SECTION 28

RESTRICTED SERVICE COMMERCIAL (RSC) ZONE

28.1 GENERAL PURPOSE OF THE RSC ZONE

The Zone provides for and regulates a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets. (Z.-1-202871)

The wide range of uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts. More intensive light industrial uses with associated retail, wholesale or service functions are permitted in the RSC5 Zone variation.

28.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RSC Zone or RSC Zone variation for any use other than the following uses:

RSC1

The following are permitted uses in the RSC1 Zone variation:

a) Animal clinics; (Z-1-051390)
b) Automobile rental establishments;
c) Automobile repair garages;
d) Automobile sales and service establishments;
e) Automobile supply stores;
f) Automotive uses, restricted;
g) Catalogue stores;
h) Duplicating shops;
i) (Hardware stores deleted by Z.-1-96435)
j) Home and auto supply stores;
k) Home improvement and furnishing stores;
l) Kennels;
m) Repair and rental establishments;
n) Service and repair establishments;
o) Studios;
p) Taxi establishments;
q) Self-storage Establishments; (Z.-1-132230)
r) Tow Truck Business; (Z.-1-223025)

RSC2 (Z.-1-96435)

The following are permitted uses in the RSC2 Zone variation:

a) Any use permitted in the RSC1 Zone variation;
b) Bulk beverage stores;
c) Dry cleaning and laundry depots;
d) Liquor, beer and wine stores;
e) Pharmacies;
f) (Retail stores deleted by Z.-1-96435)
g) (Supermarkets deleted by Z.-1-96435)
h) Bulk sales establishment (Z-1-051390)

RSC3

The following are permitted uses in the RSC3 Zone variation:

a) Assembly halls;
b) Clinics;
c) Commercial recreation establishments;
d) Emergency care establishments;
e) Funeral homes;

f) Laboratories;
g) Medical/dental offices;
h) Private clubs

RSC4

The following are permitted uses in the RSC4 Zone variation:

a) Automobile repair garage;
b) Automotive uses, restricted;
c) Bake shops;
d) Convenience service establishments;
e) Convenience stores;
f) Day care centres;
g) Duplicating shops;
h) Financial institutions;
i) Florist shops;
j) Personal service establishments;
k) Restaurants;
l) Video rental establishments;
m) Brewing on premises establishment. (Z.-1-021027)
n) Self-storage Establishments (Z.-1-132230)

RSC5

The following are permitted uses in the RSC5 Zone variation:

a) Auction establishments;
b) Bakeries;
c) Building or contracting establishments;
d) Building supply outlets;
e) Bulk sales establishments;
f) Dry cleaning and laundry plants;
g) Manufacturing and assembly industries with related sales;
h) Garden stores; (amended by Z-1-051390)
i) Printing establishments;
j) Service trades;
k) Support offices;
l) Warehouse establishments;
m) Wholesale establishments.
n) Brewing on premises establishments (Z.-1-95390)
o) Commercial school; (Z-1-051390)
p) Truck sales and service establishment; (Z-1-051390)
q) Industrial mall; (Z-1-05-1390)
r) Self-storage Establishments;
s) Tow Truck Business; (Z.-1-223025)
t) Impounding Yard; (Z.-1-223025)

RSC6

The following are permitted uses in the RSC6 Zone variation:

a) Automobile sales and service establishments with automobile body shop.

RSC7 (deleted by Z.-1-96435)

28.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any RSC Zone variation except in conformity with the regulations as set out below or in Table 28.3.

1) AUTOMOBILE BODY SHOPS

Automobile body shops accessory to an automotive sales and service establishment may not locate if within 75.0 metres (246.0 ft.) of a

Residential Zone.

2) MANUFACTURING AND ASSEMBLY INDUSTRIES

Manufacturing and assembly industries must have retail sales as a part of their establishment to locate in the RSC5 Zone variation.

3) RSC1, RSC4 AND RSC5 LANDSCAPED OPEN SPACE (%) MINIMUM

The minimum (%) landscaped open space for specific individual uses shall be as follows:

a) Self-storage Establishments 10%

4) RSC1, RSC4 AND RSC5 LOT COVERAGE (%) MAXIMUM

The maximum open storage for specific individual uses shall be as follows:

a) Self-storage Establishments 60%

5) RSC1, RSC4 AND RSC5 OPEN STORAGE (%)

The maximum open storage for specific individual uses shall be as follows:

a) Self-storage Establishments 40%

6) RSC1, RSC4 AND RSC5 SETBACK FOR OPEN STORAGE (m) MINIMUM

The minimum setback for open storage for specific individual uses shall be as follows:

a) Self-storage Establishments, Tow Truck Business, and Impounding Yards (Z.-1-223025)

i) Open storage is prohibited in front & exterior side yards
ii) In rear & interior side yards:

a) 15.0m (49.2 feet) plus the applicable rear & interior side yard depth when abutting a residential zone.

b) 9.0m (29.5 feet) plus the applicable rear & interior side yard depth when abutting any non-residential zone and 0.0 metres within the same RSC zone.

28.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard RSC Zones. If a regulation or use is not specified, the list of permitted uses and/or regulations of Section 28.2 and/or Section 28.3 shall apply.

RSC Zone Variation (deleted by Z.-1-00819)

RSC1 Zone Variation

RSC1(1)

a) Regulations:

i) Gross Floor Area - Home and Auto Supply Stores (Maximum): 7 200 square metres (77,502 square feet)
(O.M.B. File #R910387 - Appeal #9007-7 June 4, 1993)

RSC1(2)

a) Additional Permitted Uses

i) Offices;

ii) Dry cleaning and laundry depot;
iii) Sale of seasonal produce.
(O.M.B. File #R910387 - Appeal #4002 June 4, 1993)

RSC1(3)

a) Uses permitted in the RSC1 / RSC4 /RSC5 Zone variations.

b) Regulations:

i) Interior Side Rear Yard:

3.0 metres (9.8 feet) plus 1.5 metres (4.9 feet) and for each 4.0 Depth (Minimum) metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet) and 0.0 metres within the same RSC Zone variation.
(Z.-1-93205)

RSC1(4)

a) Permitted Uses:

i) Hardware store;
ii) Home and auto supply stores;
iii) Repair and rental establishments;
iv) Service and repair establishments;
v) Studios;
vi) Taxi establishments.
(O.M.B. File #R 910387 - Appeal #9007-15 May 19, 1994)

