-94  
41-2014

**.38 DELETED**

Amended by  
Bylaws No.  
120-94 & 175-96

**.39 235-239 Market Street (C8-39)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-39 Zone may be used only for the following uses:

- .1 Adult live entertainment parlours
- .2 Art galleries
- .3 Arts schools
- .4 Commercial schools
- .5 Day nurseries
- .6 Dwelling units
- .7 Existing grocery stores
- .8 Fresh produce outlets
- .9 General offices
- .10 Health clubs
- .11 Meat stores
- .12 Medical clinics
- .13 Medical offices
- .14 Neighbourhood convenience stores
- .15 Personal service stores
- .16 Photographer's studios
- .17 Places of entertainment
- .18 Private clubs
- .19 Public halls
- .20 Restaurants: full service, take-out, and fast food, excluding drive-through service
- .21 Retail stores
- .22 Service or repair shops
- .23 Accessory uses, buildings and structures
- .24 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-39 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All Permitted Uses Except as Noted
  - .1 Lot Area (minimum) 360.0 m<sup>2</sup>
  - .2 Lot Frontage (minimum) 12.0 m
  - .3 Lot Coverage (maximum) 40%

- |     |  |                                 |
|-----|--|---------------------------------|
| .4  | Building Height (maximum)                      | 2 storeys                       |
| .5  | Front Yard (minimum)                           | Established Front Building Line |
| .6  | Rear Yard (minimum)                            | Nil                             |
| .7  | Side Yard (minimum)                            | Nil                             |
| .8  | Parking  |                                 |
|     | .1 In accordance with                          | Section 6.18                    |
|     | .2 No parking permitted in required front yard |                                 |
| .9  | Open Storage Prohibited                        |                                 |
| .10 | Buffering in accordance with                   | Section 6.10                    |
| .11 | Loading  |                                 |
|     | .1 In accordance with                          | Section 6.23                    |
|     | .2 No loading permitted in required front yard |                                 |
- .2 Dwelling units
- .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
  - .2 In accordance with the provisions for the permitted non-residential use.
  - .3 The minimum gross floor area shall be 55.0 m<sup>2</sup>/unit.
  - .4 Dwelling units shall be prohibited on the first storey.
- .3 Uses permitted in Section 6.1
- .1 In accordance with Section 6.1
- .4 Day nurseries
- .1 In accordance with Section 6.8
- .5 Accessory uses, buildings, and structures
- .1 In accordance with Section 6.3

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
131-94, 149-97,  
65-2018

**.40 116 St. George Street (C8-40)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-40 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-40 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles, except in accordance with the following provisions:

- .1 In accordance with Section 6.34

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
154-94

**.41 130 Colborne Street West (C8-41)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-41 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Automobile service stations
- .2 Automobile gas bars

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-41 Zone use any lot, or erect, alter or use any building or structure for an automobile service station or automobile gas bar, except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.42 25 Holiday Drive (C8-42)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-42 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-42 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following

provisions:

- .1 Landscape Open Space (minimum)
  - .1 Restaurant 30%
  - .2 All other uses 35%
- .2 Open Storage (maximum)
  - .1 Two times the above grade floor area or 35% of the lot area, whichever is the greater
- .3 Rear Lot Line
  - .1 Where a rear lot line is not parallel to the front lot line, the rear lot line shall be calculated by a line joining two points as follows:
    - .1 A line of 121.0 m in a northwesterly direction along the lot line abutting Highway No. 403; and
    - .2 A line of 116.0 m in a southwesterly direction along the lot line abutting the Canadian National Railway line.
- .4 Planting Strip
  - .1 A minimum 6.0 m planting strip shall be provided along all lot lines.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.43 379 to 387 West Street (C8-43)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-43 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing single detached dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-43 Zone use any lot, or erect, alter or use any building or structure for an existing single detached dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw,

and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.44 71 King George Road (C8-44)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-44 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Apartment dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-44 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with Section 7.11.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.45 King George Road and Powerline Road (C8-45)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-45 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-45 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.27, all uses shall be capable of being, and may be served by, a private sanitary waste disposal system approved by the City in consultation with the Brant County Health Unit.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.46 781 Colborne Street East (C8-46)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-46 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-46 Zone use any lot, or erect, alter or use any

building or structure, except in accordance with the following provisions;

.1	Lot Width (minimum)	25.0 m
.2	Interior Side Yard (minimum)	0.3 m
.3	Landscape Open Space (minimum)	NIL
.4	Planting Strips (minimum)	NIL
.5	Buffering (minimum)	NIL

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
35-95

**.47 120 Paris Road (C8-47)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-47 Zone may be used only for the following uses:

- .1 Single detached dwellings
- .2 Bed and breakfast establishments
- .3 Day nurseries
- .4 Home occupations
- .5 Mini group homes
- .6 General offices
- .7 Personal service stores
- .8 Medical offices
- .9 Retail stores
- .10 Accessory uses, buildings and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-47 Zone use any lot, or erect, alter or use any building or structure for the uses listed in Section 9.8.3.47.1 to 9.8.3.47.5, except in accordance with the following provisions:

- .1 In accordance with Section 7.2.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
35-95, 137-95

**.48 16 to 36 and 44 Charing Cross Street,  
456 to 460 St. Paul Avenue, and  
6 to 20B Borden Street (C8-48)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-48 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

.1 Existing single detached dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-48 Zone use any lot, or erect, alter or use any building or structure for an existing single detached dwelling, except in accordance with the following provisions:

.1 In accordance with Section 7.4.2

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
137-95

**.49 40 Charing Cross Street (C8-49)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-49 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

.1 Existing ambulance station

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-49 Zone use any lot, or erect, alter or use any building or structure for an existing ambulance station, except in accordance with the following provisions:

.1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
68-96

**.50 146 Morrell Street (C8-50)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-50 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

.1 Printing establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-50 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 To the development standards that existed at the date of passing of this Bylaw.

.2 The outdoor display or storage of new or used motor vehicles for sale is prohibited.



That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
14-97

**.51 379/381 St. Paul Avenue (C8-51)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-51 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Automobile supply stores

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-51 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                                 |                     |
|----|---------------------------------|---------------------|
| .1 | Lot Width (minimum)             | 23.7m               |
| .2 | Lot Area (minimum)              | 820.0m <sup>2</sup> |
| .3 | Front Yard (minimum)            | 3.0m                |
| .4 | Landscaped Open Space (minimum) | 7.0%                |

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-97

**.52 10 Mt. Pleasant Street (C8-52)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-52 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-52 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                        |                     |
|----|------------------------|---------------------|
| .1 | Lot Area (minimum)     | 434.0m <sup>2</sup> |
| .2 | Lot Width (minimum)    | 9.5m                |
| .3 | Lot Coverage (maximum) | 55.0%               |
| .4 | Front Yard (minimum)   | 2.0m                |
| .5 | Side Yard (minimum)    |                     |

- .1 Interior
  - .1 Abutting a lot in a General Commercial Zone NIL
  - .2 Abutting any other lot line 0.9m
- .6 Off-Street Parking (minimum) 3 spaces
- .7 The designated front lot line shall be Mt. Pleasant Street

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-97

**.53 12 Mt. Pleasant Street (C8-53)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-53 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Existing single-detached dwellings

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C8-53 zone use any lot, or erect, alter or use any building or structure for an existing single-detached dwelling, except in accordance with the following provisions:

- .1 Lot Area (minimum) 260.0m<sup>2</sup>
- .2 Side Yard (minimum)
  - .1 Interior 0.5m
- .3 Lot Coverage (maximum) 43.0%
- .4 All other provisions in accordance with Section 7.8.2
- .5 The designated front lot line shall be Mt. Pleasant Street.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 65-2018

**.54 275 King George Road (C8-54)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-54 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-54 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles except in accordance with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, a Food Service Vehicle may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
149-97, 65-2018

**.55 164 Colborne Street West (C8-55)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-55 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-55 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles except in accordance with the following provisions:

- .1 Deleted
- .2 Notwithstanding Section 2.3.6.1 of this Bylaw, Food Service Vehicles may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

**.56 DELETED**

Amended by  
Bylaws No.  
71-98, 75-2006

**.57 Southeast Corner of Wayne Gretzky Parkway and Henry Street (C8-57)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-57 Zone may be used for the following uses:

