

SECTION 2 SPECIAL RESIDENTIAL ZONES

(1) SPECIAL SINGLE RESIDENTIAL ZONES - R1

(a) R1-1 (SINGLE DWELLING AND ACCESSORY GUEST RESIDENCE) MCKIM MAP 2.2

Notwithstanding any other provision hereof to the contrary, within any area designated R1-1 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following:

- (i) The only permitted uses on the site, which is comprised of Lots 1 and 2, Plan M-1090, shall be a single detached dwelling with or without an accessory guest residence and accessory uses.

(b) R1-2 (SINGLE DWELLING AND BEAUTY SALON) MCKIM MAP 7.1

Notwithstanding any other provision hereof to the contrary, within any area designated R1-2 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an R1 Zone, a beauty salon, occupying not more than 100 m² of the single detached dwelling, shall also be permitted.

(c) R1-3 (MODEL HOMES AND COTTAGES) BRODER MAP 13

Notwithstanding any other provision hereof to the contrary, within any area designated R1-3 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "R1" Zone, a model home and sales office for homes and cottages and accessories shall also be permitted.

~~(d) R1-4 (5 SINGLE DETACHED CONDOMINIUMS) Deleted by by-law MCKIM MAP 7.1 - NEELON MAP 6.2 2003-299Z~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated R1-4 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be as follows:~~

- ~~1. On Part 1, Plan 53R-14209, a maximum of 5 single detached dwellings and related accessory structures and uses shall be permitted.~~
- ~~2. No buildings or structures shall be permitted on Parts 5 to 9 inclusive, Plan 53R-13949.~~

~~(ii) The Zone Requirements are modified as follows:~~

~~Minimum total site area - 4,963 m²~~

~~Minimum public road frontage - 7.6 m~~

~~Minimum building setbacks:~~

~~1. Single detached dwellings & garages:~~

~~12.19 m from the north boundary of Part 1, 53R-14209~~

~~7.62 m from the south boundary of Part 1, 53R-14209~~

~~4.57 m from the east and west boundaries of Part 1, 53R-14209~~

~~2. Other accessory buildings:~~

~~12.19 m from the north boundary of Pt. 1, 53R-14209~~

~~(iii) Minimum separation between single detached dwellings - 9.1 m~~

(e) **R1-5 (BANQUET HALL - CATERING)**
[MCKIM MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-5 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a privately owned banquet hall facility and related accessory uses which may include facilities for catering off-premises functions.
- (ii) A minimum of 61 parking spaces shall be provided.
- (iii) The maximum net hall floor area shall be 538 m². Net hall floor area shall be measured from interior wall faces and shall include those areas used to accommodate the public. Net hall floor area shall not include washrooms, hallways, stairways, kitchens and bar areas required for the management and operation of the banquet hall facility.
- (iv) Yards shall be provided in accordance with Schedule "A" to the Site Plan Control Agreement between the Regional Municipality of Sudbury and Walter and Joan Mudry, registered on September 10th, 1993 under Instrument #768239.

~~(f) **R1-6 (PARKING LOT)**~~
~~**MCKIM MAP 13.3**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated R1-6 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be a parking lot and a natural gas distribution facility;~~
- ~~(ii) The only permitted sign shall be one ground sign not exceeding 1.60 m² in area and located not closer than 3 metres to a lot line.~~

(g) R1-7 (SINGLE DETACHED DWELLING AND BEAUTY SALON)
NEELON MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated R1-7 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "R1" Zone, a beauty salon not exceeding 42.36 square metres in area, shall be permitted as a home occupation.

(h) H5R1-8 (LEINALA SUBDIVISION)
BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated H5R1-8 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) All buildings shall be set back a minimum of 20 metres from the high water mark on Middle Lake.

No development pursuant to this by-law may take place until the "H" symbol has been removed by amendment to this by-law by the Regional Council. The "H" Holding symbol in this by-law shall only be removed by Council of The Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act provided that conditions j), o) and p) of draft plan of subdivision approval as contained in Planning Committee Recommendation 91-271 as ratified by Regional Council on October 23rd, 1991 have been cleared to the satisfaction of the Regional Engineer.

(i) **R1-9 (LEINALA SUBDIVISION)**
[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-9 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) All buildings shall be set back a minimum of 15 metres from the highwater mark of St. Charles Lake.

(j) **R1-10 (EXPANDED HOME OCCUPATION)**
[MCKIM MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-10 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R1 Zone, a home occupation which may include an antique, collectibles and artisan craft business, which may be comprised of a retail sales area and artisans workshop, shall be permitted.
- (ii) A home occupation may occupy an accessory building. An accessory building occupied by a home occupation shall not exceed 38 m² of gross floor area.
- (iii) The maximum retail floor area to be permitted on Parcel 40963 S.E.S. shall not exceed 18.5 m².

(k) **R1-11 (BEAUTY PARLOUR)**
[NEELON MAP 5.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-11 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R1 Zone, one beauty parlour not to exceed 110 square feet in total area shall be permitted as a home occupation.

(l) **R1.D10-12**

MCKIM MAP 1.4

Notwithstanding any other provision hereof to the contrary, within any area designated R1-12 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) The minimum frontage for lots served by public water and sanitary sewers shall be 22.86 m for those lands described as Parts 1 and 7, Plan 53R-15260 save and except Part 1, Plan 53R-17467.
- (ii) The minimum frontage for lots served by public water and sanitary sewer shall be 18 m for those lands described as Parts 2 to 6 inclusive, Plan 53R-15260 together with part 1, Plan 53R-17467.
- (iii) The lands described as Parts 1 to 12 inclusive, Plan 53R-17611, are designated as a Site Plan Control Area, pursuant to Section 41 of the Planning Act, R.S.O., 1990, c.P. 13.
- ~~(iv) Clauses (i) and (ii) of this paragraph shall only become operative with respect to those lands described as being Parts 2 to 12 inclusive, Plan 53R-17611 upon removal of the "H", Holding symbol.~~

~~Until such time as the "H" symbol has been removed by amendment to this by-law by City Council, the only uses permitted shall be any use permitted in all zones under Section 17 of Part II hereof. The "H", Holding symbol in this By-law shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O., 1990, provided that the following conditions are first satisfied:~~

- ~~1. The owner provides a geotechnical and civil engineering solution to problem soils in the cul-de-sac road allowance and Lots 8, 9, 10 and 11 of the draft plan of subdivision described as being Part of Parcel PIN 73592-0229 in Lot 2, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated March 8, 2004 ; and further,~~

~~Provides an environmental engineering report dealing with suspected gasoline contaminated fill on lots 9 and 10; and further,~~

~~The owner agrees to complete all soils reports and undertake those recommendations pertaining to the subject lands, deemed to be appropriate by Staff of the City of Greater Sudbury, as described in the following documents:~~

~~Geotechnical Evaluation Proposed Harbour Park Subdivision - Trow Consulting Engineers Ltd., February 2, 1995;~~

~~Draft Geotechnical Evaluation Proposed Harbour Park Subdivision Expansion - Trow Consulting Engineers Ltd., March 26, 2004;
Letter Harbour Park Subdivision Expansion - Trow Consulting Engineers Ltd., dated April 13th, 2004;~~

R1.D10-12 Cont'd

~~and/or, any subsequent reports or further recommendations as may be identified as an outcome of this Clause, to the satisfaction of the General Manager of Public Works, the Chief Building Official and the Director of Planning Services.~~

- ~~2. The owner undertakes to fulfill Recommended Conditions for House Construction Items 1, 2, and 3, contained in the Chief Building Officials' letter dated April 14th, 2004, to the satisfaction of the Chief Building Official, with respect to Lots 8, 9, 10 and 11 of the draft plan of subdivision described as being Part of Parcel PIN 73592-0229 in Lot 2, Concession 2, Township of McKim as shown on a plan of subdivision prepared by Terry Delbosco O.L.S., dated March 8, 2004 for which draft approval was issued May 12th, 2004.~~

(m) **R1.D10-13** [MCKIM MAP 1.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-13 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) The minimum frontage for lots served by public water and sanitary sewers shall be 22.86 m for those lands described as Parts 1 and 6 to 13 inclusive, Plan 53R-15259; and Parts 5 and 6, Plan 53R-15018.
- (ii) The minimum frontage for lots served by public water and sanitary sewer shall be 18 m for those lands described as Parts 2 to 5 inclusive, Plan 53R-15259.
- (iii) The lands described as Parts 7 to 13 inclusive, Plan 53R-15259 and Parts 5 and 6, Plan 53R-15018, are designated as a Site Plan Control Area, pursuant to Section 41 of the Planning Act, R.S.O. 1990.

(n) **R1.D1-14** **(WATERBODY SETBACK & LOT FRONTAGE)**
[BRODER MAP 7 & BRODER MAP 10](#)

Within any area designated R1.D1-14 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) A minimum building or structure waterbody setback of 30 metres shall be provided from the high watermark of a navigable waterbody. Within this area of waterbody setback the existing vegetation and natural soil mantle shall be maintained in a natural state, except where traversed by access paths or walkways, or to accommodate a sewage disposal system in accordance with the requirements of a Certificate of Approval for a subsurface sewage disposal system.
- (ii) The minimum lot frontage shall be 38 metres.

(o) **R1.D2.5-15 (LOT FRONTAGE)**
BRODER MAP 3

Within any area designated R1.D2.5-15 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (3)(b) of Section 1 of Part III, the minimum lot frontage required shall be 13.6 m on land described as Parts 5 to 8 inclusive, Plan 53R-16094 and 27.3 m on land described as Parts 1 to 4 and 9 to 13 inclusive, Plan 53R-16094.

(p) **R1.D15-16 (REDUCED STREET FRONTAGE)**
MCKIM MAP 1.4

Within any area zoned R1.D15-16 on the Zone Maps, all provisions of this By-law applicable to R1 Zones shall apply subject to the following modification:

- (i) Minimum lot frontage 16.3m

(q) **R1-17 (5 LOTS ON RIGHT-OF-WAY)**
MCKIM MAP 7.1 & NEELON MAP 6.2

Notwithstanding any other provision hereof to the contrary, within any area zoned R1-17 on the Zone Maps, all provisions of this By-law applicable to R1 zones shall apply subject to the following modifications:

- (i) That the only permitted uses shall be single dwellings and related accessory uses;
- (ii) That road frontage shall not be required where access to a lot is provided by a registered right of way;
- (iii) That a lot with public road frontage shall have a minimum road frontage of 7.6m;
- (iv) That the minimum lot size shall be 1028m²;
- (v) That for purposes of determining building setbacks, the north lot line shall be deemed to be the front lot line;
- (vi) Minimum building setbacks for single dwellings and garages;
- 12.19m from the north boundary of Part 1, 53R-14209
 - 7.62m from the south boundary of Part 1, 53R-14209
 - 4.5m from a side lot line
- (vii) Minimum building setback for other accessory buildings:
- 12.19m from the north boundary of Part 1, 53R-14209
- (viii) The lands described as Parcel 624 SES in Lot 1, Concession 3, McKim Township are designated as a Site Plan Control Area, pursuant to Section 41 of the Planning Act;

r) **R1-18 (ACCESSORY GARAGE)**
[Neelon Map 6.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-18 on the Zone Maps, all provisions of this by-law applicable to R1 Zones shall apply subject to the following modifications:

- (i) A private garage, which is accessory to a single detached dwelling located on any part of P.I.N. 73577-0624, shall be permitted on those lands described as being the portion of P.I.N. 73577-0624 which lies north of Navanod Road.
- (ii) A minimum front yard depth of 4.57 metres shall be required for the lot which is described as being that portion of P.I.N. 73577-0624 which lies north of Navanod Road.

(s) **R1.D2.5-19 (PRIVATE CABIN)**
[DILL MAP 11](#)

Notwithstanding any other provision hereof to the contrary, within any area designated "R1.D2.5-19" on the Zone Maps, all provisions of this by-law applicable to "R1", Single Residential Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part III, Section 1, Subsection (2), a private cabin within an existing garage to be used for sleeping accommodation only shall be permitted.

(t) **R1-20 (Beauty Salon and Dwelling Unit)**
[McKim Map 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R1-20 on the Zone Maps, all provisions of this by-law applicable to "R1", Single Residential zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R1" zone, a beauty salon and one dwelling unit shall also be permitted;
- (ii) The driveway access shall be restricted to Balsam Street;
- (iii) That four parking spaces shall be provided for the beauty salon and dwelling unit.

(2) **SPECIAL DOUBLE RESIDENTIAL ZONES - R2**

(a) **R2-1 (MEDICAL OFFICE)**
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-1 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a medical doctor's office for one practitioner.
- (ii) The existing building, as located, is permitted.
- (iii) 5 parking spaces shall be provided.

(b) **R2-2 (C.N.I.B. SIGN)**
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) The only permitted signage shall be one illuminated ground sign, containing a maximum sign area of 50 square feet.

(c) **R2-3 (SINGLE DWELLING AND BEAUTY SALON)**
[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-3 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be a beauty parlour, a chiropractic office and one dwelling unit. **(By-law 2001-281Z)**

(d) **R2-4 (MEMORIAL HOSPITAL SIGN)**
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-4 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) The only permitted sign shall be one illuminated ground sign, with a maximum sign area not to exceed 150 square feet exclusive of any support structures.

(e) **R2-5 (UNION OFFICES)**
[MCKIM 7.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-5 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be union offices, training facilities and meeting rooms.

(f) **R2-6**
[NEELON MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-6 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R2" Zone, business or professional offices, excluding medical offices, shall also be permitted;
- (ii) No outdoor storage shall be permitted.

(g) **R2-7 (BEAUTY SALON)**
[MCKIM MAP 9.3](#) & [MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-7 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R2 Zone, a beauty salon shall be permitted as a home occupation;
- (ii) All provisions of the By-law applicable to home occupations shall apply.

(h) **R2-8 (HYDRO-ELECTRIC TRANSFORMER STATION)**
[MCKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-8 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "R2" Zone, a hydro-electric transformer station and related accessory uses shall be permitted.

(i) **R2-9**

[MCKIM MAP 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-9 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. Two dwelling units on the main floor within the existing building;
 - 2. The manufacture and storage of ice cubes and blocks within the lower floor of the existing building, and the wholesale and retail of these products.
- (ii) The minimum depth shall be the dimensions of Lots 16, 17 and 18 as shown on Plan M-135.
- (iii) The location of the existing building is permitted.

~~(j) **R2-10**~~

~~**BRODER MAP 16 AND 17**~~

**Deleted by
By-law 2003-185Z**

~~Notwithstanding any other provision hereof to the contrary, within any area designated R2-10 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be semi-detached dwellings and their related accessory uses.~~

(k) **R2-11 (ROOMING HOUSE, BOARDING HOUSE DWELLING)**

[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-11 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single dwelling or a duplex dwelling or a boarding house dwelling or a rooming house restricted to the size and location of the existing building.

(l) **R2-12 (SITE PLAN CONTROL) 96-14Z**
BRODER MAP 17

Within any area designated R2-12 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) Lands zoned R2-12 are designated as a Site Plan Control Area pursuant to Section 41 of The Planning Act, R.S.O. 1990.

(m) **R2-13 (3 UNIT MULTIPLE DWELLING) 96-101Z**
MCKIM MAP 4.1

Within any area designated R2-13 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2) of Section 2 of Part III, the only permitted uses shall be:
 - 1. a single detached dwelling
 - 2. a duplex dwelling
 - 3. a multiple dwelling containing not more than 3 dwelling units
 - 4. related accessory uses.
- (ii) Notwithstanding Subsection (8) of Section 10 of Part II, one parking space per dwelling unit is required for a multiple dwelling.

(n) **R2.D55-14 (YARD REQUIREMENTS) 96-107Z**
MCKIM MAP 3.2

Within any area designated R2.D55-14 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) The minimum front yard depth from Paris Street shall be 5.2 metres.
- (ii) The minimum corner side yard width from Wagner Street shall be 3.4 metres.
- (iii) The minimum rear yard depth shall be 6.7 metres.

(o) **R2-15 (NON-PROFIT ADMINISTRATIVE OFFICE)**
[MCKIM MAP 8.4](#) AND [MCKIM MAP 9.3](#)

Within any area designated R2-15 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in Subsection (2) of Section 2 of Part III, an administrative office for a non-profit organization shall be permitted within this building.

(p) **R2-16 (PRIMARY ARTERIAL SETBACK) (97-196Z)**
[NEELON MAP 9.3](#)

Within any area designated R2-16 on the Zone Maps, all provisions of this by-law applicable to "R2" Zones shall apply subject to the following modification:

- (i) Notwithstanding any other provision to the contrary, no buildings shall be permitted within 15 m of Regional Road 73 (known as Maley Drive).

(r) **R2-18 (FRONT YARD PARKING)**
[MCKIM MAP 4.3](#)

Within any area designated "R2-18" on the Zone Maps, all provisions of this By-law applicable to "R2" Zones shall apply subject to the following modification:

- (i) One required parking space shall be permitted within the required front yard.