RSC1(5)

a) Additional Permitted Use:

i) Pet Shops

b) Regulation:

i)	Gross Floor Area (Maximum) (Z.-1-95371)	175.0 square metres (1,885 square feet)

RSC1(6)

a) Permitted Uses:

For the purpose of this Zone, the following definitions supersede the existing definitions:

i) "HOME APPLIANCE STORE" means a retail store devoted to the sale of household equipment such as major and small appliances, where a small proportion of the gross floor area may be devoted to the sale of home/office electronics, computers or audio/visual equipment.

ii) "HOME FURNISHING STORE" means a retail store devoted to the sale of movable contents of a room, home or office, where a small proportion of the gross floor area may be devoted to the sale of home/office electronics, computers or audio/visual equipment. Such goods may include furniture, light fixtures, clocks, organs or pianos, carpet or indoor window coverings.

b) Regulations:

i)	Gross Floor Area for Individual Uses (Maximum)	8 000 square metres (85,000 square feet)
ii)	Total Gross Floor Area	Not Applicable (N/A)

(Maximum):
(Z.-1-96442)

RSC1(7)

a) Regulation:

i) Lot Depth (Minimum) (Z.-1-97484) — 45.0 metres (150 feet)

RSC1(8)

a) Additional Permitted Uses:

i) Bakeries;
ii) Commercial recreation establishments;
iii) Day care centres;
iv) Delicatessens, in association with a bakery;
v) Restaurants.
(Z.-1-97489)

RSC1(9) North side of Dingman Drive, west of Wellington Road

a) Definitions:

The following definition applies in this Zone:

"ELECTRONICS STORE" means a retail store devoted to the sale of home/office electronics, computers, home appliances, audio-visual equipment, software and other accessories.

b) Additional Permitted Uses:

i) Electronics stores;
ii) Hotels.

c) Regulations:

i) Total Gross Floor Area Maximum: — Not Applicable (N/A)

ii) Gross Floor Area for Electronics Stores (Minimum): — 930 square metres (10,000 square feet)
(Maximum): — 3250 square metres (35,000 square feet)
(Z.-1-00754 - O.M.B. Order Issue Date: July 21, 1998 - Decision No. 1843)

RSC1(10)

a) Regulations:

i) Setback from a Railway Right-of-Way (Minimum): — 30 metres (98.3 ft.) in conjunction with a berm (Z.-1-00807)

RSC1(11) Pine Street, south side, between Egerton Street and Elm Street

a) Permitted Uses:

i) Automobile repair garages;
ii) Business and service establishments;
iii) Repair and rental establishments;
iv) Service and repair establishments;
v) Automobile Service Stations.

b) Regulations:

i) Lot Area — 450 m^2 (4,844 ft^2)

(Minimum):

ii)	Lot Frontage (Minimum):	12.0 m (39.4 ft)
iii)	Front and Exterior Side Yard Depth (Minimum)	6.0 metres (19.7 feet).
iv)	Interior Side Yard Depth (Minimum):	1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side.
v)	Rear Yard Depth (Minimum):	7.5 metres (24.6 feet).
vi)	Landscaped Open Space (Minimum):	30 %.
vii)	Lot Coverage (Maximum):	35 %.
viii)	Height (Maximum):	10.5 metres (34.4 feet).
ix)	Open Storage (Maximum)	5 %.
x)	Parking Area Coverage (Maximum)	25 %.

xi) Mixed Use Developments (Converted Dwellings)

Where a lot is used for both a converted dwelling and non-residential purposes, the maximum number of dwelling units permitted by the applicable lot area per unit regulation for converted dwellings shall be reduced at a rate of one dwelling unit for each 100.0 square metres (1,076 square feet) or part thereof, of gross floor area devoted to non-residential uses.
(O.M.B. File #R 910387 - Appeal #4001 May 19, 1994)
(removed from the RSC(3) Zone and inserted here by By-law No. Z.-1-00819)

RSC1(12)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum) (Z.-1-021041)	30 metres (98.4 feet)

RSC1(13)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235)	30 metres (98.4 feet)

RSC1(14)

a) Regulations:

i)	Open Storage for Building	75%

Supply Outlet (Maximum):
(Z.-1-041235)

RSC1(15)

a) Prohibited Uses:

i) Animal hospitals;
ii) Kennels.
(Z.-1-041270)

RSC1(16) (Z-1-051390)

a) Additional Permitted Use:

i) Retail stores

b) Regulations:

i) Retail store (GFA) Maximum 75% of the main floor area and warehouse on the remaining 25%

RSC1(17)

a) Regulations:

i) Lot Coverage (Maximum) 33.1%

ii) Height (Maximum) 14 metres

iii) Gross Floor Area- Showroom (Maximum) 8000 m²

iv) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC1(18)

a) Permitted Uses:

i) Animal hospitals;
ii) Automobile rental establishments;
iii) Automobile supply stores;
iv) Catalogue stores;
v) Duplicating shop;
vi) Home and auto supply stores;
vii) Home improvement and furnishing stores;
viii) Kennels;
ix) Repair and rental establishments;
x) Service and repair establishments;
xi) Studios;
xii) Taxi establishments.
(Z.-1-061493)

RSC1(19)

a) Additional Permitted Use

i) Truck tire retail sales and service establishment-an establishment for the sales and service of truck and wheels.

b) Regulations

	i)	Rear Yard Depth (minimum)	50 metres (164 feet) (for Truck tire retail sales and service establishment)
	ii)	No parking, storage of materials, or structures shall be used or erected on/or within the rear yard for a truck tire sales and service establishment as of the date of passing of the by-law.	
	iii)	No open storage is permitted on site for the truck tire retail sales and service establishment (Z.-1-081713)	

RSC1(20)

a) Regulation:

i)	Lot Area (Maximum)	6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone. (Z.-1-091861)

RSC1(21)

a) Regulations:

i)	Parking rate for all permitted uses contained in four standalone commercial buildings with a gross floor area of 3403 m^2 (Z.-1-101926)	1 space per 20 m^2 (215.28 ft^2 of gross floor area.