- .1 Shopping centres comprised of a combination of any use

- permitted in the C8-57 Zone
- .2 Automobile gas bars
- .3 Automobile service stations
- .4 Building supply centres
- .5 Financial institutions
- .6 Health club
- .7 Nursery garden centres
- .8 Pharmacies
- .9 Places of entertainment
- .10 Restaurants: full service, take-out and fast food  
(including drive-thru service)
- .11 Retail stores which may include a retail store specializing  
primarily in home and auto supply goods
- .12 Retail warehouses
- .13 Specialty retail stores
- .14 A Supermarket
- .15 Accessory uses, buildings and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-57 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum)
  - .1 Automobile gas bars and Automobile service stations 750.0 m<sup>2</sup>
  - .2 All other permitted uses 900.0 m<sup>2</sup>
- .2 Lot Width (minimum) 30.0 m
- .3 Lot Coverage (maximum)
  - .1 Automobile gas bars and Automobile service stations 25.0%
  - .2 All other permitted uses 40.0%
- .4 Building Height (maximum)
  - .1 Automobile gas bars and Automobile service stations 7.5 m
  - .2 All other permitted uses 12.0 m
- .5 Front Yard (minimum)
  - .1 Gasoline pump islands and gasoline pump island kiosks 6.0 m
  - .2 Gasoline pump island canopies 1.0 m

.3	All other permitted uses	6.0 m
.6	Rear Yard (minimum)	6.0 m
.7	Side Yard (minimum)	
.1	Interior	6.0 m
.2	Exterior	
.1	Gasoline pump islands and gasoline pump island kiosks	6.0 m
.2	Gasoline pump island canopies	1.0 m
.3	All other permitted uses	
.1	Along Henry Street	9.0 m
.2	All other streets	6.0 m
.8	Landscaped Open Space (minimum)	10.0%
.9	Parking	4.5 spaces/ 100.0 m <sup>2</sup> GFA
.10	Loading in accordance with	Section 6.23
.11	Open Storage	
.1	Building supply centre and nursery garden centre in accordance with	Section 6.12
.2	Notwithstanding Section 6.12.1.2.2, open storage shall be permitted in a yard abutting an expressway.	
.12	Buffering in accordance with	Section 6.10
.13	Planting Strip in accordance with	Section 6.11
.14	Accessory uses, buildings and structures	
.1	In accordance with	Section 6.3
.15	A total maximum gross leasable floor area for all buildings and structures shall be 12,400.0m <sup>2</sup> and a maximum gross leasable floor area of all buildings and structures shall be 24,800.0m <sup>2</sup> .	
.16	A supermarket use shall have a maximum gross leasable floor area of 9,300.0m <sup>2</sup> .	
.17	An individual commercial use shall have a maximum gross leasable floor area of 9,300.0m <sup>2</sup> .	

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw,

and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
29-99

**.58 270 King George Road (C8-58)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-58 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Automobile supply stores

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
156-99, 90-2010

**.59 200/206 Henry Street and 2 Livingstone Close and a portion of 4 Livingstone Close (H-C8-59)**

Notwithstanding Section 4.17 where the C8-59 Zone symbol is preceded by the letter "H", the lands may only be used for the following uses all inclusive, save and except Automobile Washing Facility – Automated Use, which remains a proposed use until such time the H prefix is lifted:

- .1 Automobile gas bars
- .2 Neighbourhood convenience stores
- .3 Restaurant: take-out (including drive-through service)
- .4 Restaurant fast food
- .5 Automobile Washing Facility - Automated

Prior to a Bylaw being adopted by Council to remove the "H", a satisfactory site plan and noise study must be received and approved in principle by Council.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-59 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 6.10.2, the maximum building height shall be 4.6 m within 5.0 m of a residential zone
- .2 Notwithstanding Section 6.11.1.1 the minimum planting strip required abutting the corridor area shown on Schedule "J" shall be 1.0 metre.
- .3 Notwithstanding Section 6.11.1.2 the minimum planting strip required between the Established Front Building Line and the street, shall be 0.1 metre.

- .4 Notwithstanding Section 6.18 (table 6.1) the minimum number of parking spaces shall be 14.
- .5 Notwithstanding Section 6.22.1 the minimum yard required abutting the corridor area shown on Schedule "J" shall be:
  - .1 Buildings 13.0 metres
  - .2 Gasoline pump island canopy 10.0 metres except at the daylight triangle
- .6 Any vehicular access to the corridor area shown on Schedule "J" shall be restricted to a right-in and right-out only access.
- .7 Notwithstanding Section 9.8.2.6.6 the minimum rear yard required shall be 5 metres

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
209-99

**.60 23 Harris Avenue (C8-60)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-60 Zone may be used only for one or more of the following uses:

- .1 Art galleries.
- .2 Art schools.
- .3 Bakeries.
- .4 Commercial schools.
- .5 Day nurseries.
- .6 Dwelling units.
- .7 Financial institutions.
- .8 Fresh produce outlets.
- .9 General offices.
- .10 Health clubs.
- .11 Library.
- .12 Meat stores.
- .13 Medical clinics.
- .14 Medical offices.
- .15 Neighbourhood convenience stores.
- .16 Personal service stores.
- .17 Photocopy shops.
- .18 Photographer's studios.
- .19 Places of entertainment.
- .20 Private clubs.
- .21 Private parks.
- .22 Public halls.
- .23 Restaurants: full service, take-out and fast food (including

- drive-through service).
- .24 Retail stores.
- .25 Service industries.
- .26 Service or repair shops.
- .27 Telecommunication services.
- .28 Veterinary clinics.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-60 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
34-2000

**.61 321 to 331 King George Road (C8-61)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-61 Zone, may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Automobile supply stores

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
54-2000, 65-2018

**.62 30 Lynden Road (C8-62)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-62 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 Food Service Vehicles

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-62 Zone use any lot, or erect, alter or use any building or structure for Food Service Vehicles, except in accordance with the following provisions:

- .1 A refreshment cart may be permitted on a lot within the C8-62 Zone that does not have located upon it a grocery store, restaurant, supermarket, bakery, delicatessen or meat store.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw,





- .2 Building Height (maximum) 15.0 m
- .3 Off-Street Parking (minimum)
  - .1 One space per five persons of permitted capacity for a theatre, plus 5.5 spaces per 100.0m<sup>2</sup> of GFA for all other permitted uses.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2000

**.65 Northeast Corner of Lynden Road and Dalkeith Drive (C8-65)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-65 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Garden supply centre
- .2 Dry cleaning establishments

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-65 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall be Lynden Road.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
164-2000

**.66 180 Lynden Road (C8-66)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-66 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-66 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Landscape Open Space (minimum) 7.0%

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
164-2000

**.67 Northwest Corner of Lynden Road and Dalkeith Drive (C8-67)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-67 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-67 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Any loading space may have direct access from Dalkeith Drive to permit ingress, egress, and manoeuvring without the means of a driveway.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
22-2001

**.68 190 King George Road (C8-68)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-68 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 An amusement arcade

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
111-2001

**.69 84 to 94 Charing Cross Street (C8-69)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-69 Zone may be used only for the following uses:

- .1 Any building located on the lands identified as Area "1", as shown on Schedule "B" Map C8-69, may be used for all of the uses permitted in the C8 Zone.
- .2 Any building located on the lands identified as Area "2", as shown on Schedule "B" Map C8-69, may only be used for the following uses:

- .1 Enclosed storage for a permitted use located in Area "1", as

shown on Schedule "B" Map C8-69.

- .2 A greenhouse for a florist shop located in Area "1", as shown on Schedule "B" Map C8-69.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-69 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Development on the lands located in Area "1", as shown on Schedule "B" Map C8-69, shall be in accordance with Section 9.8.2
- .2 Development on the lands located in Area "2", as shown on Schedule "B" Map C8-69, shall be in accordance with the following:

- |    |                           |   |
|----|---------------------------|---|
| .1 | Building Height (maximum) | 4.5 m   |
|    | .2                        | Garbage bins and enclosures shall be prohibited, save and except for an enclosure for a recycling bin located immediately adjacent to the existing garbage storage enclosure at the rear of the building municipally known as 92 Charing Cross Street |
|    | .3                        | Building Setback (minimum) 6.0 m from any lot in a Residential Zone   |
|    | .4                        | All other regulations of Section 9.8.2  |

That all the provisions of the C8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
157-2001

**.70 616 to 626 Colborne Street East (C8-70)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-70 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-70 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 The designated front lot line shall be Colborne Street East.
- .2 The minimum front yard to a building associated with an automobile gas bar shall be 11.0 metres.