(s) **R2-19 (REAR YARD SETBACK)**
[Neelon Map 6.1](#) & [Neelon Map 5.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-19 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) The minimum rear yard depth (setback) shall be 100 feet.

(t) **R2-20 (Duplex dwelling)**
[NEELON MAP 4.2](#) & [NEELON MAP 5.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-20 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and related accessory uses.

(u) R2-21 (Duplex dwelling)
[McKim MAP 13.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-21 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling and related accessory uses.

(v) R2-22 (Duplex dwelling)
[McKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-22 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II.

(w) R2-23 (Duplex dwelling)
[McKim Map 7.2](#) & [McKim Map 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-23 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II.

(x) R2-24 (Three Residential Dwelling Units)
[Neelon Township Map 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-24 on the Zone Maps, all provisions of this by-law applicable to "R2", Double Residential Zones shall apply subject to the following modifications:

- (i) A maximum number of three dwelling units shall be permitted;
- (ii) That a minimum of four parking spaces shall be provided and two of the required parking spaces shall be permitted in the required front yard.

(y) R2-25 (Three Residential Dwelling Units)
[McKim Township Map 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-25 on the Zone Maps, all provisions of this by-law applicable to "R2", Double Residential Zones shall apply subject to the following modifications:

- (i) A maximum number of three dwelling units shall be permitted;
- (ii) That four of the required parking spaces shall be permitted in the required front yard.

(z) R2-26 (Duplex dwelling)
[Neelon Map 5.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-26 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and related accessory uses.

(aa) R2 -27 (Side yard and lot depth)
[McKim MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2 -27 on the Zone Maps, all provisions of this by-law applicable to the "R2", Double Residential zone shall apply subject to the following modifications:

- i) The minimum easterly interior side yard width shall be 1.06 m;
- ii) The minimum lot depth shall be 24.38 m;
- iii) The minimum lot area shall be 371 m².

(bb) R2-28 (Triplex with front yard parking)
[McKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R2-28 on the Zone Maps, all provisions of this by-law applicable to R2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part III, Section 2, Subsection (2), a maximum of three (3) dwelling units shall be permitted.
- (ii) A minimum of two (2) parking spaces shall be required, to be permitted within the required front yard.

(3) SPECIAL MIXED MULTIPLE RESIDENTIAL ZONES - R3

(a) R3.D72-1 (3-PLEX)
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D72-1 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) A minimum of 2 parking spaces shall be provided;
- (ii) The location of the existing building is permitted.

(b) R3-2 (OFFICES)
[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-2 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The size and location of the existing building is permitted.
- (ii) The only permitted uses shall be a travel agency, a real estate office and an insurance office with a staff of one or more.
- (iii) The only permitted signs shall be as follows:
 - 1. one fascia sign mounted on front wall of building not exceeding 30 square feet in area.
 - 2. one ground sign not exceeding 60 square feet in area and located a minimum of 10 feet from front lot line.
- (iv) One of the required parking spaces shall be permitted in the required front yard.
- (v) The maximum net floor area shall be 141 m².

(c) R3.D46-3 (3-PLEX)
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D46-3 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) Three parking spaces are permitted in the required front yard;
- (ii) The existing building as located is permitted.

(d) **R3-4**

NEELON MAP 5.2

Notwithstanding any other provision hereof to the contrary, within any area designated R3-4 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a banquet hall not exceeding 8,900 square feet in gross floor area, a private non-profit lodge not exceeding 5,300 square feet in gross floor area, and related accessory uses.
- (ii) The outside storage shall be permitted.
- (iii) The only permitted signs shall be as follows:
 - 1. One identification sign not exceeding 1.08 m² in area attached to and parallel with the front wall of the main building.
 - 2. One ground sign not exceeding 100 square feet in area and located not less than 10 feet from any lot line, and not less than 20 feet from the municipal watermain which follows the easement at the north side of the subject property.
- (iv) Minimum yards shall be provided as follows:
 - 1. front yard - minimum 100 feet
 - 2. easterly side yard - minimum 100 feet
 - 3. westerly side yard - minimum 10 feet
 - 4. rear yard - minimum 25 feet
- (v) No parking shall be provided within 50 feet of the front lot line.

(e) **R3.D30-5 (3-PLEX)**

MCKIM MAP 7.1

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D30-5 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The minimum required lot frontage shall be 15.36 m.
- (ii) The existing building, as located, is permitted.
- (iii) The required parking spaces shall be permitted in the required front yard.

(f) **R3.D101-6 (3-PLEX)**
[MCKIM MAP 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3.D101-6 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The minimum lot frontage shall be 33 feet.
- (ii) The minimum lot area shall be 3,234 square feet.
- (iii) The minimum north interior side yard shall be 3 feet.
- (iv) The minimum south interior side yard shall be 3 feet 10 inches.
- (v) The three required parking spaces shall be permitted in the required front yard.

(g) **R3-7 (HYDRO-SUBSTATION)**
[MCKIM MAP 13.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-7 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R3 zone, a hydro substation and accessory uses shall also be permitted.
- (ii) The minimum rear yard setback shall be 2.5 metres.

(h) **R3-8 (OFFICE AND 1 DWELLING UNIT)**
[NEELON MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-8 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be an office on the main floor together with a residential dwelling unit on the lower floor.
- (ii) The only permitted sign shall be one ground sign, containing a total sign area not to exceed 3.3 m², with a height not to exceed 2.1 m, located not less than 3 m from any lot line.

(i) **H9R3-9**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated H9R3-9 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a multiple dwelling containing a maximum of 5 dwelling units and related accessory uses.
- (ii) Only one residential building shall be permitted.

Until such time as the "H" symbol has been removed by amendment to this by-law by Regional Council, the main residential building known as 121 Bloor Street shall be permitted to contain a maximum of 3 dwelling units. The "H" Holding symbol in this by-law shall be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following condition is first satisfied:

- 1. That the secondary residential building known as the "Ghandi Lane House" has been removed to the satisfaction of the Chief Building Inspector.

(j) **R3.D98-10** **MCKIM MAP 3.4** & **MCKIM MAP 4.3**

Notwithstanding any other provision herein to the contrary, within any area designated R3.D98-10 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modification:

- (i) Three (3) parking spaces shall be required for any multiple dwelling.

(k) **R3-11 (DAY CARE)**

MCKIM MAP 14.1

Notwithstanding any other provision hereof to the contrary, within any area designated "R3-11" on the Zone Maps, all provisions of this By-law applicable to "R3" Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R3" Zone, a short term adult care service shall also be permitted, providing a minimum of 2 parking spaces.

(l) **R3-12 3 RESIDENTIAL DWELLING UNITS**
MCKIM MAP 14.2

Notwithstanding any other provision hereof to the contrary, within any area designated R3-12 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The minimum required lot frontage shall be 15 metres;
- (ii) The minimum west side yard shall be 1.2 metres;
- (iii) The only permitted use shall be a multiple dwelling containing a maximum of 3 dwelling units;
- (iv) A minimum of 3 parking spaces shall be provided which may be permitted in the required exterior side yard;
- (v) The required front yard will be maintained as landscaped open space.

(m) **R3-13 (4-plex)**
McKIM MAP 7.4

Notwithstanding any other provision hereof to the contrary, within any area designated R3-13 on the Zone Maps, all provisions of this by-law applicable to R3 Zones shall apply subject to the following modifications:

- (i) The maximum number of dwelling units permitted shall be four.

(n) **R3-14 (Four Residential Dwelling Units)**
McKim Township Map 4.3

Notwithstanding any other provision hereof to the contrary, within any area designated R3-14 on the Zone Maps, all provisions of this by-law applicable to "R3", Established Residential Zones shall apply subject to the following modifications:

- (i) The lot line abutting Martindale Road shall be deemed the front lot line;
- (ii) A maximum number of four dwelling units shall be permitted;
- (iii) Notwithstanding Part II, Section 6, Subsection (1) clause (ii), an opaque fence shall be provided along the south boundary of the property.

(o) R3-15 (Triplex)
[McKim Map 9.4](#) and [McKim Map 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-15 on the Zone Maps, all provisions of this by-law applicable to the "R3", Mixed Multiple Residential zone shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single detached dwelling, a duplex dwelling or a multiple dwelling containing a maximum of three (3) dwelling units, and any use permitted in all zones under Section 17 of Part II hereof;
- (ii) A minimum of one (1) parking space per dwelling unit shall be provided, to include one parking space in the required front yard.

(p) R3-16 (Fourplex)
[Broder Map 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-16 on the Zone Maps, all provisions of this by-law applicable to "R3", Mixed Multiple Residential Zones shall apply subject to the following modifications:

- (i) That a maximum of four dwelling units shall be permitted.

(q) R3-17 (Fiveplex)
[McKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-17 on the Zone Maps, all provisions of this by-law applicable to the "R3", Mixed Multiple Residential zone shall apply subject to the following modifications:

- (i) The only permitted use shall be a multiple dwelling containing a maximum of five (5) dwelling units, and any use permitted in all zones under Section 17 of Part II hereof;
- (ii) A minimum of five (5) parking spaces shall be provided, to be permitted in the required corner side yard;
- (iii) No parking shall be permitted in the sight triangle.

(r) R3-18 (Fiveplex)
[McKim Map 9.3](#) & [McKim Map 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R3-18 on the Zone Maps, all provisions of this by-law applicable to the "R3", Mixed Multiple Residential zone shall apply subject to the following modifications:

- i) A multiple dwelling containing not more than five (5) dwelling units shall be permitted;
- ii) A minimum of one (1) parking space per dwelling unit shall be provided, to be permitted in the required corner side yard;

- iii) The following building setbacks shall apply:
 - 1. The minimum front yard depth shall be 4.4 metres;
 - 2. The minimum interior side yard width shall be 1.8 metres;
 - 3. The minimum rear yard depth shall be 3 metres.

(5) **SPECIAL MULTIPLE RESIDENTIAL ZONES - R4**

(a) **R4.D93-1 (45 UNIT BUILDING)**
[MCKIM MAP 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D93-1 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The lot line abutting Paris Street shall be deemed the front lot line.
- (ii) The maximum height of the main building shall not exceed 4 storeys.
- (iii) Repealed by By-law 2003-254Z

(b) **R4-2 (MOTEL)**
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-2 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a licensed hotel containing not more than 100 guest rooms and the following accessory uses:
 - 1. meeting rooms not to exceed 175 square metres in floor area in total;
 - 2. restaurant facilities not to exceed 140 square metres of net floor area in total, exclusive of any kitchen or other areas used for the storage and/or preparation of food and/or beverages;
 - 3. licensed liquor lounges not to exceed 67 square metres in total;
 - 4. retail, office or service rental space not to exceed 84 square metres in total.
- (ii) Not less than 160 parking spaces shall be provided. Parking spaces may be provided in a required yard provided such parking spaces are at least 3 metres from the lot line.
- (iii) Minimum setback from Paris Street - 10.5 metres
- (iv) Minimum setback from rear lot line - 7.5 metres
- (v) The only permitted signs shall be as follows:

(b) **R4-2 (MOTEL) (cont'd)**

1. one ground sign not exceeding 12 square metres in total sign area and not exceeding 6 metres in height and located not less than 3 metres from any lot line;
2. one directional sign for each entrance not exceeding 1.2 square metres in sign area and not exceeding 2 metres in height;
3. fascia signs not to exceed 10 square metres.

(c) **R4-3 (APARTMENTS & OFFICES)**
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-3 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 1. offices, business and/or professional
 2. medical or dental clinics and laboratories
 3. multiple dwellings and their related accessory uses.
- (ii) Office, clinic and laboratory uses shall not exceed a total gross floor area of 3,902 m².
- (iii) The maximum height of main buildings shall be 3 storeys.
- (iv) That part of Parcel 29738 lying in the south-half of Lot 6, Concession 2, Township of McKim shall be used for no purpose other than landscaping and/or outdoor amenity space.
- (v) One ground sign not exceeding 18.58 m² in area and located no closer than 3 m to the front lot line shall be permitted on Parts 6, 14, 15 and 16, Plan 53R-14841.

(d) **R4-4 (HOTEL)**
[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-4 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a hotel which may consist of the following:

(d) **R4-4 (HOTEL) Cont'd**

1. a maximum of 88 guest suites;
2. meeting rooms not exceeding 103 m² of net floor area;
3. a restaurant not exceeding 150 m² of net floor area.

(ii) Minimum yards shall be provided as follows:

1. Front yard - 9.0 metres
2. Corner side yard - 4.0 metres
3. Interior side yard - 1.8 metres
4. Rear yard - 7.5 metres

(iii) The only permitted signs shall be as follows:

1. one double-faced illuminated business identification ground sign measuring not more than 1.9 metres by 3.7 metres and not exceeding 3 metres in height above finished grade and located not less than 3 metres from Paris Street; and
2. one double-faced illuminated directional sign measuring not more than 0.6 metres by 1.8 metres and not exceeding 2.4 metres in height; and
3. one facia sign measuring not more than 2.5 metres by 5 metres.

(iv) A minimum of 85 parking spaces shall be provided.

(e) **R4-5 (ALL R4 USES AND HOTELS)**
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-5 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R4 Zone, a hotel shall also be permitted.
- (ii) On lots used exclusively for hotels, a minimum of 5% landscaped open space shall be provided.

(f) **R4-6 (LEINALA SUBDIVISION)**
[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-6 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be multiple dwellings and their related accessory uses.

(f) **R4-6 (LEINALA SUBDIVISION) Cont'd**

- (ii) The minimum lot frontage, depth and area shall be as follows:
 - 1. Minimum frontage - 30 metres
 - 2. Minimum depth - 30 metres
 - 3. Minimum lot area per dwelling unit - 277.8 m²
- (iii) All buildings shall be set back a minimum of 7.5 metres from all lot lines.
- (iv) The building height shall not exceed 5 storeys.
- (v) The minimum building separation on the lot shall be 15 metres.

(g) **R4.D107-7 (8-PLEX AND LAUNDROMAT)**
[MCKIM MAP 4.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D107-7 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be an 8 unit multiple dwelling and a laundromat.
- (ii) The laundromat shall not occupy more than 55.74 m² of floor area.
- (iii) The existing building, as located, is permitted.
- (iv) A minimum of 10 parking spaces shall be provided.

(h) **R4.D95-8 (7 DWELLING UNITS IN 2 BUILDINGS)**
[MCKIM MAP 7.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D95-8 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) Not more than 5 dwelling units shall be permitted in the southerly building, and not more than 2 dwelling units shall be permitted in the northerly building.
- (ii) Parking is permitted in the required front yard.
- (iii) No side yard is required along the south lot line and a minimum rear yard of 4.5 m shall be provided for the northerly building.
- (iv) The size and location of the 2 existing buildings is permitted.

(i) **R4.D46-9 (8 DWELLING UNITS)**
MCKIM MAP 7.2

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D46-9 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be 8 detached dwelling units.
- (ii) A minimum of 8 parking spaces shall be provided.
- (iii) The minimum front yard shall be 14 feet.
- (iv) The minimum separation between the easterly and westerly row of units shall be 35 feet.

(j) **R4.D86-10**
MCKIM MAP 8.2

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D86-10 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) A minimum of 1.25 parking spaces shall be provided per dwelling unit.
- (ii) Required parking spaces may be provided in the required front yard.
- (iii) The maximum height of the main building shall not exceed 5 storeys or 17 metres.
- (iv) The minimum rear yard setback shall be 6.8 metres.

(k) **R4.D115-11 (8 DWELLING UNITS)**
MCKIM MAP 8.4

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D115.11 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) A minimum of 10 parking spaces shall be provided.
- (ii) Parking shall be permitted in the required front yard.
- (iii) The location of the existing building is permitted.

(l) **R4-12 (ROOMING HOUSE & BOARDING HOUSE DWELLINGS)**

MCKIM MAP 9.1

Notwithstanding any other provision hereof to the contrary, within any area designated R4-12 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an R4 Zone, rooming houses and boarding house dwellings shall also be permitted.

(m) **R4-13**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated R4-13 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) One parking space shall be provided for each dwelling unit; and one parking space shall be provided for every 2 senior citizens' dwelling units;
- (ii) A minimum front yard setback of 15 feet shall be provided.

(n) **H6R4-14 (LEINALA SUBDIVISION)**

BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated H6R4-14 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be multiple dwellings and their related accessory uses.
- (ii) The minimum lot frontage, depth and area shall be as follows:
 - 1. minimum frontage - 30 metres
 - 2. minimum depth - 30 metres
 - 3. minimum lot area per dwelling unit - 277.8 m²
- (iii) All buildings shall be set back a minimum of 7.5 metres from all lot lines and a minimum of 20 metres from the high water mark of Middle Lake.
- (iv) The maximum building height shall be 5 storeys.
- (v) The minimum building separation on a lot shall be 15 metres.

No development pursuant to this by-law may take place until the "H" symbol has been removed by amendment to this by-law by Regional Council. The "H" Holding symbol in this by-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act provided that conditions j), o) and p) of draft plan of subdivision approval as

(n) **H6R4-14** Cont'd

contained in Planning Committee Recommendation 91-271 as ratified by Regional Council on October 23rd, 1991, have been cleared to the satisfaction of the Regional Engineer.