RSC1(22) North portion of 2310, 2330 and 2350 Dundas Street

a) Additional Permitted Uses:

i) Automotive Use (Z.-1-112042)

RSC1(23) 35 Southdale Road East

a) Prohibited Uses:

i) Automotive uses, restricted, except Car washes

b) Regulations

i)	Landscaped Open Space (Minimum): (Z.-1-122071)	12%

RSC1(24)

a) Additional Use:

i) Retail within the existing building

b) Regulations:

i)	Existing Number of Parking Spaces	
ii)	Gross Floor Area Retail (Maximum): (Z.-1-122086)	1,500 m^2

RSC1(25) 1192 Highbury Avenue North

a) Regulation[s]:

i)	Rear Yard Depth	4.3 metres (14.1 feet)

(Minimum)

ii) North Interior Side Yard Depth (Minimum) — 4.3 metres (14.1 feet)

iii) Separation distance from the edge of the drive-through lane or speaker location, whichever is closer, to the closest residential/ facility/institutional use lot line and/ or zone line (Z.-1-152408/Z.-1-152409) — 0.3 metres (1 foot)

RSC1(26) 2946 Bateman Trail

a) Prohibited Uses:

i) Animal clinics
ii) Kennels
iii) Outdoor Commercial Recreation Establishment

b) Additional Permitted Use:

i) Commercial Recreation Establishment within buildings

c) Regulations:

i) Height (maximum): (Z.-1-162455) — 9m (29.5 ft)

RSC1(26) 661-675 Wharncliffe Road South

a) Regulations

i) Permitted Use:
Open storage (vehicles) in association with an automobile sales and service establishment

ii) The minimum rear (west) yard setback for open storage (vehicles) abutting a residential zone shall be 18m (59 feet).

iii) Lot coverage for open storage (vehicles) (maximum) (Z.-1-182680) — 80%

RSC1(28) 1297 Wharncliffe Road South

a) Regulations

i) Front Yard Depth (Minimum) — 5.5 metres (18 feet)

ii) Exterior Side Yard Depth (Minimum) — 2 metres (6.5 feet)

iii) Setback from Daylight Triangle (Minimum) — 1.2 metres (3.9 feet)

iv) No parking spaces, excluding a maximum of two (2) accessible parking spaces, shall be permitted between the building façade and the street

v) No part of any parking area, other than a driveway, shall be located closer than 6 metres from Bradley Avenue West. (Z.-1-202819)

RSC1(29) 430 First Street

a) Additional Permitted Uses

i) Retail Store
ii) Bakery

iii) Caterer's Establishment
iv) Restaurant
v) Artisan Workshop
vi) Place of Worship
(Z.-1-253284 deleted and replaced by Z.-1-253350)

b) RSC2 Zone Variation

RSC2(1)

a) Permitted Uses:

i) Animal hospitals;
ii) Bulk beverage stores;
iii) Catalogue stores;
iv) Dry cleaning and laundry depot;
v) Duplicating shops;
vi) Hardware stores;
vii) Home appliance stores;
viii) Home improvement/furnishing stores;
ix) Kennels;
x) Liquor, beer and wine stores;
xi) Repair and rental establishments;
xii) Retail stores;
xiii) Service and repair establishments;
xiv) Studios;
xv) Taxi establishments.
(O.M.B. File #R920575 - Appeal #1017 June 4, 1993)

RSC2(2)

a) Regulations:

i)	Gross Floor Area - Retail Stores (Maximum) (Z.-1-94245)	13 000 square metres (140,000 square feet)

RSC2(3) (O.M.B. File #R 910387 - Appeal #5018 May 19, 1994)
(Deleted by Z.-1-98588)

RSC2(4)

a) Prohibited Uses:

i) Retail Stores;
ii) Supermarkets.

b) Regulations:

i)	Gross Floor Area for Individual Uses (Maximum):	8 000 square metres (85,000 square feet)
ii)	Total Gross Floor Area (Maximum): (Z.-1-96442)	Not Applicable (N/A)

RSC2(5) (Z.-1-00774)(deleted by Z.-1-041260)

RSC2(6)

a) Additional Permitted Use:

i) Automobile body shop.

b) Regulations:

i)	Setbacks for an Automobile	25.0 metres

Body Shop from a Residential Zone (Minimum): (Z.-1-02991)

RSC2(7)

a) Permitted Uses:

i) Any use permitted in the RSC1 Zone variation;
ii) Bulk beverage stores;
iii) Dry cleaning and laundry depots;
iv) Pharmacy;
v) Retail stores.
(Z.-1-031123) (also see Z.-1-031132 - RSC2(8))

RSC2(8)

a) Additional Permitted Use:

i) Liquor, beer and wine stores.
(Z.-1-031132) (also see Z.-1-031123 - RSC2(7))

RSC2(9)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235)	30 metres (98.4 feet)

RSC2(10)

a) Additional Permitted Uses:

i) Supermarket

b) Regulations:

i)	Gross Floor Area: (Maximum) Supermarket	3,372 m2 (36,300 sq. ft.)
ii)	Parking Spaces: (Minimum) (Z.-1-051416)	172

RSC2(11)

a) Regulation:

i) Lot Area (Maximum):

6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone.
(Z.-1-091861)(Amended by Z.-1-122067)

RSC2(12) 1021 Wonderland Road South

a) Additional permitted uses:

i) commercial school
ii) commercial recreation establishment
iii) laboratories
iv) financial institutions with accessory retail
v) Office, medical/dental

b) Regulation[s]:

i) A total of 56 parking spaces shall be required for the existing building.
(Z.-1-112059) (Z.-1-172589)

RSC2(13) 35 Southdale Road East

a) Prohibited Uses:
   i) Bulk sales establishments;
   (Z.-1-122071)

RSC2(14) 503 York Street

a) Additional Permitted Uses:

   i) Service Office

b) Regulations:

i)	Maximum Gross Floor Area for Service Offices (Maximum):	2,000 m^2
ii)	Lot depth (Minimum):	48 meters
iii)	Front yard setback	0 meters
iv)	Setback to the rear lot line	0 meters
v)	Landscaped Open Space (Minimum)	5%
vi)	Lot coverage (Maximum)	45%
vii)	Setback to parking area from ultimate road allowance (Z.-1-12087)	0 meters

RSC2 (15) 981 & 983 Wonderland Road South

a) Additional Permitted Uses:

   i) Retail Store.
   ii) Supermarket

b) Regulations:

i)	Gross Floor Area: Retail Store (Maximum)	996 m^2 (10,721 sq. ft.)
ii)	Gross Floor Area: Supermarket (Maximum)	3,372 m2 (36,300 sq. ft.)
iii)	Parking Spaces: (Minimum)	172
iv)	Front Yard Depth (Maximum)	2.2 metres (7.2 feet)
v)	Exterior Side Yard Depth (Maximum)	3 metres (9.8 feet)
vi)	Rear Yard Setback Depth (Maximum) (Z.-1-122129)	5 metres (16.4 feet)