- .3 A minimum front yard to an existing gasoline pump island shall be 4.0 metres
- .4 Rear Yard (minimum) 2.5 m
- .5 Exterior Side Yard (minimum) 4.0 m
- .6 Notwithstanding Section 6.11 of this Bylaw, a planting strip shall not be required adjacent to any off-street parking spaces that existed prior to the enactment of this Bylaw.
- .7 Notwithstanding Section 2.19.12 of this Bylaw, the combination of three or more of the following uses shall not be considered a shopping centre:
  - .1 Manual automobile washing facility
  - .2 Public garage
  - .3 Automobile gas bar
  - .4 Neighbourhood convenience store and the drive-thru component for a take-out restaurant located in a building associated with an automobile gas bar.
- .8 For the uses identified in Section 9.8.3.70.7.1 to 9.8.3.70.7.4, the minimum off-street parking requirement for each use shall be as required in Section 6.18.7.8 Table 1 of this Bylaw, with the exception of a manual automobile washing facility which shall provide a minimum of 2.0 spaces per washing bay and said spaces may be stacked one behind the other.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
99-2002

**.71 134 King George Road (C8-71)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-71 Zone shall only be used for the following uses:

- .1 General Offices
- .2 A Dwelling Unit
- .3 Accessory Buildings and Structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-71 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 General Offices
  - .1 The general office shall be restricted to the main building that existed as of May 1, 2002.

- .2 No additions or expansions of the main building that existed as of May 1, 2002 shall be permitted.
- .2 Dwelling Unit
  - .1 The dwelling unit shall only be located in a building containing a permitted non-residential use.
  - .2 There shall be a maximum of one dwelling unit.
  - .3 The minimum gross floor area shall be 40.0m<sup>2</sup>.
  - .4 Parking shall be provided and maintained at 1.5 spaces in addition to the required parking space for the non-residential use.
- .3 Accessory Buildings and Structures
  - .1 To the development standards that existed at the date of the passing of this Bylaw.
  - .4 The provision of vehicular access to and from the subject property shall be limited to Wayne Drive and shall be prohibited from King George Road.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2003

**.72 Southwest Corner of Colborne Street West & Shellard Lane (C8-72)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-72 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-72 Zone use any lot or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Side yard (minimum)
  - .1 Interior
    - .1 Abutting a lot in a General Commercial Zone NIL
    - .2 Abutting any other lot line 1.8m
  - .2 Notwithstanding the provisions of Section 6.11.1.2, a maximum of

one parking space may project a maximum of 1.6 metres into the required planting strip abutting Shellard Lane.

That all of the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
152-2003, 123-2007

### **.73 172 - 178 Market Street (C8-73)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-73 zone may be used only for the following uses:

#### Dwelling Units

- .1 15-unit apartment building

#### Commercial

- .1 Art galleries.
- .2 Arts schools.
- .3 Commercial schools.
- .4 Day nurseries
- .5 Fresh produce outlets
- .6 General offices
- .7 Health Clubs
- .8 Meat stores
- .9 Medical clinics
- .10 Medical offices
- .11 Neighbourhood convenience stores
- .12 Personal service stores
- .13 Photographers' studios
- .14 Places of entertainment
- .15 Places of worship
- .16 Private clubs
- .17 Public halls
- .18 Restaurants: full service, take-out, and fast-food, excluding drive-through service
- .19 Retail stores
- .20 Service or repair shops
- .21 Accessory uses, buildings and structures
- .22 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-73 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

#### .1 All Permitted Uses

- |    |                        |                      |
|----|------------------------|----------------------|
| .1 | Lot Area (minimum)     | 360.0 m <sup>2</sup> |
| .2 | Lot Frontage (minimum) | 12.0 m               |

- |     |   |  |
|-----|---|--|
| .3  | Lot Coverage (maximum)                                | 44%  |
| .4  | Building Height                                       | 2 storeys  |
| .5  | Front Yard (minimum)                                  | Established Front Building Line  |
| .6  | Rear Yard (minimum)                                   | Nil  |
| .7  | Side Yard (minimum)                                   | Nil  |
| .8  | Parking   |  |
|     | .1  | That a minimum of 10 parking spaces be provided for residential uses       |
|     | .2  | Parking in accordance with Section 6.18 for all other non-residential uses |
| .9  | Open Storage  | Prohibited   |
| .10 | Buffering in accordance with                          | Section 6.10.  |
| .11 | Loading Spaces  | None   |
| .12 | Non-residential uses are limited to the first storey. |  |
| .2  | Dwelling units (in addition to the .1 above)          |  |
|     | .1  | Dwelling units are permitted to be located on the first floor.             |
|     | .2  | The minimum gross floor areas shall be 36.0m <sup>2</sup> /unit.           |
|     | .3  | Maximum number of dwelling units is 15.                                    |
| .3  | Uses permitted in Section 6.1.                        |  |
|     | In accordance with                                    | Section 6.1  |
| .4  | Day nurseries   |  |
|     | In accordance with                                    | Section 6.8  |
| .5  | Accessory uses, buildings, and structures             |  |
|     | .1  | In accordance with Section 6.3.  |

That all the provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.



Amended by  
Bylaw No.  
65-2004

**.74 760 Colborne Street East (C8-74)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-74 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 An amusement arcade accessory to a bowling alley.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-74 Zone use any lot or erect, alter or use any building or structure for an amusement arcade associated with a bowling alley, except in accordance with the following provisions:

- .1 No amusement arcade associated with a bowling alley shall be located on any lot which is closer than 200.0 metres from the lot lines of any property used for a public school, separate school or private school.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.75 46 Charing Cross Street (C8-75)**

Amended by  
Bylaws No.  
109-2004, 134-2007,  
140-2011

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-75 Zone may be used only for the following uses:

- .1 Arts schools
- .2 Automobile rental establishment
- .3 Automobile sales establishment
- .4 Bakeries
- .5 Boat and recreational vehicle sales establishment
- .6 Commercial schools
- .7 Day nurseries
- .8 Dwelling unit
- .9 Financial institutions
- .10 Fresh produce outlet
- .11 General offices
- .12 Meat stores
- .13 Medical clinic
- .14 Medical office
- .15 Neighbourhood convenience store
- .16 Personal service stores
- .17 Pharmacy
- .18 Photocopy shops
- .19 Photographers' studios
- .20 Plumbing shop
- .21 Private Park
- .22 Restaurant: full service, take-out and fast food (excluding drive through service)

- .23 Retail stores
- .24 Service or repair shops
- .25 Specialty retail stores
- .26 Veterinary clinics
- .27 Accessory uses, buildings, and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-75 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 All Permitted Uses Except as Noted
  - .1 Interior Side Yard (minimum) 1.36 m
- .2 Parking for existing Service Industry (Plumbing Shop) 1 space/50.0m<sup>2</sup> GFA

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
52-2005

#### **.76 187 Market Street (C8-76)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-76 Zone may be used for all of the uses permitted in the C8 Zone. Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-76 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 A minimum of 39 off-street parking spaces shall be required for the existing tavern use on this lot.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
215-2004

#### **.77 230/236 King George Road (C8-77)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-77 Zone may be used for all of the uses permitted in the C8 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-77 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Notwithstanding Section 2.19.12 of this Bylaw, the following definition of shopping centre shall apply:

Shopping Centre: shall mean a lot or lots, and a building or buildings containing at least three individual commercial uses (wherein no more than 30% of the gross leasable area is devoted to

general offices, medical clinics, or medical offices and excludes automobile washing facilities and automobile gas bars), designed, developed and managed as a comprehensive development for which common loading spaces, parking areas, landscaping areas, and other common facilities may be provided, and which is held in single or multiple ownership and where it is held in multiple ownership of more than one lot, the total area of the properties shall be deemed to be a lot for the regulations of this Bylaw.