(o) **R4-15 (ARTERIAL MEDIUM DENSITY)**
MCKIM MAP 13.4 & MCKIM MAP 14.3

Notwithstanding any other provision hereof to the contrary, within any area designated R4-15 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R4" Zone, offices and photographic studios shall also be permitted subject to the following:
 - 1. a minimum of 50% of the building is used for residential use; and
 - 2. office uses and photographic studios shall not exceed a total of 100m² of gross floor area.
- (ii) In addition to the signs permitted in an "R4" Zone, the following sign shall also be permitted:
 - 1. 1 ground sign not exceeding 2.25 m² in sign area, not exceeding 1.35 m in height and located not closer than 3 m from any lot line, accessory to a permitted non-residential use.

(p) **R4-16**
BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated R4-16 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 - 1. Any use permitted in an "R4" Zone; or
 - 2. A hotel, restaurant and related accessory uses.
- (ii) The following provisions shall apply to hotels:
 - 1. A minimum building setback of 20 metres shall be provided from Regent Street and a minimum of 30 metres from Loach's Road.
 - 2. The following signs shall be permitted:
 - one ground sign not exceeding 10 metres in height and not exceeding 30m² of sign area to be located along the Regent Street frontage

(p) **R4-16** Cont'd

- two entrance identification signs, each not exceeding 2.3m² in sign area and not exceeding 3 metres in height
 - roof or facia signs not exceeding a total of 18.6m² in total sign area.
3. A landscaped area not less than 8 metres in depth shall be provided along the Loach's Road frontage and a minimum landscaped area of 5 metres in width shall be provided along the Regent Street frontage.

(q) **R4-17**

NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated R4-17 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modification:

- (i) A minimum of one parking space shall be provided for each dwelling unit.

(r) **R4-18**

NEELON MAP 5.2

Notwithstanding any other provision hereof to the contrary, within any area designated R4-18 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be row dwellings and multiple dwellings and their related accessory uses.
- (ii) The maximum number of dwellings to be permitted on the entire site shall not exceed 176.
- (iii) The maximum height of any main building shall not exceed 2 storeys.
- (iv) The minimum setback from any lot line shall be 7.5 metres.

(s) **R4-19 (FINNISH REST HOME)**

NEELON MAP 6.1

Notwithstanding any other provision hereof to the contrary, within any area designated R4-19 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a senior citizens' complex consisting of but not necessarily restricted to apartments, nursing home, chronic care facility, special care homes, recreational facilities and related accessory uses.

(s) **R4-19** Cont'd

- (ii) The built form may consist of multiple dwellings, row dwellings and institutional buildings such as a nursing home.
- (iii) The development shall not exceed 340 units or 425 beds or a combination thereof. The formula for determining capacity shall be on the basis of 1.25 beds being the equivalent of 1 unit.
1.25 beds = 1 unit
- (iv) The maximum height of main buildings shall not exceed 3 storeys.
- (v) Automobile parking shall be provided on the basis of 1 parking space per 4 units or equivalent.
- (vi) The following building setbacks shall apply:
 - 1. No building for residential purposes shall be located closer than 60 metres from the centre line of the Canadian Pacific Railway right-of-way.
 - 2. 9 metres from Fourth Avenue except for a bus shelter or a waste disposal storage building.
 - 3. 7.5 metres from all other exterior lot lines and there shall be no minimum setback for internally shared property lines.
 - 4. The existing frontage on Fourth Avenue is recognized.

(t) **R4.D30-20**

[NEELON MAP 6.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D30-20 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) Not more than 2 multiple dwellings shall be permitted, containing not more than 30 dwelling units each.
- (ii) The maximum height of the main building shall not exceed 2 storeys.

(u) **R4-21 (7 RESIDENTIAL UNITS)**

[NEELON MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-21 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a multiple dwelling containing a maximum of 7 dwelling units and related accessory uses.

(v) **R4.D94-22 (RESIDENTIAL AND OFFICES)**
[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D94-22 on the Zone Maps, all provisions of this By-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R4 Zone, a maximum of four offices are permitted on the main floor of the building, provided that the only medical offices permitted shall be the offices of neurosurgeons, cardiovascular thoracic surgeons, orthopaedic surgeons or cardiologists.
- (ii) A minimum of 16 parking spaces shall be provided on the subject property, 2 of which shall be permitted within the required front yard, and a further 10 parking spaces shall be provided within the required front yard, encroaching on the Linda Street road allowance in accordance with a Licensing Agreement with the City of Sudbury.

(w) **R4-23 (INSTITUTIONAL PARKING)**
[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated "R4-23" on the Zone Maps, all provisions of the By-law applicable to "R4" zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "R4" Zone, a parking lot accessory to an institutional use located on abutting Lot 56, Plan 1-S is permitted.

(x) **R4-24**
[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated "R4-24" on the Zone Maps, all provisions of this By-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Clause (iii) of Subsection (2) of Section 5 of Part III, the following shall be permitted:
 - 1. Not more than one personal service shop and one convenience store, not exceeding 150 m² in total net floor area, located on a lot containing at least 100 dwelling units.

~~(y) **R4-25 (PROFESSIONAL OFFICE)**~~
~~**MCKIM MAP 14.1**~~

~~Within any area designated R4-25 on the Zone Maps, all provisions of this By-law applicable to R4 Zones shall apply subject to the following modification:~~

- ~~(i) In addition to the uses permitted in an R4 Zone, a professional office shall be permitted provided that the total office area does not exceed 100 m².~~

(z) R4.D79-26 MCKIM MAP 4.3

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D79-26 on the Zone Maps, all provisions of this By-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) That when the site plan agreement is prepared, it shall include the following clause among other matters:

That all blasting on the subject property shall be executed in accordance with standard construction practices, including but not limited to, pre and post blasting inspections that are carried out shall be done with the cooperation of the owners of Parcels 11659 and 16190, being 992 Martindale Road and 998 Martindale Road.

(aa) R4-27 (NON-PROFIT OR CHARITABLE INSTITUTION)
MCKIM MAP 8.2

Notwithstanding any other provision hereof to the contrary, within any area designated R4-27 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modification:

- (i) The only permitted use shall be the offices of a non-profit or charitable institution being comprises of a maximum 4,000 square feet of net floor area for office use and a maximum of 32 beds for non-profit or charitable institution guest accommodation, and related accessory uses.
- (ii) The following business identification signs shall be permitted:
1. One (1) ground sign having a sign area not exceeding 1.9 m² per sign face or 3.8 m² total, located not closer than 20 m to Part 7, Plan 53R-17254; or closer than 3 m to any other lot line, save and except those lands abutting Part 2 Plan 53R-17532 where a ground sign may abut the property boundary.
 2. One wall sign not exceeding 1.8 m² in sign area.”

(bb) R4-D59-28 [McKim Map 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D59-28 on the Zone maps, all provisions of this By-law applicable to R4 zones shall apply subject to the following modifications:

- (p) No buildings or structures shall be permitted on Part 28, Plan 53R-17044.

(cc) R4-29 (MULTIPLE RESIDENTIAL LOT FRONTAGE AND SETBACKS)
[MCKIM TOWNSHIP MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-29 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) Minimum lot frontage 13 metres
- (ii) Corner side yard 2.1 metres
- (iii) A minimum of 6 parking spaces shall be provided
- (iv) There will be no landscape buffer provided along Bessie Street
- (v) The existing building as located is permitted

(dd) R4-30 (Sewing & Upholstery Business)
[McKIM MAP 13.2](#) & [McKIM MAP 13.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-30 on the Zone Maps, all provisions of this by-law applicable to R4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R4" Zone, a sewing and upholstery business shall also be permitted subject to the following:
 - 1. a minimum of 50% of the building is used for residential use; and,
 - 2. non-residential uses shall not exceed a total of 100m² of gross floor area.
- (ii) In addition to the signs permitted in an "R4" Zone, the following sign shall also be permitted:
 - 1. one (1) ground sign not exceeding 2.25m² in sign area, not exceeding 1.35m in height and located not closer than 3m from any lot line, accessory to a permitted non-residential use.
- (iii) A minimum of three (3) parking spaces shall be provided, to include two (2) parking spaces that are located within the required front yard.

(ee) R4-31 (Conversion of Existing School to Residential Units)
[Neelon Map 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-31 on the Zone Maps, all provisions of this by-law applicable to "R4", Multiple Residential Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R4 zone a 7 storey addition to the existing two storey building shall be permitted.

(ff) R4.D50-32 (Mixed use building)
[McKim Map 4.2](#), [McKim Map 4.4](#), [Mckim Map 5.1](#) & [McKim Map 5.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4.D50-32 on the Zone Maps, all provisions of this by-law applicable to the "R4", Multiple Residential zone shall apply subject to the following modifications:

- i) In addition to the uses permitted in an "R4" zone, a convenience store, a personal service shop, an office and a restaurant shall also be permitted;
- ii) Non-residential uses shall not exceed a total of 200m² in net floor area, and;
- iii) For mixed use buildings, dwelling units shall be located above non-residential uses.

(gg) R4-33 (24 Residential Dwelling Units)
[McKim Township Map 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R4-33 on the Zone Maps, all provisions of this by-law applicable to "R4", Double Residential Zones shall apply subject to the following modifications:

- (i) A maximum of 24 dwelling units shall be permitted in two buildings with each building containing 12 units.

(6) **SPECIAL HIGH RISE MULTIPLE RESIDENTIAL ZONES - R5**

(a) **R5.D110-1 (BONIK TOWER)**

[MCKIM MAP 13.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R5.D110-1 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a multiple dwelling containing not more than 112 dwelling units and an accessory 2 car garage.
- (ii) The maximum height of the building shall not exceed 15 storeys.
- (iii) The minimum setback for the multiple dwelling from any lot lines shall be 16.5 metres and the minimum setback for the accessory garage from any lot line shall be 3 metres.

(b) **R5-2 (APARTMENT BUILDING AND 10,500 SQ. FT. OF RETAIL)**

[MCKIM MAP 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R5-2 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modification:

- (i) The only permitted use on Parcel 30818 S.E.S. shall be a multiple dwelling containing not more than 196 dwelling units and related accessory uses;
- (ii) The only permitted uses on Parcel 35079 S.E.S. shall be the following:
 - 1. offices;
 - 2. service trades;
 - 3. personal services;
 - 4. retail stores;
 - 5. bakeries;
 - 6. uses accessory to the above uses.
- (iii) The minimum building setback from Caswell Drive shall be 19.8 m;
- (iv) The maximum commercial floor space on Parcel 35079 shall be 975.5 m²;
- (v) Parking shall be provided as follows:
 - 1. On Parcel 30818 - 1.5 spaces per dwelling unit
 - 2. On Parcel 35079 - a minimum of 50 spaces.

(c) **R5.D107-3**

MCKIM MAP 8.4

Notwithstanding any other provision hereof to the contrary, within any area designated R5.D107-3 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) Not more than 2 multiple dwellings shall be permitted for the entire site.
- (ii) The maximum height of any building shall not exceed a geodetic elevation of 307 m.
- (iii) The minimum front yard setback from Mountain Street, as widened, shall be 5 metres.
- (iv) Parking may be located to within one metre of the Mountain Street road allowance, as widened.

~~(d) **R5-4**~~

~~**MCKIM MAP 9.1 By-law 2000-166Z**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated R5-4 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modifications:~~

- ~~(i) The minimum lot frontage shall be 24.9 metres.~~
- ~~(ii) The minimum southerly side yard shall be 8.9 metres.~~
- ~~(iii) Eight of the required parking spaces may be located wholly or partially in the required front yard.~~

(e) **R5-5 (ST. ANNE'S ROAD)**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated R5-5 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) Minimum setback from St. Anne's Road shall not be less than 40 feet.
- (ii) Building height shall not exceed 12 storeys.
- (iii) A minimum of 171 parking spaces shall be provided.

(f) **R5.D110-6**

[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R5.D110-6 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) The maximum height shall not exceed 9 storeys nor 947 feet above sea level.
- (ii) Parking shall be provided at a ratio of 1.25 parking spaces per dwelling unit.

(g) **R5.D87-7**

[MCKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R5.D87-7 on the Zone Maps, all provisions of this by-law applicable to R5 Zones shall apply subject to the following modification:

- (i) The main building shall not exceed 8 storeys in height.

(h) **R5-8**

[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R5-8 on the Zone Maps, all provisions of this By-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) The minimum lot frontage shall be 24.9 metres.
- (ii) The minimum southerly side yard shall be 8.9 metres.
- (iii) 8 of the required parking spaces may be located wholly or partially in the required front yard.
- (iv) In addition to the uses permitted in an R5 Zone, a maximum of 56 square metres of the building may be used for office use.
- (v) A minimum of 36 parking spaces shall be required for the 153 dwelling units and 56 square metres of office space.

(i) **R5-9 (SENIORS RESIDENCE)**

[McKim Map 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned R5-9 on the Zone Maps, all provisions of this By-law applicable to R5 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
1. On Parts 2, 3, 4, 5 and 10, Plan 53R-17095, the only permitted uses shall be a residential building containing a maximum of 95 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with centralized kitchen and dining facilities, and related accessory uses.
 2. On Parts 6, 7, 9 and 11, Plan 53R-17095, the only permitted uses shall be access and/or public road uses.
- (ii) Parking for the residential building shall be provided in accordance with the following:
- 4 spaces for the residential building, plus 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.
- (iii) For purposes of by-law interpretation, the front lot line of the building site described as Parts 2, 3, 4, 5 and 10, Plan 53R-17095 shall be the lot line abutting the access site described as Parts 6, 7, 9 and 11, Plan 53R-17095.

Minimum building setbacks on the building site shall be provided as follows:

1. 10 m from the front lot line
2. 15 m from Paris Street
3. 7.5 m from all other building site boundaries.

No parking shall be permitted within 3 m of the front lot line of the building site.

(7) **SPECIAL ESTABLISHED RESIDENTIAL ZONES - R6**

(a) **R6-1**

[MCKIM MAP 5.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-1 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single dwelling, a duplex dwelling or a multiple dwelling containing not more than 3 dwelling units.
- (ii) The existing lot frontage and lot area shall be permitted.

(b) **R6-2 (SINGLE DWELLING AND HAIRDRESSING SALON)**

[MCKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-2 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be a single detached dwelling and a hairdressing salon which shall not occupy more than 25% of the gross floor area of the existing building.

(c) **R6-3 (SPECIAL RESIDENTIAL FACILITY)**

[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-3 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a special residential facility providing for the non-medical treatment of drug and alcohol related problems and having a maximum occupancy of 16 residents and necessary staff.
- (ii) The minimum required front yard shall be 3.35 metres.
- (iii) The minimum required rear yard shall be 2.29 metres.
- (iv) A minimum of 9 parking spaces shall be provided.

(d) **R6-4**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated R6-4 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses and the maximum gross floor areas which may be dedicated to each use shall be as follows:
 - 1. rehearsal hall and accessory workshop and administrative offices - 6,950 sq. ft.
 - 2. commercial enclosed storage space - 24,400 sq. ft.
 - 3. woodcraft manufacturing and accessory retail uses - 2,600 sq. ft.
 - 4. offices excluding medical offices - 2,600 sq. ft.
- (ii) The existing building as located is permitted.
- (iii) A minimum of 7 parking spaces shall be provided.
- (iv) Parking may be provided in the required front yard.

(e) **R6-5 (RECORDING STUDIO)**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated R6-5 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
 - 1. any use permitted in an R6 Zone;
 - 2. a recording studio together with a single dwelling unit.
- (ii) A minimum of 3 parking spaces shall be provided for the recording studio and single dwelling unit.

(f) **R6-6 (ROOMING HOUSE AND BOARDING HOUSE DWELLINGS)**
[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-6 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an R6 Zone, rooming house and boarding house dwellings shall also be permitted.

(g) **R6-7 (FLORIST SHOP)**
[MCKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-7 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a florist shop and uses accessory thereto.
- (ii) The existing building and lot are permitted.
- (iii) No parking spaces are required.

(h) **R6-8**
[MCKIM MAP 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-8 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
 1. offices, including business offices for light industrial uses;
 2. a detoxification centre with a maximum gross floor area of 371.6 m²;
 3. a referral treatment consultative facility for a public hospital with a maximum gross floor area of 650.3m²; and
 4. related accessory uses.