RSC2(16) 940 and 956 Wharncliffe Road South

a) Additional Permitted Uses:

   i) Food Store within existing buildings
   ii) Accessory refrigeration building not to exceed 100m^2 of gross floor area
   (Z.-1-142335)

RSC2(17) 660-670 Wonderland Road North

a) Permitted Uses limited to the existing building

i) Animal hospitals;
ii) Bulk beverage stores;
iii) Catalogue stores;
iv) Clinic;
v) Dry cleaning and laundry depot;
vi) Duplicating shops;
vii) Hardware stores;
viii) Home appliance stores;
ix) Home improvement/furnishing stores;
x) Kennels;
xi) Liquor, beer and wine stores;
xii) Medical/dental offices;
xiii) Pharmacy;
xiv) Repair and rental establishments;
xv) Retail stores;
xvi) Service and repair establishments;
xvii) Studios;
xviii) Taxi establishments

b) Regulations

i)	Parking rate for all permitted uses on site (Minimum) (Z.-1-192808)(Z.-1-202873)	1 space per 11m^2 gross floor area

RSC2(18) 1414 Dundas Street

a) Regulations:

i)	Front Yard Setback (Maximum):	36.5 metres (119.8 feet)

ii) Parking area permitted between treed allée and any building

iii) 10.0 metre (32.8 feet) landscaped buffer area adjacent to the west interior side yard parallel to the treed allée (Z.-1-212917)

RSC2(19) 689 Oxford Street West

a) Permitted Use:

i) Permitted uses shall be restricted to the building existing as of the date of passing of the by-law.

b) Regulation:

i) Existing number of parking spaces. (Z.-1-223042 – OLT-22-004282)

RSC2(20) 146 Exeter Road

a. Prohibited Uses:

i) Dry cleaning and Laundry Depots (Z.-1-233126)

RSC2(21) 3392 Wonderland Road South

a) Permitted Uses

i) All uses within the RSC2 Zone Variation
ii) Retail Store

iii) Place of worship

b) Prohibited Uses

i) Automobile sales and service establishments
ii) Automotive uses, restricted
iii) Impounding yard
iv) Tow Truck Business
(Z.-1-243230)

c) RSC3 Zone Variation

RSC3(1) Exeter at Holiday (deleted by Z.-1-00770)

RSC3(2)

a) Additional Permitted Use:

i) Offices.
(O.M.B. File #R910387 - Appeal #9009-11 June 4, 1993)

RSC3(3) Clarke Side Road at Trafalgar Street

a) Additional Permitted Uses:

i) Support offices.
(O.M.B. File #R 940066 June 17, 1994 and Z.-1-93223)

RSC3(4)

a) Additional Permitted Use

i) Pharmacies.

b) Regulations

i)	Gross Floor Area for Medical/Dental Offices (Minimum)	500.0 square metres (5,382 square feet)
ii)	Gross Floor Area for Pharmacies (Minimum) (Z.-1-97524)	1 000.0 square metres (10,764 square feet)

RSC3(5)

a) Additional Permitted Uses

i) Offices, business;
ii) Offices, support.
(Z.-1-97549)

RSC3(6)

a) Additional Permitted Uses:

i) Animal hospitals;
ii) Catalogue stores;
iii) Duplicating shops;
iv) Home and auto supply stores;
v) Home improvement and furnishing stores;
vi) Repair and rental establishments;
vii) Service and repair establishments;
viii) Studios;
ix) Dry cleaning and laundry depot;
x) Liquor, beer and wine stores;
xi) Pharmacies;

xii) Offices.
(Z.-1-99723)

RSC3(7)

a) Additional Permitted Use:

i) Amusement games establishments in association with a commercial recreation establishment

b) Regulations:

i)	Gross Floor Area For Amusement Games Establishments (Maximum): (Z.-1-00755)	10% or 150 square metres (1,615 square feet) whichever is lesser.

RSC3(8) Central Avenue between Adelaide Street and Ontario Street

a) Permitted Uses:

i) Business service establishments;
ii) Medical/dental offices;
iii) Offices;
iv) Personal service establishments;
v) Repair and rental establishments;
vi) Service and repair establishments;
vii) Studios.

b) Regulations:

i)	Lot Area (Minimum)	450 m^2 (4,844 ft^2)
ii)	Lot Frontage (Minimum)	12.0 metres (39.4 feet).
iii)	Front and Exterior Side Yard Depth (Minimum)	6.0 metres (19.7 feet).
iv)	Interior Side Yard Depth (Minimum)	1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side.
v)	Rear Yard Depth (Minimum)	7.5 metres (24.6 feet).
vi)	Landscaped Open Space (Minimum)	30 %.
vii)	Lot Coverage (Maximum)	35 %.
viii)	Height (Maximum)	10.5 metres (34.4 feet).
ix)	Open Storage (Maximum)	5 %.
x)	Parking Area Coverage (Maximum)	25 %.

xi) Mixed Use Developments (Converted Dwellings)

Where a lot is used for both a converted dwelling and non-

residential purposes, the maximum number of dwelling units permitted by the applicable lot area per unit regulation for converted dwellings shall be reduced at a rate of one dwelling unit for each 100.0 square metres (1,076 square feet) or part thereof, of gross floor area devoted to non-residential uses.
(Z.-1-92121) (removed from RSC(1) and relocated here by By-law No. Z.-1-00819)

RSC3(9)

a) Regulations:

i) Notwithstanding the regulations of Section 28.2 of this By-law to the contrary, on lands zoned RSC3(9) on Schedule "A" the following shall apply:

The maximum leasable floor area for medical/dental offices and/or clinics, shall not exceed 650 square metres (6,007 square feet) of the existing office building.
(Z.-1-02948)

RSC3(10)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-021041)	30 metres (98.4 feet)

RSC3(11)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235)	30 metres (98.4 feet)

RSC3(12)

a) Regulations:

i)	Gross Floor Area for Retail Uses Accessory to a Commercial Recreation Establishment (Maximum) (Z.-1-041266)	116 square metres (1,250 square feet)

RSC3(13)

a) Additional Permitted Uses:

i) Amusement games establishment in association with a commercial recreational establishment.

b) Regulations:

i)	Gross Floor Area For Amusement Games Establishments (Maximum) (Z.-1-051382)	10%