.2 Section 6.23 shall not apply.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
56-2016  
138-2016

### **.78 259-269 Clarence Street/8 Henry Street (C8-78)**

Notwithstanding any provision of this By-law to the contrary, any lot within any C8-78 Zone may be used for all the uses permitted in the C8 Zone, except for the following uses:

- .1 Automobile gas bar;
- .2 Automobile service stations;
- .3 Dry cleaning depot;
- .4 Restaurants, full-service and fast food (including drive-through).

Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-78 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- |    |   |  |
|----|---|--|
| .1 | Parking (minimum)   | 1 space per 30.0 m <sup>2</sup><br>GFA |
| .2 | Loading (minimum)   | 1 space                                |
| .3 | Planting strip along Clarence Street and<br>And West Street | NIL                                    |
| .4 | Building Height (maximum)                                   | 10.5 m                                 |
| .5 | Restaurant, take-out  |  |
| .1 | Gross Floor Area (maximum)                                  | 312.25 m <sup>2</sup>                  |

That all remaining provisions of the C8 Zone in Section 9.8.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.

### **.79 190 West Street (C8-79)**

155-2006

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-79 Zone may be used for all of the uses permitted in the C8 Zone plus the following uses:

.1 Taxi establishment

That all provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with all provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
5-2007

**.80 111 Sherwood Drive (F-C8-80)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any "F-C8-80" Zone may be used only for the following uses:

- .1 Parking lot (only in conjunction with an adjacent apartment building)
- .2 Existing Uses

That all other provisions of the "F-R4B" Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
157-2007, 15-2008

**.81 163 Market Street/40 Sheridan Street (C8-81)**

**Building A**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-81 Zone shall be used only for the following uses:

- .1 All uses permitted in the C8-19 Zone Section 9.8.3.19

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-81 Zone, use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map C8-81.

That all the provisions of the C8-19 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**Buildings B, C and D**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-81 Zone shall be used only for the following uses:

- .1 All uses permitted in the RC Zone Section 7.8.1

- .2 Dwelling Units - Maximum three per building.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-81 Zone, use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule "B" Map C8-81.

That all the provisions of the RC Zone in Section 7.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
160-2007

**.82 143 Lynden Road (C8-82)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-82 Zone may be used for all of the uses permitted in the C8 Zone, plus the following uses:

- .1 Indoor Miniature Golf  
.2 Amusement Arcade

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-82 Zone use any lot, or erect, alter or use any building or structure for a use in the C8-82 Zone, except in accordance with the following provisions:

- .1 The maximum gross floor area of the indoor miniature golf and amusement arcade shall be 580.0m<sup>2</sup>.

That all the provisions of the C8 Zone in Section 9.8.2 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.83 NOT USED**

Amended by  
Bylaws No.  
25-2008, 144-2019

**.84 166 Lynden Road (C8-84)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-84 Zone may be used for all of the uses permitted in the C8 Zone, plus the following:

- .1 Retirement Home  
.2 Nursing Home

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-84 Zone use any lot, or erect, alter or use any building or

structure for a use in the C8-84 Zone, except in accordance with the following provisions:

- .1 Retirement Home and Nursing Home
  - .1 Building Height (maximum) 24.0 m
  - .2 Off-Street Parking (minimum) 1 space/3 beds

That all the provisions of the C8 Zone in Section 9.8.2 to the Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.85 415-417 Colborne Street (H-C8-85)**

Amended by  
Bylaws No.  
118-2013, 3-2015,  
13-2023

- .1 The lands zoned H-C8-85 may only be used in accordance with the permitted uses in the H-C8-85 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 Notwithstanding the requirements of Section 6.18, required parking spaces for the lands located at 415-417 Colborne Street may be provided on the lands located at 423 Colborne Street on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land;
  - .2 That the applicant has provided a signed Site Plan Agreement to the Corporation of the City of Brantford, along with all necessary securities;
  - .3 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford; and,
  - .4 Prior to the establishment of any residential use, the Owner has completed a noise, vibration and odour study and an assessment to ensure compliance with the Ministry of Environment D6 Guidelines, to the satisfaction of the City.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any C8-85 Zone may only be used for the following uses:
  - .1 Art Gallery
  - .2 Bakery
  - .3 Day Nursery
  - .4 Dwelling Units
  - .5 Fresh Produce Outlet
  - .6 General Office

- .7 Home Furnishing Store
- .8 Meat Store
- .9 Medical Clinic
- .10 Medical Office
- .11 Neighbourhood Convenience Store
- .12 Personal Service Store
- .13 Pharmacy
- .14 Photocopy Shop
- .15 Photographer's Studio
- .16 Retail Store
- .17 Specialty Retail Store

.3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-85 Zone use any lot, or erect, alter or use any building or structure for a use in the C8-85 Zone, except in accordance with the following provisions:

- |     |  |                                       |
|-----|--|---------------------------------------|
| .1  | Number of Dwelling Units (Maximum)   | 18                                    |
| .2  | Lot Width (minimum)  | 26 m                                  |
| .3  | Front Yard (Minimum)   | 0 m                                   |
| .4  | Landscaped Open Space (minimum)  | 4%                                    |
| .5  | Amenity Space (minimum)  | 3.0 m <sup>2</sup> / residential unit |
| .6  | Loading Space (minimum)  | NIL                                   |
| .7  | Off Street Parking Requirements (Minimum)  | 1.0 spaces/unit                       |
| .8  | Notwithstanding the requirements of Section 6.18, required parking spaces for the lands located at 415-417 Colborne Street (and identified as Part 2 on Schedule "B" Map C8-85) may be located on the lands located at 423 Colborne Street (and identified as Part 1 on Schedule "B" Map C8-85) on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land. |                                       |
| .9  | Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall size shall be 2.7m by 5.6 m for all other spaces.   |                                       |
| .10 | Notwithstanding Section 6.18.1.1 of this By-law, the minimum parking stall width for an accessible shall be 3.9 m (inclusive of an access aisle).  |                                       |
| .11 | Notwithstanding Section 6.18.4.2.1 of this By-law, a two-way traffic aisle with a minimum width of 4.0 m shall be permitted where the parking space angle is 90 degrees.   |                                       |

That all the provisions of the C8 Zone in Section 9.8.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
130-2008, 65-  
2018

**.86 351-365 Colborne Street (C8-86)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-86 Zone may be used for only the following purposes:

- .1 Shopping centres comprised of a combination of any use permitted in the C8-86 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Art schools
- .5 Automobile rental establishment
- .6 Automobile sales establishment
- .7 Bakeries
- .8 Boat and recreational vehicle sales establishment
- .9 Building supply centres
- .10 Commercial schools
- .11 Day nurseries
- .12 Dwelling units
- .13 Existing grocery stores
- .14 Existing supermarkets
- .15 Financial institutions
- .16 Fresh produce outlets
- .17 Funeral homes
- .18 General offices
- .19 Health clubs
- .20 Home furnishing stores
- .21 Hotels
- .22 Libraries
- .23 Meat stores
- .24 Medical clinics
- .25 Medical offices
- .26 Motels
- .27 Neighbourhood convenience stores
- .28 Nursery garden centres
- .29 Personal service stores
- .30 Pharmacies
- .31 Photocopy shops
- .32 Photographers' studios
- .33 Places of worship
- .34 Private clubs
- .35 Private parks
- .36 Public halls
- .37 Deleted
- .38 Restaurants: full service, take out
- .39 Retail stores
- .40 Veterinary clinics



- .41 Service or repair shops
- .42 Specialty retail stores
- .43 Accessory uses, buildings, and structures
- .44 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-86 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 All Permitted Uses Except as Noted

- |    |                                 |      |
|----|---------------------------------|------|
| .1 | Lot coverage (maximum)          | 75%  |
| .2 | Front Yard (minimum)            | 0 m  |
| .3 | Landscaped Open Space (minimum) | 2.0% |
| .4 | Parking                         |      |

Notwithstanding the requirements of Section 6.18, the following shall be required:

Dwelling units (minimum)	34 spaces
--------------------------	-----------

Medical clinic, medical offices and associated uses (minimum)	28 spaces
---	-----------

Required parking for the dwelling units, medical clinic, medical offices and associated uses will be located on lands identified as 347-365 Colborne Street East on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

Notwithstanding the requirements of Section 6.18, required parking spaces for any uses other than the dwelling units, medical clinic, medical offices and associated uses may be provided on appropriately zoned land that is located within a minimum of 200.0 m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

- |    |                                      |            |
|----|--------------------------------------|------------|
| .5 | Loading                              |            |
|    | No loading spaces shall be required. |            |
| .6 | Open Storage                         | Prohibited |
| .7 | Buffering                            | Nil        |
| .8 | Planting Strip                       | Nil        |

- .2 Dwelling Units
  - .1 Number of Dwelling Units (maximum) 34
  - .2 All dwelling units shall only be located above the first floor at ground level.