~~(i) **R6-9 (FIRE PROTECTION EQUIPMENT)**
MCKIM MAP 10.3~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated R6-9 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be the sale, storage and servicing of fire protection equipment.~~
- ~~(ii) No loading spaces shall be required.~~
- ~~(iii) No parking spaces shall be required.~~
- ~~(iv) The existing yards, frontage and area shall be permitted.~~

(j) R6-10 (LITTLE ITALY)
[MCKIM MAP 6.4](#), [MCKIM MAP 12](#), [MCKIM MAP 12.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-10 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The minimum frontage, depth and area for each lot shall be as shown on Plans M-1051, M-1052 and M-1053.
- (ii) The only permitted uses shall be as follows:
 1. Plan M-1051 - Lots 1 to 5, 7 to 10, 12 to 32, 34, 35 and 37 to 41 - only single detached dwellings and their accessory uses.
 - Lots 11, 33 and 36 - only an overhead pipeline
 2. Plan M-1052 - Lots 1 to 26, 31 to 37, 40 43 to 52, 54 to 65 - only single detached dwellings and their accessory uses.
 - Lots 27 to 30, 39, 41 and 42 - only private garages
 - Lot 38 - only storage and warehousing
 3. Plan M-1053 - Lots 1 to 29, 31 to 53, and 55 to 71 - only single detached dwellings and their accessory uses.
 - Lot 30 - only a grocery store
 - Lot 54 - only a refrigerated trailer for the storage of food in conjunction with the grocery store located on Lot 30, Plan M-1053.

(k) **R6-11**

MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated R6-11 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a multiple dwelling, containing not more than 6 dwelling units.
- (ii) The existing building, as located, is permitted.
- (iii) No parking spaces shall be required.

(l) **R6-12**

MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated R6-12 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R6" zone, all "C2" uses shall also be permitted.
- (ii) Where a lot is occupied by a use permitted in a "C2" Zone, any sign allowed in a "C2" zone shall also be permitted.

~~(m) **R6-13 (HOME OCCUPATION IN DETACHED GARAGE)**
MCKIM MAP 8.4~~

~~Within any area designated R6-13 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modification:~~

- ~~(i) Notwithstanding Paragraphs (i) and (v) of Subsection (2) of Section 12 of Part II, "a ceramics and crafts manufacturing home occupation" shall be permitted in a detached accessory garage. **By-law 2001-272Z**~~

(n) **R6-14 (12 SENIORS' GUEST ROOMS)**
[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-14 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "R6" zone, a residential building containing a maximum of 12 guest rooms, designed for seniors or residents thereof, who require homecare, personal support services and/or nursing assistance, as well as common kitchen and eating facilities, shall be permitted.
- (ii) Required parking spaces for seniors' guest room accommodations shall be provided at a ratio of 0.5 parking spaces per guest room.

(o) **R6-15 (ENTERTAINMENT PRODUCTION FACILITY)**
[MCKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-15 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only uses permitted shall be as follows:
 - 1. The uses permitted in an "R6" zone; or
 - 2. Within an existing building, one dwelling unit and/or a film/theatre/television entertainment production facility consisting of a scenery design and production studio. An office which is accessory to a film/theatre/television entertainment production facility.
 - (i) No loading spaces shall be required.
 - (ii) Two parking spaces shall be provided for an existing building containing a film/theatre/television production facility.
 - (iii) The existing yards, frontage and area shall be permitted.

(p) **R6-16 (WAREHOUSING)**
[McKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-16 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (ii) The only permitted uses shall be warehousing, offices, trade school and related accessory uses.
- (ii) The existing building, as located, is permitted.
- (iii) The only permitted signs shall be 2 fascia signs with a maximum total area of 18m².
- (iii) That a minimum of 14 parking spaces be provided and that their location in part of the front yard and corner side yard be permitted.

(q) **R6-17 (BUSINESS OFFICE)**
[MCKIM MAP 10.1](#) and [MCKIM MAP 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-17 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R6 Zone, a business office not exceeding a net floor area or 230m² shall also be permitted. A business office shall not be permitted in conjunction with any other permitted use.
- (ii) Two parking spaces shall be provided when the existing building is occupied by a business office.
- (iii) Part II Section 6 Subsection (1) shall not apply.

(r) **R6-18 (Bookkeeping Office)**
[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-18 on the Zone Maps, all provisions of this by-law applicable to "R6" Established Residential Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an R6 zone, the office of a bookkeeping company shall also be a permitted use.
- (ii) a maximum of 3 parking spaces shall be provided.

(s) **R6-19 (Front yard parking)**
[McKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-19 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) A minimum of one (1) parking space within the required front yard shall be permitted.

(t) **R6-20 Five Dwelling Units**
[McKim Township 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-20 on the Zone Maps, all provisions of this by-law applicable to "R6", Established Residential Zones shall apply subject to the following modifications:

- (i) a maximum of five dwelling units shall be permitted and no parking spaces are required.

(u) **R6-21 (Triplex)**
[McKIM MAP 4.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-21 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) That a multiple dwelling containing not more than three (3) dwelling units shall be permitted.
- (ii) That a minimum three (3) parking spaces shall be required, to be permitted in a required exterior yard, including the sight triangle.

(v) **R6-22 Multiple Dwelling**
[McKim Map 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-22 on the Zone Maps, all provisions of this by-law applicable to R6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single dwelling a duplex dwelling or a multiple dwelling containing not more than three dwelling units.
- (ii) A minimum of 2 parking spaces shall be provided, which may be permitted in the required front yard.

(w) R6-23 (Duplex dwelling)
[McKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated R6-23 on the Zone Maps, all provisions of this by-law applicable to the "R6", Established Residential zone shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single detached dwelling or a duplex dwelling, and any use permitted in all zones under Section 17 of Part II;
- (ii) Required parking shall be permitted in the required corner side yard;
- (iii) The following minimum building setbacks shall apply:
 1. The minimum front yard depth shall be 3.6 m;
 2. The minimum corner side yard depth shall be 3.6 m;
 3. The minimum rear yard depth shall be 5.4 m.

(8) SPECIAL SEASONAL RESIDENTIAL ZONES - R7

(a) R7.D2.5-1 (PERMANENT DWELLING)
[DILL MAP 3](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned R7.D2.5-1 on the Zone Maps, all provisions of this By-law applicable to R7 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted under Subsection (2) of Section 8 of Part III, a single detached dwelling shall be permitted. No public road frontage is required.

(4) SPECIAL ROW DWELLING RESIDENTIAL ZONES - RR

(a) RR-1

[NEELON MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RR-1 on the Zone Maps, all provisions of this by-law applicable to RR Zones shall apply subject to the following modification:

(i) A minimum of one parking space shall be provided for each dwelling unit.

(b) RR.D42-2 (CO-OP)

[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RR.D42-2 on the Zone Maps, all provisions of this by-law applicable to RR Zones shall apply subject to the following modifications:

(i) A minimum of 75 parking spaces measuring not less than 2.7 m by 6.0 m shall be provided.

(ii) The minimum building setback from both Long Lake Road and Wayne Road shall be 6.0 metres and the minimum setback from the northern-most lot line shall be 2.0 m. The setback from all other lot lines shall not be less than 5.5 metres.

(iii) One ground sign not exceeding a maximum height of 3 metres and not exceeding 3.5 square metres in sign area and situated not less than 3 metres from any lot line shall be permitted.

(iv) The maximum height shall not exceed 2 storeys.

(c) RR-3 (LEINALA SUBDIVISION)

[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RR-3 on the Zone Maps, all provisions of this by-law applicable to RR Zones shall apply subject to the following modifications:

(i) The minimum lot frontage, depth and area shall be as follows:

1. Minimum frontage - 30 metres
2. Minimum depth - 30 metres
3. Minimum lot area per dwelling unit - 277.8 m²

(ii) The maximum building height shall not exceed 2 storeys.

(iii) The minimum building setback from all lot lines shall be 7.5 metres.

(iv) Minimum building separation - 15 metres.

~~(d) RR-4 (STREET TOWNHOUSE DWELLINGS) deleted by~~
~~———— BRODER MAP 16 AND 17 By-law 2003-185Z~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated RR-4 on the Zone Maps, all provisions of this by-law applicable to RR Zones shall apply subject to the following modifications:~~

~~(i) The only permitted use shall be a maximum of 44 street townhouse dwellings and related accessory uses, and no building shall contain more than 6 street townhouse dwellings.~~

~~(ii) Minimum lot frontage depths and areas shall be provided as follows:~~

~~1. On lands described as Parts 3, 8, 12 and 16, Plan 53R-14976:~~

~~-Minimum frontage~~

~~-11 m for corner lots~~

~~-7.5 m for an interior lot containing a dwelling attached on one side only~~

~~-6 m for any other lot~~

~~-Minimum depth - 24.8 m~~

~~-Minimum area - 148.8 m²~~

~~2. On lands described as Parts 2, 5, 7, 11, 15 and 19, Plan 53R-14976:~~

~~-Minimum frontage - 7.5 m for an interior lot containing a dwelling attached on one side only; and 6 m for any other lot.~~

~~-Minimum depth - 30 m~~

~~-Minimum area - 180 m²~~

~~(iii) Minimum yards shall be provided in accordance with the following:~~

~~———— 1. Front yard - Minimum 6 m~~

~~———— 2. Side yard - minimum 1.2 m plus an additional 0.6 m for each storey above the first storey, except that no interior side yard shall be required where street townhouse dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.~~

~~3. Corner side yard - minimum 4.5 m~~

~~4. Rear yard - minimum 7.5 m~~

(e) **RR.D45-5 (STREET TOWNHOUSE DWELLINGS)**
MCKIM MAP 4.1

Notwithstanding any other provision hereof to the contrary, within any area designated RR.D45-5 on the Zone Maps, all provisions of this By-law applicable to RR Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be street townhouse dwellings and their accessory uses;
- (ii) Clause ii) of Paragraph (a) of Subsection (6) of Section 10 of Part II shall not apply;
- (iii) The minimum lot frontage shall be 6 m;
- (iv) Minimum yards shall be provided in accordance with the following:
 - 1. Front yard - minimum 6 m
 - 2. Interior side yard - minimum 1.2 m plus an additional 0.6 m for each storey above the first storey, except that no interior side yard shall be required where street townhouse dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.
 - 3. Corner side yard - minimum 4.5 m.
 - 4. Rear yard - minimum 7.5 m.

(e) **RR-6 (STREET TOWNHOUSE DWELLINGS) (97-197Z)**
NEELON MAP 9.3

Within any area designated RR-6 on the Zone Maps, all provisions of this by-law applicable to "RR" Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be street townhouse dwellings and their accessory uses;
- (ii) The minimum lot frontage shall be 6 m;
- (iii) Minimum yards shall be provided in accordance with the following:
 - 1. Front yard - minimum 6 m.
 - 2. Interior side yard - minimum 1.2 m plus an additional 0.6 m for each storey above the first storey, except that no interior side yard shall be required where street townhouse dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.
 - 3. Corner side yard - minimum 4.5 m.
 - 4. Rear yard - minimum 7.5 m.
- (iv) Notwithstanding any other provision to the contrary, no buildings shall be permitted within 15 m of Regional Road 73 (Maley Drive).

SECTION 3 COMMERCIAL ZONES

(1) SPECIAL LOCAL COMMERCIAL ZONES - C1

~~(a) C1-1 (SERVICE STATION AND CONVENIENCE STORE)~~

~~MCKIM MAP 4.1~~

~~Deleted by By-law 2004-214Z~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C1-1 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:~~

~~(i) The only permitted use shall be a convenience store and an automobile service station, and this use shall not be interpreted to permit the sale of vehicles or the parking and/or storage of trucks.~~

(b) C1-2

[MCKIM MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-2 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

(i) The only permitted uses shall be a barber shop, offices and one residential dwelling unit.

(ii) The existing building, as located, is permitted.

(c) C1-3 (CAISSE POPULAIRE)

[MCKIM MAP 7.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-3 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

(i) In addition to the uses permitted in a C1 Zone, an office shall also be permitted.

(d) C1-4 (GAS BAR - CONVENIENCE STORE)

[MCKIM MAP 7.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-4 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

~~(i) only permitted uses shall be a gas bar and convenience store.~~

C1-4 (cont'd)

- (ii) One ground sign not exceeding 137 square feet of sign area is permitted.
- (iii) The existing building, as located, is permitted.
- iv) In addition to the uses permitted in a C1 zone, a take-out restaurant without a drive-through shall be permitted.”
- v) A minimum of ten (10) parking spaces shall be provided for the take-out restaurant use.

~~(e) **C1-5 (VIOLIN SHOP)**
MCKIM MAP 8.4 By-law 97-38Z~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C1-5 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:~~

- ~~(i) The only permitted use shall be the building of violins, the repair and sale of stringed instruments and one residential dwelling unit.~~

(f) **C1-6**
[MCKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-6 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be three dwelling units and a bookstore and dressmaking establishment. The three residential dwelling units are permitted with or without the commercial uses.
- (ii) The commercial uses shall not occupy more than 22.3 m².
- (iii) The existing building as located is permitted.
- (iv) A minimum of 3 parking spaces shall be provided.

(g) **C1-7 (GAS BAR)**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-7 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a gas bar and related accessory uses which may include the sale of automotive accessories and an accessory convenience store.

(h) **C1-8**

[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-8 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a confectionary store, five residential dwelling units and a laundromat.
- (ii) The maximum gross floor area of the confectionary store shall be 142 m² and the maximum gross floor area of the laundromat shall be 58 m².
- (iii) The existing building as located is permitted.
- (iv) A minimum of 12 parking spaces shall be provided.

(i) **C1-9 (AUTO GLASS AND TRIM SHOP)**

[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-9 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C1 Zone, an auto glass and trim shop shall also be permitted.
- (ii) The existing northerly side yard shall be maintained for the addition.
- (iii) A minimum of 4 parking spaces shall be provided.

(j) **C1-10 (HARDWARE STORE)**

[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-10 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a C1 Zone, a hardware store shall also be permitted.

(k) **C1-11 (DOG GROOMING AND 2 DWELLING UNITS)**
MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C1-11 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 - 1. a dog grooming shop wherein all activities related to such business are performed indoors; and
 - 2. two dwelling units.
- (ii) A minimum of 2 parking spaces shall be provided.

~~(l) **C1-12 (DRY CLEANING ESTABLISHMENT)** By-law 2000-106Z
MCKIM MAP 10.1~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C1-12 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:~~

- ~~(i) The only permitted uses shall be a dry cleaning establishment and one residential dwelling unit within the existing building located on the west half of Lot 6, Plan 8-S.~~

(m) **C1-13**
MCKIM MAP 13.2

Notwithstanding any other provision hereof to the contrary, within any area designated C1-13 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) All "C1" uses shall be permitted except that a laundromat shall not be permitted.
- (ii) A minimum of 10 parking spaces shall be provided.

(n) **C1-14**
MCKIM MAP 13.3

Notwithstanding any other provision hereof to the contrary, within any area designated C1-14 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C1 Zone, a music store and studio, and real estate offices shall also be permitted.
- (ii) A minimum of 10 parking spaces shall be provided.
- (iii) No parking spaces shall be permitted in the front yard and side yard adjacent to Lasalle Boulevard.

(o) **C1-15 (FITNESS, HEALTH AND BEAUTY SALON)**

[MCKIM MAP 13.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-15 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C1 Zone, a fitness, health and beauty salon are also permitted. Also, one residential dwelling unit shall be permitted in the basement.
- (ii) The fitness, health and beauty salon shall be limited to the main floor and shall not exceed a gross floor area of 100 m².
- (iii) Six parking spaces shall be provided for the fitness, health and beauty salon and one residential dwelling unit.

(p) **C1-16**

[MCKIM MAP 14.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-16 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C1 Zone, business and professional offices and service trades restricted to a retail ceramics equipment and supply business, a merchandise service shop, or the business premises of a furrier, weaver, interior decorator or locksmith shall be permitted. (99-135Z)
- (ii) The existing building, as located, is permitted.

(q) **C1-17 (RESTAURANT)**

[MCKIM MAP 14.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-17 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) The only permitted use shall be a restaurant restricted to its existing size and location.

(r) **C1-18 (DOCTOR'S OFFICE)**

[MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-18 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) The only permitted use shall be a doctor's office within the existing building.

(s) **C1-19**

MCKIM MAP 15.1

Notwithstanding any other provision hereof to the contrary, within any area designated C1-19 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 1. A convenience store, personal service shops, not to exceed a total maximum gross floor area of 223 m².
 2. Storage uses accessory to a permitted commercial use, not to exceed a total maximum gross floor area of 112 m².
 3. Any dwelling containing not more than 2 dwelling units, with or without permitted non-residential uses.
- (ii) A minimum of 15 parking spaces shall be provided.

(t) **C1-20**

NEELON MAP 5.1

Notwithstanding any other provision hereof to the contrary, within any area designated C1-20 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be a convenience store, a restaurant not to exceed a total of 24 m² of gross floor area, one dwelling unit and their related accessory uses.

(u) **C1-21**

NEELON MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C1-21 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C1" Zone, an electrical repair shop shall also be a permitted use.
- (ii) The minimum building setback from Lasalle Boulevard shall not be less than 35 feet.
- (iii) The minimum building setback from Rosemarie Avenue shall not be less than 25 feet.

(v) **C1-22**

NEELON MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C1-22 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be offices and a bookstore.