RSC3(14)

a) Regulations:

i)	Lot Coverage (Maximum)	33.1%

ii) Height (Maximum) — 14 metres

iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z.-1-071637)

RSC3(15)

a) Additional permitted use:

i) Retail stores ancillary to a warehouse establishment

b) Regulations:

i) Total Gross Floor Area - Retail Stores (Maximum) — 75 square metres (807 square feet)
(Z.-1-081816)

RSC3(16)

a) Prohibited Uses:

i) Laboratories.
(Z.-1-091860)

RSC3(17)

a) Prohibited Uses:

i) Laboratories.

b) Regulation:

i) Lot Area (Maximum):
6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone.
(Z.1-091861)

RSC3(18)

a) Prohibited Uses:

i) Laboratories

b) Regulation:

i) Lot Depth (Minimum) — 50 metres (164 feet)
(Z.-1-091861)

RSC3(19) 2090 Hyde Park Road

a) Additional Permitted Use:

i) Clinic, outpatient

b) Regulations

i) Front Yard Setback (minimum) — 3.0 meters (9.1 ft)

ii) Rear Yard Setback (West) (for a building up to 12 meters) (minimum) — 3.5 meters (11.5 ft)

iii) Interior Side Yard (North) — 3.5 meters (11.5 ft)

(for a building up to 12 meters)
(minimum)

iv) Notwithstanding the definition for *Clinic, outpatient* in Section 2 of this By-law to the contrary, overnight accommodation is permitted
(Z.-1-142278)

RSC3(20) 486, 486B and 500 Clarke Road

a) Additional Permitted Use:

i) Place of Worship
(Z.-1-142298)

RSC3(21) 1925 Culver Drive

a) Additional Permitted Use[s]:

i) place of worship in the existing building

b) Regulations:

i)	Place of Worship Capacity (Maximum) (Z.-1-152381)	332 persons

RSC3(22) 585, 587 and 589 Clarke Road

a) Additional Permitted Use[s]:

i) existing residential dwellings

b) Regulation[s]:

i)	Exterior side yard (min) (Z.-1-152381)	5.5 metres (18 feet)

RSC3(23) 2449 Dundas Street

a) Regulation[s]:

i)	West Interior Side Yard for Existing Buildings (Minimum)	2 metres (6.56 feet)
ii)	Parking (Minimum) (Z.-1-162499)	60 spaces

RSC3(24) 3392 Wonderland Road South

a) Permitted Uses

i) All uses within the RSC3 Zone Variation
ii) Retail Store
iii) Place of worship

b) Prohibited Uses

i) Automobile sales and service establishments
ii) Automotive uses, restricted
iii) Impounding yard
iv) Tow Truck Business
(Z.-1-243230)

RSC3(25) 35-45 Southdale Road East

a) Additional Permitted Use

i) Office
(Z.-1-253354)

d) RSC4 Zone Variation

RSC4(1)

a) Additional Permitted Uses:

i) Commercial storage establishments;(Z.-1-99636)
ii) Dwelling units ancillary to the main uses for persons required to live on the premises for security or maintenance purposes.
(Z.-1-94241)

RSC4(2)

a) Additional Permitted Use:

i) Fire stations.
(Z.-1-95314)

RSC4(3)

a) Regulation:

i) Lot Depth (Minimum) 45 metres (150 feet)
(Z.-1-97484)

RSC4(4)

a) Prohibited Uses:

i) Automobile repair garage;
ii) Automotive uses, restricted.
(Z.-1-99723)

RSC4(5) North side of Dingman Drive, west of Wellington Road

a) Regulations:

i) Total Gross Floor Area (Maximum): Not Applicable (N/A)
(Z.-1-00754 - Order Issue Date: July 21, 1998 - Decision No. 1843)

RSC4(6)

a) Permitted Uses:

i) Commercial Parking Lot;
ii) Open storage in association with a public use.

b) Regulations:

i) Open Storage (Maximum) 30%)
(Z.-1-021004)

RSC4(7)

a) Regulations:

i) Setback from a Railway Right-of-Way 30 metres (98.4 feet)

(Minimum):
(Z.-1-021041)

RSC4(8)

a) Regulations:

i) Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235) — 30 metres (98.4 feet)

RSC4(9)

a) Prohibited Uses:

i) Bake shops;
ii) Areas devoted to on-site food preparation associated with convenience service establishments;
iii) Areas devoted to on-site food preparation associated with convenience stores;
iv) Day care centres;
v) Restaurants.
(Z.-1-041270)

RSC4(10)

a) Regulations:

i) Lot Coverage (Maximum) — 33.1%

ii) Height (Maximum) — 14 metres

iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC4(11)

a) Permitted Uses:

i) Bake Shops;
ii) Convenience service establishments;
iii) Convenience stores;
iv) Day care centres;
v) Duplicating shops;
vi) Financial institutions;
vii) Florist shops;
viii) Personal service establishments;
ix) Restaurants;
x) Video rental establishments;
xi) Brewing on premises establishment.
xii) Building or contracting establishments
xiii) Warehousing establishment.
(Z.-1-061493)

RSC4(12)

a) Additional Permitted Use

i) Auto Body Shop in association with Automotive Repair Garage.
(Z.-1-071605)

RSC4(13)

a) Permitted Uses(s):

i) self-storage establishment

b) Regulations(s)

i)	All yard setbacks from all Open Space Zones (Minimum)	0.0 metres
ii)	Interior Side and Rear Yard Depth (Minimum)	4.5 metres
iii)	Total Gross Floor Area (maximum)	6691 square metres
iv)	Lot Coverage (maximum)	44%
v)	Landscaped Open Space (minimum)	24%

vi) The maximum lot coverage and minimum landscaped open space calculations shall be based on a total lot area of 1,543 hectares which includes that portion of the lands lying within the abutting Open Space Special Provision OS4(7) Zone.
(OMB Decision/Order No: 2920, Issue Date: November 8, 2007)

RSC4(14)

a) Prohibited Use:

i) Brewing on premises establishment.
(Z.-1-091860)

RSC4(15)

a) Prohibited Uses:

i) Brewing on premises establishment

b) Regulation:

i) Lot Area (Maximum)
6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone.
(Z.-1-091861)

RSC4(16)

a) Prohibited Uses:

i) Brewing on premises establishment

b) Regulation:

i)	Lot Depth (Minimum) (Z.-1-091861)	50 metres (164 feet)