Amended by  
Bylaws No.  
130-2008, 65-  
2018

**.87 347-349 Colborne Street (C8-87)**

Notwithstanding any other provisions of this Bylaw, the lands zoned H-C8-87 shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

- .1 Parking lot in association with the lands zoned C8-86.
- .2 All uses permitted in the C8-87 Zone provided the parking lot is not required for the lands zoned C8-86.

The lands zoned H-C8-87 may only be used in accordance with the permitted uses in the C8-87 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied:

- .1 Notwithstanding the requirements of Section 6.18, required parking spaces may be provided on appropriately zoned land that is located within a minimum of 200.0m of the nearest lot line of the subject property on the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-87 Zone may be used for only the following uses:

- .1 Shopping centres comprised of a combination of any use permitted in the C8-87 Zone
- .2 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .3 Art galleries
- .4 Art schools
- .5 Automobile rental establishment
- .6 Automobile sales establishment
- .7 Bakeries
- .8 Boat and recreational vehicle sales establishment
- .9 Building supply centres
- .10 Commercial schools
- .11 Day nurseries
- .12 Dwelling units
- .13 Existing grocery stores
- .14 Existing supermarkets

- .15 Financial institutions
- .16 Fresh produce outlets
- .17 Funeral homes
- .18 General offices
- .19 Health clubs
- .20 Home furnishing stores
- .21 Hotels
- .22 Libraries
- .23 Meat stores
- .24 Medical clinics
- .25 Medical offices
- .26 Motels
- .27 Neighbourhood convenience stores
- .28 Nursery garden centres
- .29 Personal service stores
- .30 Parking lot
- .31 Pharmacies
- .32 Photocopy shops
- .33 Photographers' studios
- .34 Places of worship
- .35 Private clubs
- .36 Private parks
- .37 Public halls
- .38 Deleted
- .39 Restaurants: full service, take out
- .40 Retail stores
- .41 Veterinary clinics
- .42 Service or repair shops
- .43 Specialty retail stores
- .44 Accessory uses, buildings, and structures
- .45 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-87 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

- .1 All Permitted Uses Except as noted.
  - .1 Lot coverage (maximum) 43.0%
  - .2 Front Yard (minimum) Nil
  - .3 Side yard, exterior (minimum) Nil
  - .4 Landscaped Open Space (minimum) 11.0%
- .5 Parking

Notwithstanding the requirements of Section 6.18, required parking spaces may be provided on another appropriately zoned lot that is located within a minimum of 200.0m of the nearest lot line of the subject property on the condition that

an agreement providing for the continuation of the required parking spaces is entered into with the City and is registered against both parcels of land.

- |    |                                      |            |
|----|--------------------------------------|------------|
| .6 | Loading                              |            |
|    | No loading spaces shall be required. |            |
| .7 | Open Storage                         | Prohibited |
| .8 | Buffering                            | Nil        |
| .9 | Planting Strip                       | Nil        |

That all remaining provisions of the C8 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
171-2008, 106-2010,  
65-2018, 136-2022

### **.88 381-393 Colborne Street (C8-88)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-88 Zone may be used for only the following uses:
- .1 Art galleries
  - .2 Arts schools
  - .3 Bakeries
  - .4 Commercial schools
  - .5 Fresh produce outlets
  - .6 General offices
  - .7 Health clubs
  - .8 Home furnishing stores
  - .9 Meat stores
  - .10 Neighbourhood convenience stores
  - .11 Pharmacies
  - .12 Photographers' studios
  - .12 Places of worship
  - .14 Private clubs
  - .15 Retail stores
  - .16 Service or repair shops
  - .17 Specialty retail stores
- .2 Notwithstanding any provision of this By-law to the contrary, and notwithstanding Section 9.8.2.13 of By-law 160-90, any lot within any C8-88 Zone may be used for all uses permitted in the C8-88 Zone, plus the following uses:
- .1 Mixed Use Building
- .3 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-88 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.8.2.88.2.1 except in accordance with the following provisions:

- |    |   |  |
|----|---|--|
| .1 | Front Yard (minimum)                                | 0.2 m  |
| .2 | Rear Yard (minimum)                                 | 5.0 m (for the southerly lot line abutting 381 Colborne Street)  |
| .3 | Side Yard (minimum)                                 |  |
|    | Abutting a Residential Zone                         | 3.0 m (for the westerly lot line abutting 381 Colborne Street)   |
|    | Abutting any Other Zone                             | 2.5 m  |
|    | Abutting a Building with Windows on the Facing Wall | 10.0 m   |
| .4 | Landscaped Open Space (minimum)                     | 13%  |
| .5 | Parking   |  |
|    | .1  | Notwithstanding the requirements of Section 6.18, the following shall be required:   |
|    |   | .1   |
|    |   | Minimum 0.8 spaces per dwelling unit   |
|    |   | .2   |
|    |   | Minimum 1.0 spaces per 60 m <sup>2</sup> of GFA for General Offices  |
|    |   | Notwithstanding any provision of the By-law, the minimum parking rate of 1.0 spaces per 60 m <sup>2</sup> shall only apply to General Offices. |
| .6 | Dwelling Units (maximum)                            | 50   |

That all remaining provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.89 UNASSIGNED**

**.90 14 Marlborough Street (C8-90)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-90 Zone may be used for all of the uses permitted in the C8-19 zone, plus the following use:

- .1 semi-detached dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person

shall within any C8-90 Zone use any lot, or erect, alter or use any building or structure for semi-detached dwellings, except in accordance with the following provisions:

**.1 Semi Detached Dwelling**

.1	Lot Area (minimum)	203.0 m <sup>2</sup> /unit
.2	Lot Width (minimum)	5.0 m/unit
.3	Front yard landscaped open space	40%

That all the provisions of the C8-19 Zone in Section 9.8.3.19 and the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
71-2013

**.91 470 Colborne Street West (C8-91)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-91 Zone may be used for all of the uses permitted in the C8 zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-91 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Rear Yard (minimum)	1.88 m
.2	Side Yard (minimum)	1.88 m

That all remaining provisions of the C8-91 Zone in Section 9.8.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
92-2013

**.92 7 Lynden Road (C8-92)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C8-92 Zone may only be used for the following use:

- .1 Accessory parking lot associated with an automotive dealership.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within the C8-92 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- .1 The minimum length of all 90-degree parking spaces shall be 5.5 m.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
42-2014

**.93 333 King George Road (C8-93)**

- .1 The lands zoned H-C8-93 may only be used in accordance with the permitted uses in the C8-93 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 Receipt of an Environmental Impact Assessment.
  - .2 Receipt of an engineered septic system design
- .2 Notwithstanding any provision of this Bylaw to the contrary, any lot within any C8-93 Zone shall be used only for the following uses upon the removal of the "Holding Zone (H)" provision:
  - .1 Shopping centre comprised of a combination of any of the uses permitted in the C8-93 Zone
  - .2 Bakeries
  - .3 General offices.
  - .4 Home furnishing stores.
  - .5 Medical clinics or medical offices.
  - .6 Personal service stores.
  - .7 Private clubs.
  - .8 Public garages.
  - .9 Restaurants: full service and fast food (including drive-through service).
  - .10 Retail stores.
  - .11 Automobile supply store
  - .12 Catering service
  - .13 Fresh produce outlet.
  - .14 Grocery store (of less than 500 m2 GFA)
  - .15 Health club.
  - .16 Meat store.
  - .17 Neighbourhood convenience store.
  - .18 Pharmacy.
  - .19 Photocopy shop.
  - .20 Prepared food store.
  - .21 Retail warehouse
  - .22 Service/repair shop.
  - .23 Specialty retail store.
  - .24 Tailor shop.
  - .25 Video store.
  - .26 Veterinary clinic.
  - .27 Restaurants: full service, take-out and fast food, accessory to a general office.
  - .28 Financial institution.
  - .29 Building supply centre.
  - .30 Nursery garden centre.
- .3 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C8-93 Zone use any lot, or erect, alter or

use any building or structure, except in accordance with the following provisions:

- .1 Shopping Centre
  - .1 Notwithstanding Section 2.19.12, general offices, medical clinics, and medical offices may constitute more than 30% of a shopping centre.
- .2 Parking
  - .1 Off-Street Parking Requirements
    - .1 General offices, financial institutions, medical clinics and medical offices: 3.0 spaces per 100.0m<sup>2</sup> G.L.A.
    - .2 Building supply centre, and nursery garden centre: 1.0 space/30m<sup>2</sup> G.F.A. of retail showroom and office space, plus 1.0 space/100m<sup>2</sup> G.F.A. of warehouse and open storage.
    - .3 All other uses: 5.5 spaces per 100.0m<sup>2</sup> G.L.A.
- .3 Definitions:
  - .1 Prepared Food Store shall mean a lot and building or a portion of a building primarily used for the purpose of preparing food for home consumption rather than on-site in a parked or stationary motor vehicle, and may include consumption of the said prepared food within the said building.
  - .4 Notwithstanding Section 6.27, a use, building, or structure may be established in a C8-93 Zone with private water supply and/or sewage disposal facilities that have been approved by the Chief Building Official.

That all the provisions of the C8 Zone in Section 9.8.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
42-2015, 133-  
2015

**.94 108 Colborne Street West (F-C8-94)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-C8-94 Zone may be used for all of the uses permitted in the C-8 Zone, in accordance with the following provision:
  - .1 The lot line abutting Colborne Street West shall be deemed the Front Lot Line.
  - .2 Front Yard (minimum) 0 m for the building existing on the date of



		the passing of the Bylaw
.3	Rear Yard Setback	1.5 m for the portion of the rear yard that extends for a distance of 31.0 m from the existing interior lot line, and 6.0 m for the remainder of the rear yard
.4	Interior Side Yard (minimum)	1 m
.5	Landscaped Open Space (minimum)	5%
.6	Planting Strip	Notwithstanding Section 6.11.1.2 of this Bylaw, the minimum width of a planting strip abutting Balfour Street shall be 1.5 m

That all the provisions of the C-8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.95 UNUSED**

Amended by  
Bylaw No.  
40-2016

**.96 95-99 Colborne Street West (F-C8-96)**

Notwithstanding Section 6.28.1.2.17 of this Bylaw, any lot within a F-C8-96 Zone may be used for all of the uses permitted in the C8 Zone, plus the following use:

- .1 day nursery

That all the provisions of the C8 Zone in Section 9.8.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
130-2016

**.97 168-180 Colborne Street West (H-F-C8-97)**

- .1 The lands zoned H-F-C8-97 may only be used in accordance with the permitted uses in the F-C8-97 Zone upon the removal of the

"Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:

- .1 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
- .2 A Record of Site Condition has been filed on the Environmental Registry;
- .3 All storm water management issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.

Notwithstanding any provision of this By-law to the contrary, no person shall within any F-C8-97 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .2 Development on the lands identified as Part "1" on Schedule "B", Map C8-97, attached to and forming part of this By-law, shall be in accordance with the following:

- .1 Permitted Uses

- .1 A shopping centre, comprised of a combination of any of the following uses:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances.
- .2 Art galleries
- .3 Arts schools
- .4 Bakeries
- .5 Commercial schools
- .6 Day nurseries
- .7 Dwelling units
- .8 Existing grocery stores
- .9 Existing supermarkets
- .10 Financial institutions
- .11 Fresh produce outlets
- .12 Funeral homes
- .13 General offices
- .14 Health clubs
- .15 Home furnishing stores
- .16 Hotels
- .17 Libraries
- .18 Meat stores
- .19 Medical clinics
- .20 Medical offices
- .21 Mixed Use Buildings, in accordance with Subsection 9.8.2.13
- .22 Motels
- .23 Neighbourhood convenience stores
- .24 Personal service stores
- .25 Pharmacies
- .26 Photocopy shops

- .27 Photographers' studios
- .28 Place of Entertainment/Recreation
- .29 Places of Worship
- .30 Private clubs
- .31 Private parks
- .32 Public halls
- .33 Refreshment carts
- .34 Restaurants: full service, take-out, and fast food (excluding drive-through service)
- .35 Retail stores
- .36 Retail warehouses
- .37 Veterinary clinics
- .38 Service or repair shops
- .39 Specialty retail stores

.2 Accessory uses, buildings, and structures.

.3 Uses permitted in Section 6.1

.2 Regulations

Notwithstanding any provision of this By-law to the contrary, no person shall within any area shown as Part "1" on Schedule "B", Map C8-97 use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

.1 All Permitted Uses

.1 Front Yard (minimum) 5.5 m

.2 Exterior Side Yard (minimum) 3.0 m

.3 Parking

.1 In accordance with Section 6.18

.2 No parking area shall be located between the building and the front or exterior lot line.

.4 Notwithstanding the requirements of Section 6.23, the loading space shall be "Type A".

That all the provisions of the C8 Zone in Section 9.8.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.3 Development on the lands identified as Part "2" on Schedule "B", Map C8-97, attached to and forming part of this By-law, shall be in accordance with the following:

.1 Permitted Uses

- .1 Apartment Dwellings
- .2 Mixed Use Buildings
- .3 Accessory uses, buildings, and structures.
- .4 Uses permitted in Section 6.1

.2 Regulations

Notwithstanding any provision of this By-law to the contrary, no person shall within any area shown as Part "2" on Schedule "B", Map C8-97 use any lot, or erect, alter or use any building or structure, except in accordance with the following special provisions:

.1 Apartment Dwellings

- .1 Interior side yard (west) 40.0 m
- .2 Rear yard (minimum)  
measured from Open Space Zone 5.0 m
- .3 Building height (maximum) 8 storeys
- .4 Gross Floor Area (minimum) 40.0m<sup>2</sup>/unit
- .5 Amenity Space (minimum) 3.0m<sup>2</sup>/unit
- .6 Parking 1.2 spaces/unit

Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-97 Zone use any lot, or erect, alter or use any building or structure for an apartment dwelling, except in accordance with Section 7.11.2.1.

.2 Mixed Use Buildings

- .1 Interior side yard (west) (minimum) 40.0 m
- .2 Rear yard (minimum)  
measured from Open Space Zone 5.0 m
- .3 Lot coverage 40%
- .4 Building height (maximum) 8 storeys
- .5 Notwithstanding the requirements of Section 6.23, the loading space shall be "Type A".

That all the provisions of the C8 Zone in Section 9.8.2. to this By-law, and all other provisions of this By-law, as

amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
87-2019

**.98 771 Colborne Street**

.1 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-98 Zone may be used for all of the uses permitted in the C8 Zone plus the following:

.1 A single detached dwelling

.2 Notwithstanding any provision of this By-law to the contrary, no person shall within any C8-98 Zone use any lot, or erect, alter or use any building or structure for a single detached dwelling, except in accordance with the following provisions:

- |    |                           |  |
|----|---------------------------|--|
| .1 | Lot Area (minimum)        | 450.00 m <sup>2</sup>  |
| .2 | Lot Width (minimum)       | 15.0 m   |
| .3 | Lot Coverage              | 450.0 m <sup>2</sup>   |
| .4 | Building Height (maximum) | 10.0 m   |
| .5 | Front Yard (minimum)      | 6.0 m or the<br>Established Front<br>Building Line,<br>whichever is the lesser |
| .6 | Rear Yard                 | 7.5 m  |
| .7 | Side Yard (minimum)       |  |
| .1 | Interior                  | 3.0 m on one side and<br>1.0 m on the other side                               |