~~(w) **C1-23 NEELON MAP 9.3**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C1-23 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be as follows:~~

- ~~1. an office supply business with a maximum gross floor area of 533 m²;~~
- ~~2. business offices and/or professional offices;~~
- ~~3. a newspaper business;~~
- ~~4. related accessory uses.~~

- ~~(ii) A minimum of 23 parking spaces shall be provided.~~

- ~~(iii) The existing building, as located, is permitted, and no additions or enlargements to the existing building shall be permitted.~~
(By-law 96-19Z)

(x) **C1-24**

BRODER MAP 13

Notwithstanding any other provision hereof to the contrary, within any area designated C1-24 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C1" Zone, the following uses shall also be permitted:
1. an automobile service station;
 2. a gas bar;
 3. a hotel;
 4. an eat-in restaurant.

(y) **C1-25 (MICRO-COMPUTER REPAIRS)**
[BRODER MAP 14](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-25 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a "C1" Zone, a micro-computer repair shop shall also be a permitted use.

(z) **C1-26 (MODEL HOMES)**
[BRODER MAP 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-26 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C1" Zone the following uses shall also be permitted:
 - 1. A maximum of 3 display buildings, being any combination of single family dwellings, cottages, and other pre-fabricated buildings that are normally accessory to dwellings, including private garages, and an accessory sales office contained within one of the three permitted buildings.

- (ii) No outside storage shall be permitted.

(aa) **C1-27 (ELECTRICAL SALES AND SERVICE)**
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-27 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C1 Zone, an electrical sales and service company shall also be a permitted use.

(bb) **C1-28 (NET FLOOR AREA)**
[BRODER MAP 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-28 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) There shall be no maximum net floor area for non-residential uses.
- (ii) The minimum corner side yard width abutting a primary arterial road shall be 12 metres.

(cc) **C1-29 (SECONDHAND RETAIL STORE)**
MCKIM MAP 10.1

Notwithstanding any other provision hereof to the contrary, within any area designated C1-29 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - one dwelling unit
 - a secondhand retail store,
 - offices excluding the following offices: a bank, a courier service, a real estate office, an insurance office and medical offices,
 - any use permitted in all zones under Section 17 of Part II hereof.
- (ii) The maximum net floor area to be occupied by a non-residential use shall not exceed 135 m² within the existing building.
- (iii) Six parking spaces shall be required for the existing building when the structure is occupied by a non-residential use.

(dd) **C1-30 (SERVICE STATION)**
MCKIM MAP 4.1

Notwithstanding any other provision hereof to the contrary, within any area designated C1-30 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a convenience store and an automobile service station, and this use shall not be interpreted to permit the sale of vehicles or the parking and/or storage of trucks.
- (ii) Notwithstanding Part IV, Section 1, Subsection (3), Paragraph (n), the sign requirements for "C2" Zones shall apply.
- (iii) The business identification ground sign shall not exceed 20.96 square metres in total sign area."

~~(ee) **C1-31 (RETAIL CRAFT SHOP)**
MCKIM MAP 4.4~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C1-31 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only uses permitted shall be as follows:~~
 - ~~- one dwelling unit;~~
 - ~~- a retail craft shop;~~
 - ~~- any use permitted in all zones under Section 17 of Part II hereof.~~

- ~~(ii) A minimum of 2 parking spaces shall be required for a retail craft shop and one dwelling unit, or for a retail craft shop only.~~
- ~~(iii) A required parking area may be located within 0.3 m of a road having a width of more than 10 m, only within a required corner side yard.~~
- ~~(iv) Projecting business identification signs are prohibited.~~
- ~~(v) The existing building as located is permitted for retail craft shop use. Landscape requirements for a non-residential lot do not apply.~~

(ff) **C1-32 (MERCHANDISE SERVICE SHOP)**
[MCKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-32 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a "C1" zone, a merchandise service shop shall also be permitted.

(gg) **C1-33 (MINNOW LAKE HAIR SALON)**
[MCKIM MAP 7.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-33 on the Zone Maps, all provisions of this by-law applicable to "C1" zones shall apply subject to the following:

- (i) a 4' x 12' (1.2m x 3,7m) ground sign will be permitted with a front yard setback of 0 feet (0 m) from the front lot line and a minimum of 21 feet (6.4m) from the westerly lot line
- (ii) a fascia sign of 7.432m² will be permitted along the front of the building facing Bancroft Drive.
- (iii) portable signs will be permitted subject to the provisions of the former Region of Sudbury sign by-law.

(hh) **C1-34 (Medical Office)**
[McKim Township Map 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-34 on the Zone Maps, all provisions of this by-law applicable to C1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 1. a medical office with a net floor area of 278m²;
 2. any dwelling containing not more than 2 dwelling units with or without permitted non-residential uses;
- (ii) A minimum of 10 parking spaces shall be provided;

- (iii) No landscape strip shall be required adjacent to the front lot line;
- (iv) Where the interior side lot lines abut a residential zone, a minimum 0.5 m wide landscape strip containing an opaque fence shall be provided.

(ii) **C1-35 (Office and Personal Services)**
[Broder Map 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-35 on the Zone Maps, all provisions of this by-law applicable to "C1", Local Commercial zone shall apply subject to the following modifications:

- (i) The only permitted uses shall be personal services, offices and two dwelling units.
- (ii) The commercial uses shall be restricted to a maximum of 158 m² (1,700 square feet)

(jj) **C1-36 (Five Dwelling Units)**
[McKim Township Map 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C1-36 on the Zone Maps, all provisions of this by-law applicable to "C1", Local Commercial Zones shall apply subject to the following modifications:

- (i) A maximum number of five dwelling units shall be permitted without a commercial use;
- (ii) A maximum of four dwelling units will be permitted with a commercial use.

(2) **SPECIAL GENERAL COMMERCIAL ZONES - C2**

(a) **C2-1 (CO-OPERATORS INSURANCE BUILDING)**

[MCKIM 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-1 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

(i) The only permitted use shall be a one storey building not exceeding 6,600 square feet in gross floor area, containing the offices, conference room, wholesale storage area and exhibition area for a tobacco company, or offices but excluding medical offices.

(ii) A minimum of 14 parking spaces shall be provided.

(iii) Minimum Yards as follows:

1. Front Yard - 25 feet
2. North Side Yard - 26 feet
3. South Side Yard - 20 feet

(b) **C2-2**

[MCKIM MAP 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-2 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

(i) The only permitted uses shall be offices, retail uses, personal services, restaurants and related accessory uses.

(ii) Only the following signs are permitted provided that the total sign area does not exceed 55.3 m²;

1. fascia signs;
2. one roof sign; and
3. one ground sign not exceeding 14.9 m² in area and located not less than 3 metres from any lot line.

(iii) The building height shall not exceed one storey and the maximum gross floor area shall not exceed 1,162 m².

(iv) The minimum front yard shall be 36.5 metres and the minimum north side yard shall be 1.8 metres.

(c) **C2-3**

[MCKIM MAP 3.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-3 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The maximum height of buildings shall not exceed 3 storeys.

(d) **C2-4 (SERVICE STATION)**

[MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-4 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be an automobile service station and car washing establishment.
- (ii) Any buildings shall be located a minimum distance of sixty five feet, nine inches from the most southerly corner, and a minimum distance of one foot from the northwesterly boundary.
- (iii) The only permitted signs shall be as follows:
 - 1. 1 ground sign not exceeding 80 square feet in total sign area, located not less than 10 feet from any lot line
 - 2. facia signs not exceeding a total of 200 square feet in area.

(e) **C2-5 (DECORATING CONSULTANT)**

[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-5 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 - 1. a decorating consulting office and related accessory uses including the retail sale of items associated with a decorating consulting offices;
 - 2. one single detached dwelling and related accessory uses.
 - 3. A retail store, an office and a personal service shop. **(By-law 2000-193Z)**
- (ii) The minimum building setback from the north boundary of Parcel 12302 shall be 0.8 m.
- (iii) Parking for the consulting business shall be provided at a ratio of 1 parking space per 27 m² of gross floor area.

(f) ~~C2-6~~

~~MCKIM MAP 4.1 (97-73Z)~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C2-6 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:~~

~~(i) The only permitted uses shall be:~~

- ~~1. retail uses, excluding the sale of automobiles, with a maximum gross floor area of 1,000 square feet;~~
- ~~2. trade schools;~~
- ~~3. related accessory uses.~~

~~(ii) The gross floor area of all buildings shall not exceed 5,000 square feet.~~

~~(iii) A minimum of 16 parking spaces shall be provided.~~

(g) **C2-7**

[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-7 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

(i) The only permitted uses shall be as follows:

1. offices, excluding medical offices;
2. retail uses;
3. personal services;
4. service shops;
5. related accessory uses.

(ii) The maximum number of fascia signs shall be 6.

(iii) The total gross floor area of all buildings shall not exceed 9,655 square feet and the total gross floor area for the retail uses personal services and service shops combined shall not exceed 800 square feet.

(iv) The minimum number of parking spaces shall be 27.

(h) **C2-8(AUTOMOBILE SALES)**

[MCKIM MAP 4.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-8 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

(i) The only permitted uses shall be an automotive dealership and accessory auto sales office and one single detached dwelling.

~~(i) **C2-9(ELLERO - LORNE STREET)**
MCKIM MAP 4.4~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C2-9 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be the storing, cutting, polishing, carving, warehousing and selling of public and private monuments, of any kind but mainly in marble, granite, Canadian and imported precious stones.~~
- ~~(ii) The dimensions, height and locations of all buildings shall be as shown on Schedule "A" to By-law #86-211.~~
- ~~(iii) Not less than 14 parking spaces shall be provided.~~

(j) C2-10 (SINGLE DETACHED DWELLING AND SERVICE TRADES)
MCKIM MAP 5.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-10 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single detached dwelling, service trades and accessory uses.

(k) C2-11 (OPTICAL LABORATORY)
MCKIM MAP 8.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-11 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a C2 Zone, an optical laboratory, optical manufacturing and optical distribution business shall be permitted.

(l) C2-12 (SENATOR HOTEL)
MCKIM MAP 9.1

Notwithstanding any other provision hereof to the contrary, within any area designated C2-12 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use on Lots 102 to 106 inclusive and closed lane on Plan 33-S, shall be a hotel which may contain:
1. not more than 97 guest rooms;
 2. 2 banquet rooms, not to exceed a total of 3,272 square feet in area;

(l) **C2-12 Cont'd**

3. 3 meeting rooms, not to exceed a total of 1,101 square feet in area;
 4. one dining room, not to exceed 1,156 square feet in area;
 5. One lounge, not to exceed 378 square feet in area.
- (ii) The only permitted uses on Lots 94, 95 and 96, Plan 12-S, shall be a 2 storey parking structure.
- (iii) The hotel shall not exceed 6 storeys in height.
- (iv) The minimum setback for the hotel from the northerly lot line shall be 26 feet, from the easterly lot line shall be 55 feet, and no setback shall be required from the westerly lot line and southerly lot line.
- (v) No setbacks shall be required for the parking structure located on Lots 94, 95 and 96, Plan 12-S.
- (vi) Not less than 129 parking spaces shall be provided.
- (vii) The existing roof sign may exceed the maximum height requirement.

~~(n) **C2-14 (RADIO BROADCASTING COMPANY) 98-131Z**~~
~~**MCKIM MAP 9.2**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C2-14 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:~~

- ~~(i) The only permitted uses shall be the studio, offices and parking lot of a radio broadcasting company.~~

(o) **C2-15**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-15 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be offices and their related accessory uses.
- (ii) A minimum interior side yard of 2.1 metres shall be provided.

(p) **C2-16**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-16 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be business and professional offices, dwelling units and accessory uses.

(q) **C2-17**

MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-17 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) All C2 uses are permitted except restaurants, take-out or drive-in uses, liquor licensed facilities or entertainment related uses.
- (ii) A minimum of 91 parking spaces shall be provided.
- (iii) Notwithstanding Clause (i) above, a restaurant with a maximum seating capacity of 20 persons, accessory to a bake shop, shall be permitted.

(r) **C2-18 (CLARIDGE CENTRE)**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-18 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. office and wholesale uses, and any manufacturing uses permitted in an M1 Zone;
 - 2. retail uses not exceeding 1,560 m² of total gross floor area;
 - 3. restaurants not exceeding a total gross floor area of 715 m².
- (ii) The maximum total gross floor area for all buildings on the site shall not exceed 5,589 m²;
- (iii) The existing buildings, as located, are permitted;
- (iv) The maximum height of the building located on Part 5, 53R-7282 shall not exceed 6 storeys.

(s) **C2-19 (AUTO BODY REPAIR SHOP)**
[MCKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-19 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be an auto body repair shop.
- (ii) No outside storage is permitted.

(t) **C2-20** **[MCKIM MAP 10.1](#)**

Notwithstanding any other provision hereof to the contrary, within any area designated C2-20 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. the sales, installation, display and storage of aluminum building products on the main floor of the existing building;
 - 2. five residential dwelling units located above the permitted commercial uses.
- (ii) The existing building as located is permitted.
- (iii) A minimum of 13 parking spaces shall be provided.
- (iv) No loading spaces are required.

(u) **C2-21 (RESTAURANT)** **[MCKIM MAP 10.3](#)**

Notwithstanding any other provision hereof to the contrary, within any area designated C2-21 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The maximum gross floor area shall not exceed 1,396 square metres.
- (ii) The only permitted uses shall be as follows:
 - 1. retail stores, personal services and general business not to exceed 943 square metres in gross floor area;
 - 2. restaurant not to exceed 176.5 square metres in gross floor area; and
 - 3. offices and storage.
- (iii) The existing building, as located, is permitted.

- (iv) No loading space is required.
- (v) A minimum of 48 parking spaces shall be provided.

(v) **C2-22 (OFFICE)**
[MCKIM MAP 14.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-22 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be offices.

(w) **C2-23 (WESTWINDS MALL)**
[MCKIM MAP 13.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-23 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) A minimum of 66 parking spaces shall be provided on Parcel 47649 S.E.S., being the westerly portion of Block W, Plan M-1015, and a minimum of 232 parking spaces shall be provided on Parcel 41638 S.E.S., being the easterly portion of Block W, Plan M-1015.
- (ii) No further building or structures are allowed on the property, other than those in existence on the day of the passing of this by-law, nor are any additions or extensions to the existing buildings permitted.

(x) **C2-24**
[MCKIM MAP 13.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-24 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be offices, retail businesses, personal services, service trades and their related accessory uses.

(y) **C2-25 (WELCOME CONFECTIONARY)**
[MCKIM MAP 13.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-25 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The minimum rear yard setback shall be 1.8 m;
- (ii) The pump island canopy shall be located no closer than 3.6 m to the west lot line and no closer than 6.7 m to the south lot line.

(z) **C2-26** [MCKIM MAP 13.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-26 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. retail uses not to exceed a gross floor area of 9,400 square feet;
 - 2. office uses not to exceed a gross floor area of 4,800 square feet;
 - 3. storage uses not to exceed a gross floor area of 4,450 square feet;
 - 4. restaurant not to exceed a gross floor area of 1,200 square feet;
 - 5. the maximum total gross floor area shall not exceed 18,650 square feet.
- (ii) A minimum of 64 parking spaces shall be provided.

(aa) **C2-27** **(LASALLE COURT MALL)**
[MCKIM MAP 13.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-27 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) All C2 uses shall be permitted except for the following uses which shall not be permitted:
 - 1. an animal hospital or shelter;
 - 2. an automobile repair shop;
 - 3. an automobile service station;
 - 4. an automotive dealership;
 - 5. a car wash;
 - 6. a small recreation vehicle sales or rental establishment;
 - 7. a taxi stand.
- (ii) The maximum height of buildings shall not exceed 1 storey.
- (iii) A minimum of one parking space per 18.5 square metres of net floor area shall be provided.
- (iv) Notwithstanding Clause (i) above, an automotive lube shop with a maximum gross floor area of 183 m² shall be permitted. An automotive lube shop is defined as an automotive use engaged in the servicing of motor vehicles with fluids and lubricants, excluding any other automotive use defined herein.

(bb) **C2-28** [MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-28 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a flooring business, a photocopying business, office uses and related accessory uses.
- (ii) The maximum total gross floor area shall not exceed 792 square metres.
- (iii) Not less than 14 parking spaces shall be provided.

~~(cc) **C2-29 (SERVICE STATION)**~~

~~[MCKIM MAP 14.2](#) (By-law 98-213Z)~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C2-29 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be an automotive service station, a recreational vehicle sales and servicing business, retail stores, personal service shops, merchandise service shops, an automotive accessories store and an automotive repair shop.~~

- ~~(ii) A car wash shall not be permitted.~~

- ~~(iii) Minimum building setbacks shall be provided as follows:~~

- | | | | |
|---------------|--------------------------------|--------------|--------------------|
| 1. | From west lot line | - | 6 feet |
| 2. | From north lot line | - | 21 feet |
| 3. | From east lot line | - | 51 feet |
| 4. | From south lot line | - | 6 feet |

(dd) **C2-30**

[MCKIM MAP 14.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-30 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. On Parcels 13368 & 12896 S.E.S., retail stores, service shops, personal services, offices, excluding medical offices, a bakery, one dwelling unit, and their related accessory uses.
 - 2. On Pt.2, SR-2220, a parking lot and related accessory uses.
- (ii) The maximum gross floor area for all commercial uses shall not exceed 542.5 m²;
- (iii) A minimum of 27 parking spaces shall be provided.