RSC4(17)

a) Additional Permitted Uses:

i) Self Storage Establishment

b) Prohibited Uses:

i) Outdoor Storage

c) Regulations:

i)	Gross Floor Area Maximum	8,395 m^2
ii)	Interior Side Yard Setback abutting the property located at municipal address 705 Fanshawe Park Road West.	0.0 metres
iii)	Parking Requirement (minimum) (Z.-1-101959)	42 spaces

RSC4(18) 519 York Street

a) Additional Permitted Uses:

i) Service Office

b) Regulations:

i)	Maximum Gross Floor Area for Service Offices (Maximum) (Z.-1-112045)	2,000 square metres (21,527.8 square feet)

RSC4(19)

a) Additional permitted use:

i) Medical/Dental offices within the existing buildings

b) Regulations:

i)	Total Maximum Gross Floor Area for All Medical/Dental offices	465 square metres 5005.4 square feet)
ii)	Parking rate for all permitted uses contained in four standalone commercial buildings with a gross floor area of 3403 square of gross floor metres. (Z.-1-101926) (Amended by Z.-1-122068)	1 space per 20 m^2 (215.28 square feet)

RSC4(20) 35 Southdale Road East

a) Prohibited Uses:

i) Automotive uses, restricted, except Car washes (Z.-1-122071)

RSC4(21) 503 York Street

a) Additional Permitted Uses:

i) Service Office

b) Regulations:

i)	Maximum Gross Floor Area for Service Offices (Maximum)	2,000 m^2
ii)	Lot depth (Minimum)	48 meters
iii)	Front yard setback	0 meters
iv)	Setback to the rear lot line	0 meters
v)	Landscaped Open Space	5%

		(Minimum)	
	vi)	Lot coverage (Maximum)	45%
	vii)	Setback to parking area from ultimate road allowance	0 meters

RSC4(22) 19 Wistow Street

a) Regulations

i)	Rear Yard Depth (m) Minimum (Z.-1-122116)	30 metres

RSC4(23) 603, 609, and 611 Oxford Street West

a) Additional Permitted Use

i) Auto Body Shop (Z.-1-122128)

RSC4(24) 2263 Dundas Street

a) Additional Permitted Use:

i) Retail stores devoted to the sale of footwear, apparel, and accessories for personal safety

b) Regulations:

i)	Gross Floor Area for Additional Permitted Uses (Maximum)	280m^2 (3,014 sq. ft.)
ii)	Exterior Side Yard Setback (Minimum)	1.5 metres (4.92 ft.)
iii)	Rear Yard Setback (Minimum)	1.5 metres (4.92 ft.)
iv)	Stacking Spaces for drive-through facility (Minimum)	10
v)	Parking Spaces (Minimum)	88
vi)	Gross Floor Area for Convenience Store Use (Maximum) (Z.-1-142268)	326m^2 (3,509 sq. ft.)

RSC4(25) 1192 Highbury Avenue North

a) Regulation[s]:

i)	Rear Yard Depth (Minimum)	4.3 metres (14.1 feet)
ii)	North Interior Side Yard Depth (Minimum)	4.3 metres (14.1 feet)
iii)	Separation distance from the edge of the drive-through lane or speaker location, whichever is closer, to the closest residential/facility/institutional use lot line and/or zone line (Z.-1-152408)	0.3 metres (1 foot)

RSC4(26) 639 York Street

a) Additional permitted use:

i) Public Utility

b) Regulation[s]:

i)	Lot Depth (Minimum)	58 metres (190.3 feet)
ii)	Front Yard Setback (Minimum)	3.0 metres (9.8 feet)
iii)	Interior (east) Side Yard Setback (Minimum)	0.25 metres (0.8 feet)
iv)	Rear Yard Setback (Minimum)	0.25 metres (0.8 feet)
v)	Lot Coverage (% Maximum)	50%
vi)	Height (Maximum)	3 Storeys to a maximium height of 14.5 metres.
vii)	Total Gross Floor Area (Maximum)	7,500 square metres (80,729 square feet)
viii)	Parking (Minimum)	80 parking spaces
ix)	Loading Spaces (Minimum)	2 each measuring 9 m (29.6 feet) in length
x)	Parking Area Setback (Minimum) (Z.-1-172609)	2 metres (6.6 feet)

RSC4(27) 940 and 956 Wharncliffe Road South

a) Additional Permitted Use[s]:

i) Open Storage (restricted to vehicles only)

b) Regulation[s]:

iv) The maximum lot coverage for open storage uses shall be 80%

v) The minimum setback for open storage uses in rear and interior side yards abutting a residential zone shall be 15.0m (49.2 feet).

vi)	Lot Frontage (minimum) (Z.-1-182647)	0 metres (0 feet)

RSC4(28) 446 York Street

a) Additional Permitted Uses:

i) Offices with accessory Clinics for the purposes of a Supervised Consumption Facility.

ii) Medical/dental offices with accessory Clinics for the purposes of a Supervised Consumption Facility.

b) Regulations:

i) Additional Permitted Uses shall be restricted to the existing building.

ii)	Parking Spaces:	8 for all Additional Permitted Uses within the existing zone

iii)	Minimum intake and waiting area:	5 square metres (53 square feet) per consumption booth.
iv)	Minimum post consumption area:	1.9 square metres (20 square feet) per consumption booth; but in no instance shall less than 9.3 square metres (100 square feet) be provided. (Z.-1-192722)

RSC4(29) 689 Oxford Street West

a) Permitted Use:

i) Permitted uses shall be restricted to the building existing as of the date of passing of the by-law.

b) Regulation:

i) Existing number of parking spaces. (Z.-1-223042 – OLT-22-004282)

RSC4(30) 1350 Trafalgar Street

a) Permitted Uses

i) Self-Storage Establishments
ii) Bake Shop
iii) Brewing on premises establishments
iv) Duplicating shops
v) Automobile repair garage
vi) Automotive uses, restricted

b) Regulations

i)	Front Yard Depth (Minimum)	1.1 metres (3.6 feet)
ii)	Rear Yard Depth (Minimum)	0.0 metres (0.0 feet)
iii)	Interior Side Yard Depth (Minimum)	0.0 metres (0.0 feet)
iv)	Landscaped Open Space (Minimum)	0%
v)	Gross Floor Area (Maximum)	6,247 square metres (as existing)
vi)	Open Storage (Maximum)	11%

vii) The minimum front (west) and interior (north) side yard setbacks for open storage shall be 0m (0 feet)

viii) The permitted uses identified in a) above shall be restricted to the existing building. (Z.-1-233084)