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side

- |     |   |  |
|-----|---|--|
| .2  | Exterior  | 3.0 m  |
| .8  | Gross Floor Area (minimum)                              | 85.0 m <sup>2</sup>  |
| .9  | Parking in Accordance with Section 6.18                 |  |
| .10 | Setback from Rail Lines in accordance with Section 6.30 |  |
| .11 | Heating/Cooling Equipment Encroachment                  | The existing heating/<br>cooling equipment can<br>project into the<br>minimum westerly |

interior side yard, but shall not be located closer than 0.2 m from the lot line

That all the provisions of the C8 Zone in Section 9.8.2 to this By-law, and all other provisions of this Bylaw, as amended that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
178-2020

**.99 908-914 Colborne Street**

- .1 The lands zoned H-C8-99 may only be used in accordance with the permitted uses in the H-C8-99 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
  - .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
  - .2 That the applicant has satisfied the requirements of the City of Brantford relating to the Transportation Impact Study (TIS); and
  - .3 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the H-C8-99 Zone may only be used for the following uses:
  - .1 Apartment dwellings
  - .2 Mixed Use Buildings comprised of a combination of any of the following uses:
    - .1 Dwelling units
    - .2 Day Nurseries
    - .3 Financial Institutions
    - .4 General Offices
    - .5 Health Clubs
    - .6 Medical Clinics
    - .7 Medical Offices
    - .8 Personal service stores
    - .9 Photographers' Studios
    - .10 Specialty Retail Stores
  - .3 Accessory uses, buildings and structures in accordance with Section 6.3
  - .4 Uses permitted in Section 6.1

- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within C8-99 zone use any lot or erect or use any structure, except in accordance with the follow provisions:
- .1 Building Height (maximum) 6 storeys
  - .2 Lot Coverage (maximum) 40%
  - .3 Front yard (minimum) 3 m
  - .4 Interior side yard (minimum)
    - 1. Abutting a residential zone 4.5 m (for a portion of the east side of the building 15.5 m from the front lot line for a maximum length of 9 m)
    - 2. Abutting a building with windows on the facing side 4.5 m (for a portion of the east side of the building 15.5 m from the front lot line for a maximum length of 9 m)
  - .5 Rear Yard (minimum) 21 m
  - .6 Ground Floor Height (minimum) 4.5 m
  - .7 Parking In Accordance with 6.18
    - .1 Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for apartment dwellings shall be a minimum of 1.3 spaces/dwelling unit.
    - .2 Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for a mixed use building shall be 1 space/dwelling unit plus 1.0 space/30.0 m<sup>2</sup> GFA for non-residential uses.
  - .8 Notwithstanding Section 6.23.6, the minimum number of Loading Spaces shall be 2.
  - .9 Residential uses shall be permitted on the ground floor of a mixed use building in the part of the building which does not face Colborne Street.
  - .10 Amenity Space (minimum)
    - .1 271 m<sup>2</sup> outdoor amenity space
    - .2 58 m<sup>2</sup> indoor amenity space
  - .11 Planting strips in accordance with Section 6.11

**.99 Unused**

Amended by  
Bylaw No.  
101-2020

**.100 150 Colborne Street West**

.1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any F-C8-100 Zone may only be used for the following uses:

- .1 Art Gallery;
- .2 Artist Studio;
- .3 Bakery
- .4 Commercial School
- .5 Fresh Produce Outlet
- .6 General Office
- .7 Health Club
- .8 Home Furnishing Store
- .9 Meat Store
- .10 Medical Clinic/Office
- .11 Neighbourhood Convenience Store
- .12 Pharmacy
- .13 Photographer's Studio
- .14 Place of Entertainment
- .15 Private Club
- .16 Full Service Restaurant
- .17 Retail Store
- .18 Service or Repair Shop
- .19 Specialty Retail Store

.2 Notwithstanding any provision of this Bylaw to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within a F-C8-100 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Parking
  - .1 Notwithstanding Section 6.18.2 and Section 6.18.7.8, a minimum of 14 parking spaces shall be provided for all permitted uses or combination of permitted uses where the Gross Floor Area occupied by the permitted use or combination of permitted uses is 500 m<sup>2</sup> or less.
- .2 Loading Space
  - .1 No loading spaces shall be required for all permitted uses or combination of permitted uses where the Gross Floor Area occupied by the permitted use or combination of permitted uses is 500 m<sup>2</sup> or less.



That all the provisions of the F-C8 Zone in Section 9.8 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.101 Unused**

**.102 120-138 Market Street and 31 and 35 Chatham Street**

Amended by  
Bylaw No.  
196-2020

- .1 The lands zoned H-C8-102 may only be used in accordance with the permitted uses in the H-C8-102 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 That the Applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities;
  - .2 That the applicant has submitted a Stage 2 Archaeological Assessment and any subsequent assessments as required by the Ministry of Heritage, Sport, Tourism, and Culture Industries' Standard and Guidelines for Consultant Archaeologists, as amended from time to time, as well as copies of all letters from the Ministry of Heritage, Sport, Tourism and Culture Industries verifying that archaeological assessments have been entered into the Ontario Public Register of Archaeological Reports, to the satisfaction of the General Manager of Community Development;
  - .3 That the applicant has submitted an Addendum to the Heritage Impact Study addressing the relevant matters outlined in Staff Report 2020-221, to the satisfaction of the General Manager of Community Development;
  - .4 That approval under Section 34 of the Ontario Heritage Act to remove the Crystal Cottage from 35 Chatham Street is received, and that the Crystal Cottage is successfully relocated to a new property, to the satisfaction of the General Manager of Community Development; and
  - .5 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within the H-C8-102 Zone may only be used for Mixed Use Building subject to the following:
- .1 Permitted uses in a Mixed Use Building are limited to the following:
    - .1 Art Galleries

- .2 Art Schools
  - .3 Day Nurseries in accordance with Section 6.8
  - .4 Dwelling Units
  - .5 Financial Institutions
  - .6 General Offices
  - .7 Neighbourhood Convenience Stores
  - .8 Photographer's Studios
  - .9 Place of Entertainment/Recreation
  - .10 Restaurants (full service, fast food and take out)
  - .11 Specialty Retail Stores
- .2 Accessory uses, buildings and structures in accordance with Section 6.3
- .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the By-law to the contrary, no person shall within C8-102 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be Market Street.
  - .2 Lot Coverage (maximum) 90%
  - .3 Building Height (maximum) 10 storeys
  - .4 Rear Yard (minimum)
    - 2.3 m (for a portion of the building which extends 38 m along the rear lot line perpendicular to 46 Nelson Street)
    - 1.2 m (for a portion of the building which extends 38 m along the rear lot line perpendicular to 29 Chatham Street)
  - .5 Side Yard Interior (minimum)
    - 1. Abutting a residential zone N/A
    - 2. Abutting a building with windows on the facing wall
      - 0.5 m (for a portion of the building which extends 24.2 m from the interior lot line parallel to the rear lot line of 46 Nelson Street)

- .6 Side Yard Exterior (minimum) 0.8 m along Nelson Street 1.7 m along Chatham Street.
- .7 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front and rear building line at a defined height.
- .1 A minimum building step back of 1.5 m from the building line abutting Market Street at a height of 11.70 m above grade.
- .2 Step backs from the rear building line perpendicular to Nelson Street starting at a building height of 11.70 m above grade.
- |                      |        |
|----------------------|--------|
| (4th and 5th storey) | 0.3 m  |
| 6th storey           | 3.6 m  |
| 7th storey           | 7.6 m  |
| 8th storey           | 10.6 m |
| 9th storey           | 13.6 m |
- .3 Step backs from the rear building line perpendicular to Chatham Street starting at a building height of 11.70 m above grade.
- |                    |        |
|--------------------|--------|
| 4th and 5th storey | 21.7 m |
| 6th storey         | 28.7 m |
| 7th storey         | 31.7 m |
| 8th floor          | 34.7 m |
| 9th floor          | 37.7 m |
- .8 Landscaped Open Space (minimum) 13%
- .9 Gross Leasable Area (maximum) 724 m<sup>2</sup>
- .10 Parking In Accordance with Section 6.18
- .1 Notwithstanding Section 6.18.7.8 Table 6.1, the parking standard for a mixed use building shall be 0.93 space/dwelling unit plus 1.0 space/40.0 m<sup>2</sup> GFA for non-residential uses.
- .11 Residential uses shall be permitted on the ground floor of a mixed use building along Nelson Street and Chatham Street.
- .12 Amenity Space (minimum)
- |                                      |   |
|--------------------------------------|---|
| .1 Interior amenity space (minimum): | 283 m <sup>2</sup>  |
| .2 Exterior amenity space (minimum): | 854.7 m <sup>2</sup> as a landscaped rooftop amenity area |