- (iv) The minimum lot area for Part 2, SR-2220 shall be 528 m².
- (v) A 1.8 m wide planting strip shall be provided along the front lot line of Part 2, SR-2220. **(amended by 96-76Z)**

(ee) **C2-31 (SERVICE STATION)**
MCKIM MAP 14.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-31 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be an automobile service station and related accessory uses which may include a car wash and a convenience store.
- (ii) A single ground sign shall be permitted which shall not exceed 22.66 m² in area and shall be located not less than 3 m from any lot line.
- (iii) The car wash shall be setback a minimum of 30 m from the north property boundary and a minimum of 3 m from O'Grady Street.

(ff) **C2-32 (RESTAURANT)**
MCKIM MAP 14.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-32 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a restaurant with a maximum gross floor area of 200 m², and related accessory uses.
- (ii) A minimum of 26 parking spaces shall be provided.
- (iii) Minimum yards shall be provided as follows:
 - 1. rear yard - minimum 1.8 m
 - 2. front yard - minimum 7.5 m
 - 3. south side yard- not required
 - 4. north side yard- minimum 1.8 m for the first storey, plus 0.6 m for each additional storey above the first.
- (iv) A minimum 0.9 m wide planting strip shall be provided along the entire frontage except for the approved driveway entrance.

- (gg) **C2-33** (By-law 91-136)
[MCKIM MAP 15.1](#) (By-law 98-46Z)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-33 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be offices, retail stores, personal services, restaurants, a commercial dance studio, service trades and automobile repairs including brake, electrical and upholstery repairs, but excluding auto body repair and paint shops.
- (ii) A minimum of 695 m² of gross floor area shall be restricted to automotive uses.
- (iii) Automotive uses shall provide 1 parking space for every 40 m² of gross floor area.

- (hh) **C2-34**
[NEELON MAP 5.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-34 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. On Parts 1, 3, 6 and 7, Plan 53R-13657 the only permitted uses shall be multiple dwellings, retail uses, restaurants, offices or personal services and their related accessory uses. A mixed use development which includes a mixed residential and commercial building containing a maximum of 21 multiple dwelling units and not less than 24,000 square feet of gross floor area for commercial use shall be provided. The maximum gross floor area of commercial use for all buildings on the site shall not exceed 36,000 square feet.
 - 2. On Parts 2, 4 and 5, Plan 53R-13657 and Parts 6, 13, 14, 28 and 29, Plan 53R-13635 the only permitted uses shall be multiple dwellings, retail uses, restaurants, offices or personal services and their related a accessory uses. A mixed use development which includes a mixed residential and commercial building containing a maximum of 20 multiple dwelling units and not less than 16,000 square feet of gross floor area of commercial use shall be provided. The maximum gross floor area of commercial use for all buildings on the site shall not exceed 24,000 square feet.

(jj) **C2-36** [NEELON MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-36 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification.

- (i) The only permitted uses shall be an automobile service station, automobile rustproofing shop and a diesel mechanic's shop.

(kk) **C2-37** [NEELON MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-37 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a one storey building, not exceeding 114 feet by 57 feet, to be used for a maximum of 4,320 square feet of retail uses, and the remainder for offices.
- (ii) A minimum of 26 parking spaces shall be provided.

(ll) **C2-38** [BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-38 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a merchandise service shop.

(mm) **C2-39** [NEELON MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-39 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The following modifications apply to Parts 12 to 19, inclusive, Plan 53R-12099:
 1. The only permitted use shall be a restaurant with a maximum gross floor area of 688 m².
 2. A minimum of 137 parking spaces shall be provided.
 3. The following business identification signs shall be permitted:

- a maximum of 3 fascia signs;
- a maximum of one ground sign not exceeding 17 m² in area and located not less than 3 metres from any lot line; and
- the total sign area shall not exceed 25 m².

(mm) **C2-39** Cont'd

4. The minimum front yard setback shall be 6 metres.

(ii) The following modifications apply to Parts 1 to 11 inclusive, Plan 53R-12099:

1. The total gross floor area of all buildings shall not exceed 2,340 m² and the total gross floor area of all restaurants shall not exceed 182 m².
2. A minimum of 121 parking spaces shall be provided.
3. The following business identification signs shall be permitted:
 - a maximum of one ground sign not exceeding 17 m² in area and located not less than 3 metres from any lot line;
 - one fascia sign for each ground floor use;
 - the total sign area shall not exceed 89 m².

(nn) **C2-40** [NEELON MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-40 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a beauty salon, a bank, a film exchange, business and professional offices, an interior decorator, an art or antique shop, a printing, lithographing or publishing shop, a pharmacy, a laboratory, and a medical or dental clinic with a maximum gross floor area of 515 square metres and related accessory uses.
- (ii) The total gross floor area on the site shall not exceed 855 m².

(oo) **C2-41** **(CANADIAN TIRE) (97-218Z)**
[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-41 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) "Net Floor Area" shall mean the gross floor area less any common enclosed pedestrian mall areas, minus 5% of the gross floor area to arrive at a "Net Floor Area".
- (ii) A bus terminal shall not be permitted.
- (iii) Minimum yards shall be provided in accordance with the following:

1. from the northerly Regent Street property line a minimum building setback of 15 metres;

(oo) **C2-41** Cont'd

2. from the westerly Algonquin Road property line a minimum building setback of 3 metres;
 3. from the southerly property line a minimum building setback of 3 metres;
 4. from the easterly property line, a minimum building setback of 11 metres.
- (iv) 1 parking space per 18.58 m² of net floor area shall be provided; however, a minimum of 297 parking spaces must be provided on those lands described as being Parts 4 to 11 inclusive, Plan 53R-14222.
- (v) A maximum of 3 ground signs not exceeding a total sign area of 44.5 m² shall be permitted. The sign area of an individual ground sign shall not exceed 15.8 m² and no ground sign shall be located less than 3 m from a street or lot line.
- (vi) Portable signs shall be prohibited.
- (vii) The "net floor area" for all buildings on those lands described as being Parts 4 to 11 inclusive, Plan 53R-14222 shall not exceed 4,531 m².
- (viii) On Parts 1, 2 and 3, Plan 53R-15892 and Parts 1 and 2, Plan 53R-16138, the following additional provisions shall apply:
1. The maximum net floor area shall not exceed 1,170 m²;
 2. Notwithstanding the minimum required setback from Regent Street, a canopy may extend 9 metres into the required setback.

(pp) **C2-42**

BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated C2-42 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be one single detached dwelling, and the storage, display, sale and finishing of stone products.

(qq) **C2-43**
BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated C2-43 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

(i) For the purpose of this by-law, the following definition shall apply:

"Net Floor Area" means the gross floor area less any common enclosed pedestrian mall areas, minus five percent (5%) of the gross floor area to arrive at a "Net Floor Area".

(ii) Minimum yards shall be provided in accordance with the following:

1. From the westerly Long Lake Road (Regional Road #80) property line, a minimum building setback of 15 metres.
2. From the northerly property line of Parts 1, 5 and 6, Plan 53R-14994, a minimum building setback of 6.5 metres.
3. From the easterly property line, a minimum building setback of 12 metres.
4. From the southerly property line, a minimum building setback of 11 metres.

(iii) A minimum of one parking space shall be provided per 18.58 m² of net floor area.

(iv) No portable signs are permitted.

(rr) **C2-44** [MCKIM MAP 15.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-44 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The maximum gross floor area permitted for all buildings to be located on the site shall not exceed 95,512 square feet (8873 m²)
- (ii) A minimum of one parking space shall be provided for every 228 square feet (21.18 m²) of gross floor area.

(ss) **C2-45** **(AUTOMOBILE REPAIRS)**
[MCKIM MAP 14.2](#) (Amended by By-law 2000-123Z)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-45 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
 - automobile parts sales
 - a vehicle repair shop, excluding body work and painting
 - the retailing of propane gas
 - related accessory uses.
- (ii) That a minimum of 32 parking spaces shall be provided.

(tt) **H10C2-46** [NEELON MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated H10C2-46 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be retail stores, retail service stores, personal service shops, business and professional offices, funeral parlour, monument/memorial sales and memorial park, funeral supplies, furniture stores, florist shop, horticultural product sales, art studios, art shops, interior decorating stores, together with any accessory buildings and structures.
- (ii) Until such time as the "H" symbol has been removed by amendment to this By-law by Regional Council, the only use permitted on this property shall be one retail business for the sale of monuments/memorials, which may include the following activities as part of the business: retail store, retail service shop, personal service shop, business and professional office, monument/memorial sales and memorial park, funeral supplies, furniture store, florist shop, horticultural product sales, art studio, antique shop, interior decorating store. The "H" Holding symbol in this By-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following condition is first satisfied:

(tt) **H10C2-46** Cont'd

1. That satisfactory arrangements have been made for construction of a left turn lane to the satisfaction of the Commissioner of Public Works.

(uu) **C2-47**

[NEELON MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-47 on the Zone Maps, all provisions applicable to C2 Zones shall apply subject to the following modifications:

(i) That the only permitted uses shall be the following:

- offices, excluding medical or dental offices;
- personal services;
- audio visual studio;
- bake shop;
- automotive accessory store;
- day nursery;
- dry cleaning and laundering establishment;
- merchandise service shop;
- scientific or medical laboratory;
- delicatessen, excluding any sit down restaurant component;
- hardware store;
- office supplies, sales and services;
- computer sales and services;
- craft or hobby shop;
- service trade;
- bulk retail store.

(ii) That a minimum of 23 parking spaces shall be provided.

(vv) **C2-48**

[MCKIM MAP 13.2](#)

Notwithstanding any provision hereof to the contrary, within any area designated C2-48 on the Zone Maps, all provisions applicable to C2 Zones shall apply subject to the following modifications:

- i) the only permitted uses shall be:
- an amusement centre, provided that no pinball arcade contains more than 20 game machines or is located closer than 300 m to an established public school,
 - an automotive accessories store,
 - a bake shop,
 - a bakery, not to exceed 300 m² of gross floor area,
 - a day nursery,
 - a dry cleaning or laundering establishment,
 - a merchandise service shop,
 - an office,

(vv) **C2-48** Cont'd

- a personal service shop,
 - a restaurant,
 - a retail store,
 - a service trade,
 - a small recreation vehicle sales or rental establishment,
 - any use permitted in all zones under Section 17 of Part II hereof.
- ii) the above noted uses shall only be permitted within one new building, containing a minimum gross floor area of 900 square metres.
- iii) the minimum interior side yard setback shall be 1.8 m.
- iv) the minimum rear yard setback shall be 4.5 m.

(ww) **C2-49** **(OFFICE USE)**
[MCKIM MAP 3.2](#)

Within any area designated C2-49 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- i) The only permitted use shall be an office.
- ii) The maximum building height shall be 3 storeys.
- iii) Minimum yards shall be provided in accordance with the following:
1. From the easterly property line of Part 15, Plan 53R-15952, a minimum building setback of 3 metres.
 2. From the southerly property line of Parts 4 and 15, Plan 53R-15952, a minimum building setback of 3 metres.

(xx) **C2-50**
[MCKIM MAP 4.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-50 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- i) That the only permitted uses shall be offices and a maximum of 2 dwelling units.
- ii) No northerly interior side yard shall be required.
- iii) No planting strip shall be required along the northerly side lot line.

(yy) **C2-51**

MCKIM MAP 14.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-51 on the Zone Maps, all provisions applicable to C2 Zones shall apply subject to the following modifications:

- (i) That the only permitted uses shall be a skate and tool sharpening business, retail stores, offices, personal service shops and service trades;
- (ii) That the most northerly 60 feet of Part 3, Plan SR-1908, shall be used for no purpose other than Landscaped Open Space;
- (iii) That the minimum landscaped area abutting Lasalle Boulevard shall be a minimum of 2.4 m in width;
- (iv) That the minimum building setback from Lasalle Boulevard shall be 5.4 m;
- (v) That the minimum northerly side yard requirement (abutting Lot 19, Plan M-383) shall be 2 metres;
- (vi) That a minimum of 1 parking space shall be provided per 23.5 square metres of net floor area;
- (vii) Notwithstanding Clause (ii) of Subsection (4) of Section 10 of Part II, parking areas shall be permitted to within 1.8 feet of a Residential Zone;
- (viii) Notwithstanding Subsection (1) of Section 6 of Part II:
 - a planting strip 1.8 feet in width shall be required along the westerly side lot line, together with an opaque or non-opaque fence, extending to the northerly limit of the parking area;
 - a planting strip 1.8 feet in width shall be required along the easterly side lot line extending to the northerly limit of the parking area, as well as the northerly and easterly side lot lines abutting the garbage enclosure and the northerly side lot line abutting the proposed building, together with an opaque fence.

(zz) **C2-52**

(SCHOOLS, ETC.)

MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated C2-52 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modification:

(zz) **C2-52** Cont'd

- (i) The only permitted uses shall be the following:

a school, a commercial school, a trade school, an office, a day nursery, a scientific or medical laboratory, a related accessory use.

- (ii) Clause (i) shall only become operative upon removal of the "H", Holding symbol.

Until such time as the "H" symbol has been removed by amendment to this by-law by Regional Council, the only uses permitted shall be a school and related accessory uses. The "H" Holding symbol in this by-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, c.P.13, provided that the following conditions are first satisfied:

1. That the owners have entered into a Site Plan Control Agreement with the Regional Municipality of Sudbury pursuant to Section 41 of The Planning Act to the satisfaction of the Commissioner of Planning and Development; and,
3. That the owners have provided for the installation of a sanitary sewer test manhole on the subject property to the satisfaction of the Commissioner of Public Works for the Regional Municipality of Sudbury.

(aaa) **C2-53**

MCKIM MAP 4.1

Within any area designated C2-53 on the Zone Maps, all provisions of the by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only uses permitted shall be either uses under 1. or 2. as follows:

1. Uses listed under Part IV, Section 2, Subsection (2).
2. A residential building containing a maximum of 95 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, as well as a common kitchen and eating facilities. (By-law 2002-183Z)
3. No use under Sub-clause 1. shall be permitted in conjunction with the use described in Sub-Clause 2.

(bbb) C2-54 (OFFICE/RETAIL REDUCED PARKING)
[MCKIM MAP 9.4](#)

Within any area designated C2-54 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Part IV, Section 2, Subsection (3), Paragraphs (c) and (g), the following special provisions shall apply:
 - 1. minimum lot depth 40.2 m
 - 2. rear yard depth (minimum) 3 m
- (ii) Notwithstanding Part 2, Section 6, Subsection (1), Clause (i) and Subsection (3), Paragraph (a) and notwithstanding Part 2, Section 10, Subsection (4), Clause (ii), no landscaping shall be required along the east, west and north property boundaries, and parking shall be permitted up to the north and west lot lines.
- (iii) The maximum total gross floor area shall be 446 m².
- (iv) Notwithstanding Part 2, Section 10, Subsection (8) Paragraph (a), the following special parking requirement shall also apply:
 - 1. Standard by-law parking requirements apply except where up to 278.7 m² of the building is occupied by uses with a parking requirement of 1 space per 20 m² net floor area, and the balance of the building is occupied by uses with a parking requirement of 1 space per 30 m² net floor area, the total parking requirement for the site shall be 16 spaces.

(ccc) C2-55 (MEDICAL OFFICES/PHARMACY)
[MCKIM MAP 9.3](#), [MCKIM MAP 15.1](#), [MCKIM MAP 8.4](#) AND [MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-55 on the Zone Maps, all provisions of this Bylaw applicable to C2 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2) of Section 2 of Part IV, restaurants, hotels and refreshment rooms shall not be permitted.
- (ii) Notwithstanding Subsection (8)(a) of Section 10 of Part II, 36 parking spaces shall be required for the existing building.

(ddd) C2-56 (PARKING LOT)
[MCKIM MAP 13.1](#), [MCKIM MAP 13.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-56 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (p) On Parcel 21844 Sudbury East Section the only permitted use shall be a parking lot or a parking area.
- (q) No minimum setback for a parking area from a road or a residential zone is required with respect to the northerly lot line of Parcel 21844 Sudbury East Section.
- (r) Parcel 21844 Sudbury East Section, being more than 50 metres distance from Parcel 28338 Sudbury East Section, may be used to provide required parking spaces for Parcel 28338 Sudbury East Section subject to all other applicable By-law requirements.

(eee) C2-57 (AUTOMOTIVE LUBRICATION SHOP, ETC.)
[NEELON MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-57 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 - an ambulance station,
 - an amusement centre,
 - an audio/visual studio,
 - an automotive accessories store,
 - an automotive lubrication shop,
 - an office,
 - a bake shop,
 - a commercial recreation centre,
 - a commercial school,
 - a day nursery,
 - a merchandise service shop,
 - an office,
 - a personal service shop,
 - a restaurant,
 - a retail store,
 - a scientific or medical laboratory,
 - a service trade,
 - any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Notwithstanding Paragraph (g) of Subsection (3) of Section 2 of Part IV, the minimum required rear yard shall be 5 metres.