RSC4(31) 475 Wharncliffe Road South

a. Additional Permitted Use:

i) Retail stores;
ii) Bakeries;
iii) Clinics (medical/dental);
iv) Private clubs;
v) Restaurants (with drive-through);

b. Regulations

i)	Rear Yard Setback (Minimum)	As existing on the date of passing this by-law (4.2 metres).
ii)	Exterior Side Yard Setback (Minimum)	As existing on the date of passing this by-law (7.7 metres).
iii)	Landscaped Open Space (Minimum)	As existing on the date of passing this by-law (0.0%).
iv)	Parking Setback from Ultimate Road Allowance (Minimum)	As existing on the date of passing this by-law (0.0 metres).
v)	Lot Depth (Minimum)	As existing on the date of passing this by-law (57.2 metres).
vi)	Lot Coverage (Maximum) (Z.-1-243191)	As existing on the date of passing this by-law (35.2%).

RSC4(32) 1206 Oxford Street East

a) Prohibited Uses

i) Outdoor storage associated with a self storage establishment

b) Regulations

i) Self storage establishments shall be fully enclosed within a main building with access to individual units restricted to the interior of the building

ii) Gross floor area (maximum) – 6,625m^2 (Z.-1-253324)

RSC4(33) 1851 Hamilton Road

a) Additionally Permitted Uses:

i) Medical/dental offices

b) Regulations:

i) For the purposes of Zoning, Hamilton Road is deemed to be the front lot line.
ii) Lot Depth (minimum): 55.0m
iii) Rear Yard Depth Abutting a Non-Residential Zone (minimum): 3.0m
iv) Landscaped Open Space (minimum): 10% (Z.-1-263402)

e) RSC5 Zone Variation

RSC5(1) (Z.-1-97555) (Z.-1-99636)

RSC5(2)

a) Additional Permitted Uses:

i) Repair and Rental Establishments;
ii) Service and Repair Establishments.
(Z.-1-97556)

RSC5(3) 35 Jim Ashton Street

a) Additional Permitted Uses:

i) Commercial school in existing buildings
ii) Daycare centre in existing buildings

b) Regulations:

i) Lot Depth (Minimum): 37.0 metres

ii) Lot Coverage (Maximum): 40%

iii) Parking (Minimum): 21 spaces for all permitted uses

(Z.-1-99665; deleted and replaced by Z.-1-253328)

RSC5(4)

a) Additional Permitted Uses:

i) Repair and rental establishments;
ii) Service and repair establishments;
iii) Existing dwelling.
(Z.-1-00806)

RSC5(5)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-021041)	30 metres (98.4 feet)

RSC5(6)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235)	30 metres (98.4 feet)

RSC5(7)

a) Regulations:

i)	Open Storage for Building Supply Outlet (Maximum): (Z.-1-041235)	75%

RSC5(8)

a) Prohibited Uses:

i) Bakeries;
ii) Bulk sales establishments.
(Z.-1-041270)

RSC5(9) lands on both sides of Leathorne Street

a) Additional Permitted Uses:

i) Laboratories;

ii) Paper and allied product industries, excluding pulp and paper and asphalt roofing industries;
iii) Pharmaceutical and medical product industries;
iv) Printing, reproduction and data processing industries;
v) Research and development establishments;
vi) Existing building located at 964 Leathorne Street may be used for a food store.

b) Regulations:

i)	Gross Floor Area for a food store (Maximum) (Z.-1-041294)	230 square metres (2,500 square feet)

RSC5(10)

a) Additional Permitted Uses

i) Storage depot;
ii) Terminal centres;
iii) Transport terminals
(Z-1-051390)

RSC5 (11)

a) Regulations:

i)	Lot Coverage (Maximum)	33.1%
ii)	Height (Maximum)	14 metres

iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC5(12)

a) Permitted Uses:

i) Animal clinics;
ii) Auction establishments;
iii) Automobile rental establishments;
iv) Automobile repair garages;
v) Automobile sales and service establishments;
vi) Automobile supply stores;
vii) Bake shops;
viii) Building or contracting establishments;
ix) Building supply outlets;
x) Bulk sales establishments;
xi) Catalogue stores;
xii) Convenience service establishments;
xiii) Convenience stores;
xiv) Dry cleaning and laundry plants;
xv) Duplicating shops;
xvi) Financial institutions;
xvii) Florist shops;
xviii) Garden stores;
xix) Home and auto supply stores;
xx) Home improvement and furnishing stores;

xxi) Industrial mall;
xxii) Kennels;
xxiii) Personal service establishments;
xxiv) Printing establishments;
xxv) Repair and rental establishments;
xxvi) Restaurants;
xxvii) Service and repair establishments;
xxviii) Service trades;
xxix) Studios;
xxx) Taxi establishments;
xxxi) Truck sales and service establishment;
xxxii) Video rental establishments.

b) Regulations:

i)	Total Gross Floor Area (maximum):	6500 square metres (69,965 square feet)

ii) The application of the Total Gross Floor Area (maximum) shall be to the zone and not to the individual properties contained within the zone. Gross floor area shall be allocated in proportion to the parcel size as it relates to the total area zoned and to the total gross floor area assigned to the zone.

RSC5(13)

a) Notwithstanding the uses permitted in the RSC5 Zone Variation, the following uses are not permitted:

i) Bakeries;
ii) Bulk sales establishments.

b) Additional Permitted Uses:

i) Offices;
ii) Offices, business.

c) Regulations:

i)	Total Cumulative Gross Floor Area maximum for All Office Uses (Z.-1-071650)	3,000 square metres

RSC5(14)

a) Additional Permitted Uses:

i) Service office;
ii) Professional office.
(Z.-1-081813)

RSC5(15)

a) Permitted Use:

i) Self-storage establishments

b) Regulations:

i)	Front Yard Depth (maximum)	A minimum of 70% of the building frontage along Wharncliffe Road South must have a front yard depth of no greater than 3.0 metres (9.8 feet)
ii)	Front Yard Depth (Minimum)	3.0 metres (9.8 feet)
iii)	Rear Yard Depth	12.0 metres (39.4 feet)

	(Minimum)		
iv)	Lot Coverage (maximum)		50 %
v)	Off-Street Parking (minimum)	7 spaces	
vi)	Loading Space Requirements	0 spaces	
vii)	Yard in which Required Parking Area is Permitted		All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre (3.3 feet) to any required road allowance.
viii)	Interior Side Yards Use: (Minimum) (Z.-1-091827)		Abutting a Non-Residential 2.0 metres (6.6 feet)

RSC5(16)

a) Prohibited Uses:

i) Dry cleaning and laundry plants
ii) Manufacturing and assembly industries with related sales;
iii) Printing establishments;
iv) Brewing on premises establishments.