.13	Planting Strips	NIL
.14	Buffering	NIL

Amended by  
Bylaw No.  
137-2022

### **.103 141 King George Road (H-C8-103)**

- .1 The lands zoned H-C8-103 may only be used in accordance with the permitted uses in the H-C8-103 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 The applicant has provided a signed Site Plan Agreement to The Corporation of the City of Brantford, along with all necessary securities; and,
  - .2 That a Record of Site Condition has been filed on the Environmental Registry,
  - .3 That the applicant has submitted a peer review of the Noise Study, prepared by Stantec Consulting Ltd. dated September 10, 2021 to the satisfaction of the Manager of Development Engineering and has achieved a Class 4 noise designation, if applicable;
- Notwithstanding the "Holding (H)" provision, building permits may be issued for building construction and any site works related to an Environmental Risk Assessment, not including residential occupancy.
- .2 Notwithstanding Section 2.13.7.1 of this By-law, the portion of the building located on Part 1 as shown on Schedule B, attached to and forming part of this By-law, being a building with a minimum ground floor height of 4.5 m and to be connected to a building with a commercial component at a later construction phase, can be considered to be a mixed-use building.
- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within the C8-103 Zone erect any mixed use building, except in accordance with the follow provisions:
- .1 Building Height (maximum) 11 storeys
  - .2 Rear Yard (minimum) 9.6 m
  - .3 Side Yard Interior (minimum)
    - .1 Abutting a residential zone 5.6 m
  - .4 Notwithstanding Section 9.8.2.13.13.2, a maximum of 14 parking spaces arranged in a single row located between the principal non-residential use and the front lot line shall be permitted.
  - .5 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front, side

and/or rear building line at a defined height.

- .1 A minimum building step back of 17 m shall be provided from the south building line above the ninth storey and an additional 10 m above the tenth storey for the southernmost wing of the portion of the building located on Part 2 of Schedule B.
- .2 A minimum building step back of 0.91 m shall be provided from the westerly building line above the fifth storey, an additional step back of 0.91 m above the seventh storey, an additional step back of 2 m above the eighth storey and an additional step back of 3.3 m above the tenth storey for the portion of the building located on Part 1 of Schedule B.
- .3 A minimum building step back of 1.3 m shall be provided for the east building line above the second storey for the portion of the building located on Part 2 of Schedule B
- .4 Notwithstanding the above, balconies and wing walls are permitted to encroach into the minimum building step back

That all the provisions of the C8 Zone in Section 9.8.2.13 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.104 197 Market Street, 11 Grey Street, 150 & 168 George Street, and 30 Marlborough Street (H-C8-104)**

Amended by  
OLT Decision  
OLT-22-004400

- .1 The lands zoned H-C8-104 may only be used in accordance with the permitted uses in the H-C8-104 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions, as applicable, have been satisfied:
  - .1 That the Applicant has submitted the following materials to the satisfaction of the Manager of Development Engineering:
    - Functional Servicing Report
    - Geotechnical Report
    - Transportation Impact Study
  - .2 That the Applicant has submitted building elevations to the satisfaction of the Chief Planner / Director of Planning as part of a Site Plan Control application.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, only the following uses are permitted in the H-C8-104 Zone:
  - .1 Mixed-use Buildings comprised of a combination of any of the following uses:

- Art Galleries
  - Bakeries
  - Dwelling Units
  - Financial Institutions
  - Fresh Produce Outlets
  - Health Clubs
  - Home Furnishing Store
  - Meat Stores
  - Neighbourhood Convenience Stores
  - Personal Service Stores
  - Pharmacies
  - Photocopy Shops
  - Photographer's Studio
  - Place of Entertainment/ Recreation
  - Private Clubs
  - Restaurants: full service, take-out, and fast food
  - Retail Stores
  - Service or Repair Shops
  - Specialty Retail Store
- .2 Accessory uses, buildings and structures in accordance with Section 6.3.
- .3 Notwithstanding Section 6.1.1.12 and 6.38, (a) an Emergency Shelter with overnight sleeping accommodation and treatment rooms and (b) an Outdoor Patio facing Market Street and/or Grey Street shall only be permitted after an updated noise study is provided to the satisfaction of the Chief Planner / Director of Planning, demonstrating compliance of the use(s) with the Ministry of Environment, Conservation and Parks' NPC-300
- .3 Notwithstanding any provisions of the By-law to the contrary, no person shall within C8-104 Zone use any lot or erect or use any structure, except in accordance with the following provisions:
- .1 Building Height (maximum) 18 storeys / 63 m including mechanical penthouse
- .2 Notwithstanding Section 2.12.16, the lot line abutting Market Street shall be considered the front lot line.
- .3 Side Yard Interior (minimum) 2.9m
- .4 Notwithstanding Section 9.8.2.13.13, parking spaces may be permitted between the principal non-residential use and the exterior lot line.
- .5 Outdoor rooftop amenity areas shall require a minimum 3.0 m high noise attenuation wall facing Grey Street and a minimum 2.0 m high noise attenuation wall facing George Street.
- .6 Notwithstanding Section 6.11, a planting strip abutting Market Street and Grey Street is not required. A 2.0m (minimum) planting

strip is required abutting Marlborough Street and George Street.

- .7 Notwithstanding Section 6.23, a minimum width of 6m is required for a two-way traffic Driveway providing access to a loading space.
- .8 For the purposes of this By-law an Enclosed Noise Buffer shall mean an enclosed area outside the exterior wall of a building, such as an enclosed balcony, specifically intended to buffer one or more windows of Habitable Living Spaces, and having the following characteristics:
  - .1 not less than one metre and not more than two metres deep;
  - .2 fully enclosed with floor to ceiling glazing or a combination of solid parapet plus glazing above - glazing can potentially be operable to the maximum permitted by the Ontario Building Code;
  - .3 the wall that separates the Enclosed Noise Buffer from the Habitable Living Spaces will be constructed with a weatherproof boundary of exterior grade wall, exterior grade window, exterior grade door, or any combination, in compliance with exterior envelope requirements of the Ontario Building Code;
  - .4 of sufficient horizontal extent to protect windows of Habitable Living Spaces;
  - .5 The space within the Enclosed Noise Buffer can not be used as a Habitable Living Space.

Enclosed Noise Buffers are required along Market Street and Grey Street between any outer windows of the building and Habitable Living Spaces.

- .4 That all the provisions pertaining to the Mixed-use Building of the C8 Zone in Section 9.8.2.13 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

#### **.105 177 Colborne Street West (F-C8-105)**

Amended by  
Bylaw No.  
119-2022

- .1 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A attached to and forming part of this By-law, and notwithstanding Section 9.8.2.13 of By-law 160-90, any lot within any F-C8-105 Zone may be used for all uses permitted in the C8 Zone, plus the following uses:
  - .1 Mixed Use Building
- .2 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any F-C8-105 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.8.2.105.1.1 except in accordance with the following provisions:

- .1 For the purpose of this By-law, the lot line abutting Colborne Street West shall be deemed the front lot line and the lot line abutting Winniett Street shall be deemed the rear lot line.
- .2 Parking
  - .1 Minimum
    - .1 0.51 spaces/dwelling unit
    - .2 1 space/101 m<sup>2</sup> of GFA for General Offices.

Notwithstanding any provision of this By-law, the minimum parking rate of 1 space/101 m<sup>2</sup> of GFA shall only apply to General Offices.
  - .2 Notwithstanding Section 6.18.3.5 of this By-law, the required parking spaces shall be a minimum of 0 m from the lot line abutting Winniett Street.
- .3 Notwithstanding Section 6.19.6.2 of this By-law, utility service equipment shall be permitted within 1.1 m of a lot line abutting a street.

That all the provisions of the C8 Zone in Section 9.8.3 to this By-law, and all other provisions to this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.