(eee) C2-57 cont'd

- (iii) A 10 metre buffer strip to be used for landscaping and drainage purposes shall be provided along that part of the west boundary of the subject property that borders Plan M-202.
- (iv) That Clause (ii) of Paragraph (q) of Subsection (3) of Section 3 of Part VII be deleted in its entirety.

(fff) C2-58 (PARKING FOR 634 NOTRE DAME AVENUE)
[MCKIM MAP 8.4](#) AND [MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-58 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (2) of Section 2 of Part IV, the only permitted use shall be parking for the property municipally known as 634 Notre Dame Avenue, and described as Parts 4 to 22 inclusive, Plan 53R-9712 and Parts 5 and 6, Plan 53R-9714, Lot 5, Concession 4, Township of McKim.

(ggg) C2-59 (RESTAURANT AND DWELLING UNIT)
[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-59 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be one dwelling unit, a restaurant and any use permitted in all zones under Section 17 of Part II.
- (ii) The net floor area of a restaurant shall not exceed 34.8 square metres.
- (iii) Five parking spaces shall be provided when the subject lands are occupied by a restaurant.
- (iv) Planting strips adjacent to the north and south lot lines must contain an opaque fence and shall measure not less than 1.2 metres.

(hhh) C2-60 (FORMER SORRENTO HOTEL)
[MCKIM MAP 7.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-60 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modification:

- (i) That the only permitted uses shall be the following:
- an amusement centre, provided that no pinball arcade contains more than 20 game machines or is located closer than 300 m to an established public school;
 - an audio/visual studio;
 - an automobile repair shop;
 - an automotive accessories store;
 - a bake shop;
 - a bakery, not to exceed 30 m² gross floor area;
 - a commercial recreation centre;
 - a commercial school;
 - a day nursery;
 - a hotel;
 - an institutional use;
 - an office, provided that not more than 50% of the total gross floor area within the C2-60 zone is occupied by office uses;
 - a personal service shop;
 - a refreshment room;
 - a restaurant;
 - a retail store;
 - a scientific or medical laboratory;
 - a service trade;
 - a trade school;
 - a vehicle rental establishment engaged in the rental primarily of non-commercial vehicles other than recreational vehicles.
 - any use permitted in all zones under Section 17 of Part II hereof.

(iii) C2-61 (LIMITED C2 USES)
[NEELON MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned C2-61 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
- an amusement centre, provided that no pinball arcade contains more than 20 game machines or is located closer than 300 m to an established public school;
 - an audio visual studio;
 - an automotive accessories store;
 - a bake shop;
 - a bakery, not to exceed 300 sq. m. gross floor area;

C2-61 (cont'd)

- a commercial school;
- a dry cleaning or laundering establishment; pick up outlet only;
- an institutional use;
- a merchandise service shop;
- an office;
- a personal service shop;
- a restaurant;
- a retail store;
- a scientific or medical laboratory;
- a service trade; inside only;
- a trade school;
- any use permitted in all Zones under Section 17 of Part II hereof.

- (ii) the minimum lot depth shall be 40 metres;
- (iii) the minimum rear yard depth shall be 3 metres;
- (iv) the parking area shall be allowed up to within 5 feet of the northeasterly interior lot line, provided that an opaque fence be provided along the lot line;
- (v) a landscape strip measuring a minimum of 6 feet in width shall be provided along the front lot line, and additional landscaping shall be provided at the entrance to the site as well as at the southwest corner of the site.

(jjj) C2-62 (EXISTING MULTIPLE DWELLING)
MCKIM MAP 3.2

Within any area zoned C2-62 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) In addition to C2 uses, a multiple dwelling with a maximum of 28 dwelling units shall be permitted.
- (ii) Parking for a permitted multiple dwelling shall be provided at a minimum ratio of 1 parking space per dwelling unit.

(III) C2-64 (SPECIAL FRONTAGE) NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area zoned C2-64 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (a) Notwithstanding Part II, Section 2, Subsection (1) and Part IV, Section 2, Subsection (3) (b), no lot frontage on any open public road shall be required.
- (b) For purposes of determining yard requirements, the most northerly lot line shall be deemed to be the front lot line.

(kkk) C2-65 (REVISED USES)
MCKIM MAP 14.2 AND MCKIM MAP 14.4

Within any area zoned C2-65 on the Zone Maps, all provisions of this By-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
- (ii) any combination of the following:

- an automobile accessory shop
- a merchandise service shop
- a personal service shop
- a retail store
- a commercial school
- an office
- a scientific or medical laboratory
- a service trade
- an eat-in restaurant

or (b) an automobile dealership without any uses listed in (a).

(nnn) C2-66
MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C2-66 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be:
 - a flooring business;
 - a photocopying business;
 - an audio/visual studio;
 - a day nursery;
 - a merchandise service shop;
 - business and professional offices, excluding medical offices;
 - service trades restricted to the following:
 - a custom print or copy shop;
 - a dog grooming business;
 - the business premises of a printer, plumber, craftsman, electrician, furrier, weaver, upholsterer, interior decorator, engraver or locksmith.
 - any use permitted in all zones under Section 17 of Part II of the By-law.
- ii) The maximum total gross floor area shall not exceed 792 square metres.
- iii) Not less than 14 parking spaces shall be provided.

(ooo)

C2-67 (LIMITED C2 USES)
MCKIM MAP 4.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-67 on the Zone Maps, all provisions of this by-law applicable to C2 zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
- an amusement centre, provided that no pinball arcade contain more than 20 game machines or is located closer than 300 m to an established public school;
 - an animal hospital or shelter;
 - an audio/visual studio;
 - an automobile repair shop;
 - an automotive accessories store;
 - an automotive dealership;
 - a bake shop
 - a commercial school;
 - a day nursery;
 - a dry cleaning or laundering establishment;
 - an institutional use;
 - a merchandise service shop;
 - an office;
 - a personal service shop;
 - a retail store;
 - a scientific or medical laboratory;
 - a service trade;
 - a trade school;
 - a small recreational vehicle sales or rental establishment shall only be permitted within an existing building. No open storage shall be permitted in conjunction with a small recreational vehicle sales or rental establishment.
 - the storing, cutting, polishing, carving, warehousing and selling of public and private monuments, of any kind but mainly in marble, granite, Canadian and imported precious stones;
 - any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Required parking for the existing buildings which comprise a gross floor area of 15,658 sq. ft. shall be a minimum of 30 parking spaces.
- (iii) A required outdoor parking area may abut a residential zone.

(ppp) C2-68 (PAPER WAREHOUSING & LIMITED C2 USES)
MCKIM MAP 4.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-68 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
 - institutional uses;
 - offices;
 - a personal service shop;
 - a public agency;
 - warehousing and storage of paper and allied products and materials which shall not exceed a maximum gross floor area of 2,415 m² within an existing building;
 - any use permitted in all zones under Section 17 of Part II hereof.
- (ii) Notwithstanding Sub-clause 4. of Clause (i) of Paragraph (o) of Subsection(3) of Section 2 of Part II only one business identification or advertising ground sign not exceeding 15 m² in total sign area, and located not closer than 3 m to any lot line or 15 m to any Residential zone, shall be permitted.

(qqq) C2-69 (DATA STORAGE AND RESIDENTIAL UNIT)
MCKIM MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated C2-69 on the Zone Maps, all provisions of this by-law applicable to General Commercial Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C2" Zone, one residential unit and data storage for doctors and pharmaceutical company representatives shall also be permitted.

(rrr) C2-70 (OFFICE)
NEELON MAP 8.2

Notwithstanding any other provision hereof to the contrary, within any area designated C2-70 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be office;
- (ii) The maximum building height shall be one storey;
- (iii) The maximum gross floor area shall not exceed 375m²;
- (iv) The minimum rear yard shall be 15 metres;
- (v) The minimum interior side yards shall be 15 metres;

(sss) C2-71 (Transport training school)
NEELON MAP 5.1, NEELON MAP 5.2, NEELON MAP 5.3 & NEELON MAP 5.4

Notwithstanding any other provision hereof to the contrary, within any area designated **C2-71** on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be as follows:
 - 1. a trade school offering transport training with accessory office uses; and,
 - 2. storage for an institutional use.

(ttt) C2-72 (General Commercial - Building Supply Yard)
MCKIM MAP 7.3

Within any area designated C2-72 on the Zone Maps, all provisions of this by-law applicable to C2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the C2 zone a building supply yard shall also be permitted;
- (ii) outside storage accessory to a building supply yard be permitted;
- (iii) not more than one of the permitted pylon ground signs shall have a height not exceeding 11.81 metres;

~~(iv) This Paragraph, in whole, shall only become operative upon the removal of the "H", Holding symbol.~~

~~Until such time as the "H" symbol has been removed by amendment to this by-law the only permitted uses shall be the uses outlined in Part VI, Section 5, Subsection (2) being the "PS", Private Open Space Zone. The "H" Holding symbol in this By-law applicable to lands designated C2-72 shall only be removed by Council of the City of Greater Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, provided that the following condition is satisfied:~~

- ~~1. That the "H" symbol be removed from Lots 2 and 3 as shown on the approved draft plan once Council has been advised that a subdivision agreement has been entered into for Marcus Drive to be extended to the west boundary of Lot 2. The "H" symbol be removed from Lot 1 as shown on the approved draft plan once a subdivision agreement has been entered into for the construction of Marcus Drive to the west boundary of Lot 1, and the construction of the proposed north south road to the Kingsway.~~

(uuu) C2-73 (Storage and office use)

[McKIM MAP 10.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-73 on the Zone Maps, all provisions of this by-law applicable to the "C2", General Commercial zone shall apply subject to the following modification:

- (i) In addition to the uses permitted in a C2 zone, the warehousing or storage of goods or materials accessory to a service trade shall also be permitted.

(vvv) C2-74 (Rooming House, Dwelling Unit and Data Storage)

[McKim Township Map 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C2-74 on the Zone Maps, all provisions of this by-law applicable to "C2", General Commercial Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in a C2 zone a rooming house for guest room accommodation for up to twelve persons shall be permitted;
- (ii) one residential unit and data storage shall also be permitted;
- (ii) a minimum of 8 parking spaces shall be provided.

(3) **SPECIAL LIMITED GENERAL COMMERCIAL ZONES - C3**

(a) **C3-1 (By-law 97-20Z)**
[BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C3-1 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be retail stores and professional offices.
- (ii) The minimum front yard setback shall be 8.4 metres.

(b) **C3-2 (MEDICAL/DENTAL CLINIC)**
[MCKIM MAP 13.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C3-2 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the offices of dentists, medical doctors and other medical practitioners.
- (ii) The maximum height shall be one storey, with a full basement.
- (iii) Minimum setbacks for new buildings shall be as follows:
 - 1. Setback from north lot line - 28 feet
 - 2. Setback from east lot line - 6 feet
 - 3. Setback from south lot line - 6 feet
 - 4. Setback from west lot line - 20 feet

(c) **C3-3 (MEDICAL CLINIC)**
[MCKIM MAP 13.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C3-3 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. On Lot 17, M-268 and the south-half of Lot 1, M-182, business offices, professional offices, medical offices, a medical laboratory and a medical pharmacy shall be permitted.
 - 2. On Parcel 11947, an accessory parking lot shall be permitted.
- (ii) The total gross floor area of all buildings shall not exceed 1,124 square metres.
- (iii) A minimum of 49 parking spaces shall be provided.

(d) **C3-4**

NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated C3-4 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) A maximum of 4 facia signs shall be permitted on the restaurant located at the north end of the site.
- (ii) One ground sign may contain an area of 17.18 m².

~~(e) **C3-5**~~

~~**NEELON MAP 9.1**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C3-5 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:~~

- ~~(i) In addition to the uses permitted in a "C3" Zone, an ambulance station and a gas bar without service bays shall also be permitted.~~
- ~~(ii) Pump island canopies shall have a setback of 6 metres from the flank lot line.~~
- ~~(iii) One ground sign not exceeding 10.8 m² in area and located not less than 15 metres from the boundaries of a residential district shall be permitted.~~
- ~~(iv) A 10 metre buffer strip to be used only for landscaping and drainage purposes shall be provided along the entire east boundary of Plan M-202.~~
- ~~(v) No outside storage shall be permitted.~~

(f) **C3-6**

NEELON MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C3-6 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be professional offices, a drugstore, a medical laboratory, other uses commonly accessory to a health care centre and trade schools.

(g) **C3-7 (DRYWALL AND PLASTERING BUSINESS)**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated C3-7 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a drywall and plastering business and related accessory uses.
- (ii) No outside storage shall be permitted.
- (iii) A minimum northerly side yard of 6 m shall be provided.

(h) **C3-8**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated C3-8 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. retail uses;
 - 2. office uses;
 - 3. personal service uses;
 - 4. a maximum of 3 dwelling units in conjunction with a permitted commercial use.
- (ii) The main building height shall not exceed 2 storeys.
- (iii) A 3 m landscaping strip shall be provided along the front lot line.

(i) **C3-9**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated C3-9 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. retail uses;
 - 2. office uses;
 - 3. personal service uses;
 - 4. a maximum of 6 dwelling units in the same building and located above permitted commercial uses.
- (ii) The maximum height of the main building shall not exceed 2 storeys.

(j) **C3-10**

BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated C3-10 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be business or professional offices, a bird feed store, and their related accessory uses. (99-199Z)
- (ii) The minimum front yard setback shall be 6 metres and no north side yard setback is required.
- (iii) One parking space shall be provided for every 30 m² of net floor area.
- (iv) A 10 foot strip of land along arterial roads and a five foot strip of land along residential zone boundaries and in corner side yards shall be provided for landscaping purposes.

(k) **C3-11 (OFFICE)**

BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated C-11 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be offices, one dwelling unit and related accessory uses.
- (ii) The main building shall not exceed 2 storeys in height.

(l) **C3-12 (DWELLING AND OFFICE/RETAIL)**

MCKIM MAP 4.1

Within any area designated C3-12 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modification:

- (i) Notwithstanding Subsection (2) of Section 3 of Part IV, the only permitted uses shall be offices and retail stores at 419 Yale Street and a single family dwelling and related accessory uses at 423 Yale Street.

(m) **C3-13 (OFFICE AND BULK RETAIL)**
BRODER MAP 17

Within any area designated C3-13 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. office uses;
 - 2. a bulk retail outlet.
- (ii) No planting strip shall be required adjacent to a residential lot or residential zone, nor shall a landscaped area be required adjacent to a public road with respect to use of the existing building.

(n) **C3-14**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated C3-14 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C3" Zone, the following uses shall also be permitted:
 - an animal hospital or shelter;
 - an audio/visual studio;
 - a bake shop;
 - a commercial recreation centre;
 - a commercial school;
 - a day nursery;
 - a merchandise service shop;
 - a scientific or medical laboratory;
 - a service trade;
 - a trade school;
 - a small recreation vehicle sales or rental establishment;
 - a bakery, not to exceed 300 m² gross floor area;
 - a dry cleaning or laundering establishment.

(o) **C3.D90-15 (REGENT ST. DEVELOPMENT)**
MCKIM MAP 4.1 AND MCKIM MAP 4.3

Notwithstanding any other provision hereof to the contrary, within any area designated C3.D90-15 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. a single detached dwelling;
 - 2. a semi-detached dwelling;
 - 3. a duplex dwelling;
 - 4. a multiple dwelling;
 - 5. dwelling units, with permitted non-residential uses;
 - 6. an office;
 - 7. a personal service shop;
 - 8. a retail store;
 - 9. any use permitted in all zones under Section 17 of Part II.

- (ii) For buildings used exclusively for residential purposes, or for mixed use buildings of residential and non-residential uses, a minimum interior side yard width shall be provided in accordance with the following:
 - 1.2 m, plus 0.6 m for each full storey above the first storey abutting such yard, except that no interior side yard shall be required where semi-detached dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, provided that any wall which does not constitute part of such common wall or a direct extension thereof shall be located not less than 1.2 m from the side lot line separating such lots.

- (iii) Clauses (i) and (ii) of this paragraph shall only become operative upon removal of the "H", Holding symbol.

Until such time as the "H" symbol has been removed by amendment to this by-law by Regional Council, the only uses permitted shall be a single detached dwelling, a semi-detached dwelling or a duplex dwelling subject to all provisions of this by-law applicable to "R2", Double Residential zones. The "H" Holding symbol in this by-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act, R.S.O. 1990, c. P. 13, provided that the following conditions are first satisfied:

- 1. The owners of all lands situated within any 'single block face area' have entered into a Site Plan Control Agreement with the Regional Municipality of Sudbury pursuant to Section 41 of The Planning Act, R.S.O. 1990

C3.D90-15 (cont'd.)

to the satisfaction of the Regional Commissioners of Planning and Development and of Public Works, and the City of Sudbury Assistant Manager, Physical Services.