RSC5(17)

a) Prohibited Uses:

i) Dry cleaning and laundry plants;
ii) Manufacturing and assembly industries with related sales;
iii) Printing establishments;
iv) Brewing on premises establishments.

b) Regulation:

i)	Lot Area (Maximum)	6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone. (Z.-1-091861)

RSC5(18)

a) Additional Permitted Uses:

i) Personal Service Establishment ancillary to a warehouse establishment.

b) Regulations:

i)	Total Gross Floor Area for Personal Service Establishment (Maximum) (Z.-1-101910)	215 square metres (2,300 square feet)

19) not used.

RSC5(20) 35 Southdale Road East

a) Prohibited Uses:

i) Auction establishments;
ii) Building or contracting establishments;
iii) Building supply outlets;

iv) Bulk sales establishments;
v) Dry cleaning and laundry plants;
vi) Manufacturing and assembly industries with related sales;
vii) Garden stores;
viii) Warehouse establishments
(Z.-1-122071)

RSC5(21) 1470 Dundas Stree

a) Permitted Uses:

i. Bakeries;
ii. Building supply outlets;
iii. Bulk sales establishment;
iv. Garden stores;
v. Self-storage establishment;
vi. Service trades;
vii. Support offices;
viii. Warehouse establishment
ix. Wholesale establishment
(Z.-1-142361)

RSC5(22) 600 Third Street

c) Regulations

i)	Existing South Interior Side Yard Setback (Minimum)	6.6 metres
ii)	Existing Landscaped Open Space (Minimum)	5.5%
iii)	Existing Lot Coverage (Maximum) (Z.-1-233083)	32%

RSC5(23) 3392 Wonderland Road South

a) Permitted Uses

i) All uses within the RSC5 Zone Variation
ii) Retail Store
iii) Place of worship

b) Prohibited Uses

i) Automobile sales and service establishments
ii) Automotive uses, restricted
iii) Impounding yard
iv) Tow Truck Business
(Z.-1-243230)

RSC5(24) 1509 Fanshawe Park Road West

a) Additional Permitted Uses:

i) Convenience service establishments
ii) Convenience stores
iii) Financial institutions
iv) Florist shops
v) Personal service establishments
vi) Restaurants
(Z.-1-263421)

f) RSC6 Zone Variation

RSC6(1)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum) (Z.-1-021041)	30 metres (98.4 feet)

RSC6(2)

a) Permitted Use:

i) Automobile sales and service establishment without an automobile body shop.

b) Regulations:

i)	Building Setback from a Residential Zone (Minimum) (Z.-1-031073)	30 metres (98.4 feet)

RSC6(3)

a) Additional Regulations:

i)	Rear Yard Setback to Vehicle Storage/ Parking Area (Minimum)	6 metres (19.7 feet)

ii) Notwithstanding the above, the Rear Yard Setback to the Vehicle Storage/Parking Area **directly adjacent** to the apartment at 632 Hale Street shall be no less than 8 metres (26.2 feet). (Z.-1-031127)

RSC6(4)

a) Regulations:

i)	Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235)	30 metres (98.4 feet)

RSC6(5)

a) Regulations:

i)	Open Storage for Building Supply Outlet (Maximum): (Z.-1-041235)	75%

RSC6(6) 19 Wistow Street

a) Regulations

i)	Rear Yard Depth (m) Minimum	30 metres

(Z.-1-122116)

g) **RSC7 Zone Variation** (deleted by Z.-1-00819)

TABLE 28.3

RESTRICTED SERVICE COMMERCIAL (RSC) ZONE

REGULATIONS FOR RSC ZONE VARIATIONS

Column	A		B	C	D	E	F	G
Line 1	ZONE VARIATIONS		RSC1	RSC2	RSC3	RSC4	RSC5	RSC6
2	PERMITTED USES		See Section 28.2(1)	See Section 28.2(2)	See Section 28.2(3)	See Section 28.2(4)	See Section 28.2(5)	See Section 28.2(6)
3	LOT FRONTAGE (m) MINIMUM		30.0	45.0	45.0	30.0	45.0	45.0
4	LOT DEPTH (m) MINIMUM		60.0					
5	FRONT & EXTERIOR SIDE YARD DEPTH (m) MINIMUM		6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)					
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	6.0 metres (19.7 feet) plus 1.5 metres (4.9 feet) for each 4.0 metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet)					
7		ABUTTING A NON-RESIDENTIAL ZONE	3.0 metres (9.8 feet) plus 1.5 metres (4.9 feet) for each 4.0 metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet) from any other non-residential zone boundary and 0.0 metres within the same RSC Zone					
8	LANDSCAPED OPEN SPACE (%) MINIMUM		15 (See Section 28.3(3) for Self-storage Establishments) (Z.-1-132230)					
9	LOT COVERAGE (%) MAXIMUM		30 (See Section 28.3(4) for Self-storage Establishments) (Z.-1-132230)					
10	HEIGHT (m) MAXIMUM		12.0					
11	TOTAL GROSS FLOOR AREA (m^2) MAXIMUM		6 000		N/A	6 000	N/A	N/A
12 (Z.-1-5320)	TOTAL GROSS FLOOR AREA FOR ALL OFFICE USES (m^2) MAXIMUM		N/A	N/A	2 000	N/A	2 000	N/A
13	OPEN STORAGE (%) MAXIMUM		5 (See Section 28.3(3) for Self-storage Establishments) (Z.-1-132230)	5	5	5 (See Section 28.3(3) for Self-storage Establishments) (Z.-1-132230)	15 (See Section 28.3(3) for Self-storage Establishments) (Z.-1-132230)	30
14	SETBACK FOR OPEN STORAGE		See Section 28.3(6)	N/A	N/A	See Section 28.3(6)	See Section 28.3(6)	N/A

Columns H and I were deleted by By-law No. Z.-1-96435.
Row 12 (Gross Floor Area For Retail Stores Not Specifically Listed (m2) (Maximum) was deleted by By-law No. Z.-1-96435.
Row 14 added by Z.-1-132230