For the purposes of this sub-clause all those lands which are situated between two streets and which have been zoned "C3.D90-15" shall be considered a single 'block face area'. Further, all lands located on the south side of Marttila Drive being zoned "C3.D90-15" shall be considered a single 'block face area'.

2. Vehicular access to Regent Street and Walford Road for all lands within a single 'block face area', as described in sub-clause 1., has been restricted and appropriate alternative vehicular access established to the satisfaction of the Regional Commissioner of Public Works and Commissioner of Planning and Development.
3. The owners of those lands which abut Regent Street within a single 'block face area', as described in sub-clause 1., enter into an agreement with the Regional Municipality of Sudbury to dedicate, if and when required for future road improvements, a 10 foot strip of land abutting Regent Street, together with the extension of any daylighting triangles, to the satisfaction of the Regional Commissioner of Public Works."

(p) **C3-16 (PARKING LOT)**
[MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C3-16 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modification:

- (i) The only permitted use shall be a parking area.

(q) **C3-17 (AMBULANCE STATION MALL/GAS BAR)**
NEELON MAP 9.1

Notwithstanding any other provision hereof to the contrary, within any area designated C3-17 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) On the part of the subject property described as Parts 3 to 10 inclusive, Plan 53R-16470, the following special provisions shall apply:
1. In addition to normal "C3" uses, a gas bar without service bays shall be permitted.
 2. Notwithstanding Sub-clause (n)(i) 4 of Subsection (3) of Section 3 of Part IV, a ground sign shall be permitted a minimum 9.14 m setback from a residential zone.
 3. That a 10 m buffer strip to be used only for landscaping and drainage purposes shall be provided along the entire west boundary of the subject property.
- ~~(ii) On the remainder of Lot 26, Plan M-921, being that part not including Parts 3 to 10, Plan 53R-16470, the following special provisions shall apply:~~
- ~~1. In addition to normal "C3" uses, an ambulance station shall be permitted.~~
 - ~~2. Notwithstanding Paragraph (g) of Subsection (3) of Section 3 of Part IV, the minimum required rear yard shall be 5 m.~~
 - ~~3. That a 10 m buffer strip to be used only for landscaping and drainage purposes shall be provided along that part of the west boundary of the subject property that borders Plan M-202. (By-law 99-253Z)~~

(r) **C3-18 (SERVICE STATION, CAR WASH)**
NEELON MAP 6.2

Notwithstanding any other provision hereof to the contrary, within any area zoned C3-18 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modification:

- (i) In addition to those uses permitted under Part IV, Section 3(2) an automobile service station and related accessory uses including a convenience store and a four bay manual car wash shall be permitted.

(s) **C3-19 (EXISTING BUILDING/SPECIAL USES)**
MCKIM MAP 14.2 AND MCKIM MAP 14.4

Within any area zoned C3-19 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be an office, a personal service shop, a retail shop, a retail store, a merchandise service shop, and take-out restaurant.
- (ii) The existing lot area and lot frontage shall be permitted.
- (iii) The existing building shall be restricted to its existing size and the existing building setbacks shall be permitted for the existing building.
- (iv) A minimum of 8 parking spaces shall be provided for the existing building.

(t) **C3-20 (ADVERTISING GROUND SIGN)**
BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area zoned C3-20 on the Zone Maps, all provisions of this By-law applicable to C3 Zones shall apply subject to the following modification:

- (i) The only permitted use shall be an advertising ground sign with no internal lighting, having a maximum sign area of 502 square feet.

(u) **C3-21 (PROFESSIONAL OFFICE)**
MCKIM MAP 14.1

Notwithstanding any other provision hereof to the contrary, within any area designated C3-21 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The minimum rear yard setback shall be 3 metres.
- (ii) The minimum interior side yard setback shall be 1.8 metres for a one storey building.
- (iii) The minimum required lot frontage shall be 18 metres.
- (iv) The minimum required lot area shall be 840 square metres.
- (v) The minimum setback for a ground sign from the front lot line shall be 3 metres and 1.8 metres from a Residential Zone.

(v) **C3-22 (LANDSCAPING AND FENCE HEIGHT)**
NEELON MAP 6.2

Notwithstanding any other provision hereof to the contrary, within any area designated C3-22 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) A landscape strip with a minimum width of 7.5m and opaque fence shall be provided along the easterly lot line and a landscape strip with a minimum width of 3m and opaque fence shall be provided along the southerly lot line.
- (ii) The maximum height of an opaque fence shall be 2.5 metres.

~~(w) **C3-23 (LIMITED GENERAL COMMERCIAL LIMITED USES)**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C3-23 on the Zone Maps, all provisions of this by-law applicable to C3 zones shall apply subject to the following:~~

~~Notwithstanding Subsection (2) of Section 3 of Part IV, the following uses shall be permitted within the existing structure:~~

- ~~(i) a restaurant;~~
- ~~(ii) offices;~~
- ~~(iii) banquet facilities;~~
- ~~(iv) a maximum of 12 advertising signs measuring 20 feet by 32 feet shall be permitted attached to the existing structure, in conjunction with the occupancy of the tower structure.~~

(x) C3-24 (LIMITED GENERAL COMMERCIAL LIMITED USES)
MCKIM MAP 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C3-24 on the Zone Maps, all provisions of this by-law applicable to C3 zones shall apply subject to the following:

1. Notwithstanding Subsection (2) of Section 3 of Part IV, the only permitted uses shall be:
 - (i) commercial office space, banquet facilities and restaurant uses within the existing structure, as well as multiple dwellings.

(y) **C3-25 (PROFESSIONAL OFFICE/COMMERCIAL RECREATION CENTRE)**
[MCKIM MAP 7.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C3-25 on the Zone Maps, all provisions of this by-law applicable to C3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a professional office excluding medical offices, a commercial recreation centre and one residential dwelling within the same building.

(z) C3-26 (Limited General Commercial Uses)
McKim Map 9.3

Notwithstanding any other provision hereof to the contrary, within any area designated C3-26 on the Zone Maps, all provisions of this by-law applicable to C3 zones shall apply subject to the following:

1. Notwithstanding Subsection (2) of Section 3 of Part IV, the only permitted uses shall be:
 - (i) commercial office space, banquet facilities, restaurant uses within the existing Structure
 - (ii) multiple dwellings,
 - (iii) a maximum of 12 advertising signs measuring 20 feet by 32 feet shall be permitted attached to the existing structure in conjunction with the occupancy of the tower structure. If the advertising signs are lit, the lights will be turned off between the hours of 12:00 a.m. (midnight) and 7:00 a.m.

(4) **SPECIAL OFFICE COMMERCIAL ZONES - C4**

(a) **C4-1 (BRADY SQUARE)**
[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-1 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 Zone, retail stores shall also be permitted.
- (ii) The following signs shall be permitted:
 - 1. One ground sign with a maximum sign area of 9.5 square metres located not less than 3 metres from any lot line.
 - 2. Facia signs to a maximum sign area of 65 square metres.
- (iii) Parking shall be provided at 50% of the required parking for any permitted use.
- (iv) The existing building, as located, is permitted.

(b) **C4-2**
[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-2 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 Zone, a special residential care facility for youthful offenders, having a maximum capacity of 12 residents and necessary staff, shall also be permitted.

(c) **C4-3**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-3 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be administration offices, and the sale of telephone equipment, radio paging equipment, paging services, alarm systems, fax machines and related equipment.
- (ii) The existing building as located is permitted.
- (iii) A minimum of 22 parking spaces shall be provided.

(d) **C4-4**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-4 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be offices and related accessory uses.
- (ii) The existing buildings, as located, are permitted.
- (iii) One parking space shall be provided for every 72 m² of net floor area.

(e) **C4-5**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-5 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 Zone, a martial arts school and one dwelling unit shall be permitted.
- (ii) Three parking spaces shall be provided for the martial arts school and dwelling unit.
- (iii) The existing building, as located, is permitted.

(f) **C4-6 (MARTIAL ARTS SCHOOL)**

MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-6 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be one dwelling unit and a martial arts school.
- (ii) The maximum gross floor area of the martial arts school shall not exceed 1,000 square feet.
- (iii) A minimum of 4 parking spaces shall be provided.

(g) **C4-7 (DANCE STUDIO)**
MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-7 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 Zone, a dance studio and one dwelling unit shall be permitted.
- (ii) Seven parking spaces shall be provided for the dance studio and one dwelling unit.

(h) **C4-8 (MAXIMUM 4 STOREYS)**
MCKIM MAP 4.1

Notwithstanding any other provision hereof to the contrary, within any area designated C4-8 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The maximum height shall not exceed 4 storeys.

(i) **C4-9**
MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated C4-9 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) Parking spaces for office uses shall be provided at a ratio of 50% of the number of parking spaces required under the by-law.

(j) **C4.D90-10 (RETAIL AND MERCHANDISE SERVICE)**
MCKIM MAP 9.1

Notwithstanding any other provision hereof to the contrary, within any area designated C4.D90-10 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 zone a retail store, merchandise service shop and audio visual studio shall be permitted.
- (ii) Dwelling units shall be permitted, with no stipulation that they be located above a non-residential use.
- (iii) The required front yard shall be maintained as landscaped open space which may only be traversed by pedestrian walkways.

~~(k) **C4-11 (KITCHEN EQUIPMENT STORE)**
MCKIM MAP 9.2~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated C4-11 on the Zone Maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be a retail kitchen store, one dwelling unit and their related accessory uses.~~
- ~~(ii) Required parking spaces for a permitted non-residential use shall be provided at a ratio of 50% of the number of parking spaces required under the By-law.~~
- ~~(iii) A parking area shall be no closer than one (1) metre to the road abutting the south limit of the lot.~~
- ~~(iv) The extent of a sight triangle adjacent to any road other than an arterial road shall be three (3) metres.~~

(l) **C4-12 (SENIORS GUEST ROOMS)**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision to the contrary, within any area designated C4-12 on the Zone Maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The only uses permitted shall be:
 1. Uses listed under Part IV, Section 4, Subsection (2).
 2. A residential building containing guest rooms designed for seniors or residents thereof who require nursing and/or home care, as well as a common kitchen and eating facilities.
 3. A retail store.
- (ii) Parking spaces for a permitted non-residential use shall be provided at a ratio of 50% of the number of parking spaces required under the By-law.
- (iii) Required parking spaces for a residential building containing guest rooms designed for senior citizens or residents thereof who may require nursing and/or home care, or dwelling units designed for senior citizens, shall be provided at a minimum ratio of one parking space per four guest rooms and/or dwelling units. All other permitted residential uses shall provide required parking spaces at a ratio of one parking space per dwelling unit.

(m) **C4-13 (LIMITED USES)**
MCKIM MAP 3.4

Within any area designated C4-13 on the Zone Maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:

1. Notwithstanding Subsection (2) of Section 4 of Part IV, the only permitted uses shall be:
 - (i) an institutional use;
 - (ii) an office;
 - (iii) a scientific or medical laboratory;
 - (iv) a medical related retail store;
 - (v) a pharmacy;
 - (vi) any use permitted in an R4 Zone.
2. ~~Notwithstanding Subsection (2) of Section 8 of Part II, a driveway for the subject property may be permitted on Parts 2 to 5 of Plan 53R-13342.~~

(n) **C4-14 (CLOTHING BOUTIQUE)**
MCKIM MAP 9.2

Notwithstanding any other provision to the contrary, within any area zoned C4-14 on the Zone maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications.

- ~~(i) The only permitted uses shall be a retail clothing boutique, one dwelling unit and their related accessory uses.~~
- (ii) Required parking spaces for a permitted non-residential use shall be provided at a ratio of 50% of the number of parking spaces required under the By-law.
- (iii) A parking area shall be no closer than one (1) metre to the road abutting the south limit of the lot.
- (iv) The extent of a sight triangle adjacent to any road other than an arterial road shall be three (3) metres.

(o) **C4-15 (ART GALLERY)**
MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated C4-15 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C4" Zone, the premises of an art gallery and custom framing shall also be permitted.

(p) **C4-16 (OFFICE LIMITED USES)**
MCKIM MAP 3.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-16 on the Zone Maps, all provisions of this by-law applicable to "C4" zones shall apply subject to the following:

- i) Notwithstanding Subsection (2) of Section 4 of Part IV, the only permitted uses shall be:
 - 1. an institutional use;
 - 2. medical offices;
 - 3. business and professional offices, (excluding medical offices) not to exceed 50% of the net leasable area;
 - 4. a pharmacy not to exceed 1000 square feet;
 - 5. medical or scientific laboratory;
 - 6. any use permitted in an R4 zone
- ii) Notwithstanding Subsection (3)(k) of Section 4 of Part IV:
 - 1. the maximum permitted height shall not exceed 7 storeys

(q) **C4-17 (LOCKSMITH SHOP)**
MCKIM MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated C4-17 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted under Part IV, Section 4, Subsection (2), a locksmith shop and one dwelling unit shall be permitted.
- (ii) A minimum of seven (7) parking spaces shall be provided for the locksmith shop and dwelling unit.

(r) **C4-18 (CARPET RETAIL AND APPRAISAL)**
MCKIM MAP 9.2 and MCKIM MAP 9.4

Notwithstanding any other provision hereof to the contrary, within any area designated C4-18 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 zone the retail and appraisal of carpets and accessory office uses shall be permitted.
- (ii) One dwelling unit shall be permitted on the same floor as a non-residential use.

(s) **C4-19 (ROOMING HOUSE)**
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-19 on the Zone Maps, all provisions of this by-law applicable to C4 zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 zone, a rooming house shall be permitted.

(t) **C4-20 (DWELLING UNITS ON GROUND FLOOR)**
[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-20 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C4 Zone a single detached and duplex dwelling are permitted and may occupy the ground floor of a building provided that there are no non-residential uses within the building;
- (ii) The minimum westerly interior side yard shall be 1.5m for a two storey building used exclusively for residential purposes.

(u) **C4-21 (Floral Gift Shop)**
[MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-21 on the Zone Maps, all provisions of this by-law applicable to "C4" Office Commercial Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in a C4 zone a floral and gift shop shall be a permitted use.
- (ii) a maximum of 2 parking spaces shall be provided.

(v) **C4-22 (Parking and Canopies)**
[MCKIM MAP 8.4](#) and [MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-22 on the Zone Maps, all provisions of this by-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) The maximum number of multiple dwellings shall be limited to 94 dwelling units.
- (ii) Required parking spaces shall be provided at a minimum of 1 parking space per dwelling unit.
- (iii) Canopies may encroach 3m into a required interior side yard.

(w) C4-23 (Dwelling Unit)
[McKim Township Map 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C4-23 on the Zone Maps, all provisions of this by-law applicable to "C4", Office Commercial Zones shall apply subject to the following modifications:

- (i) in addition to the uses permitted in a C4 zone, a single dwelling unit is also permitted.

(5) **SPECIAL SHOPPING CENTRE COMMERCIAL ZONES - C5**

(a) **C5-1 (SHOPPING CENTRE)**

[MCKIM MAP 7.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C5-1 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modifications:

- (i) The minimum gross floor area to be permitted on the site shall be 9,290 square metres. The maximum gross floor area to be permitted on the site shall be 30,200 square metres.
- (ii) The minimum number of parking spaces shall be provided in accordance with the following:
 - 1. One space per 18.58 square metres of net floor area, where net floor area is equal to the gross floor area, less 5%.
 - 2. A minimum of 1% of the parking spaces required on the site shall be reserved for the exclusive use of physically disabled persons, shall be readily accessible to an entrance to the building, and shall have minimum dimensions of 3.5 metres by 6 metres.
- (iii) No portable signs shall be permitted on the site.
- (iv) The minimum building setback from the east and south lot lines shall be 12 metres, the minimum building setback from the west lot line shall be 7.3 metres and the minimum building setback from the north lot line shall be 15 metres.
- (v) The height of any building shall not exceed 1 storey.

(b) **H13C5-2 (SHOPPING CENTRE)**

[MCKIM MAP 3.2 AND BRODER MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated H13C5-2 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modifications:

- (i) The maximum gross floor area to be permitted on site shall be 60,850 m².
- (ii) The minimum number of parking spaces shall be provided in accordance with the following:

H13C5-2 (cont'd.)

1. One space per 18.58 square metres of net floor area, where net floor area is equal to gross floor area less any common enclosed pedestrian mall areas, minus five percent (5%) of the gross floor area.
- (iii) Office uses shall be restricted to a total gross floor area of 5,575 square metres.
- (iv) The maximum building height shall be 2 storeys, with one exception being that an office tower shall be permitted to a maximum height of 4 storeys.
- (v) No portable signs or advertising signs shall be permitted.
- (vi) A maximum of three (3) ground signs shall be permitted in accordance with the following:
 1. ground signs shall be located no closer than 3 m to any lot line or 15 m to any Residential Zone.
 2. ground signs shall each be permitted a maximum sign area of 42 square metres.
 3. Only one (1) ground sign shall be permitted per street line.
- (vii) Until such time as the "H" symbol has been removed by amendment to this by-law by Regional Council, the maximum gross floor area to be permitted on site shall be 45,985 m² and Clauses (ii) to (vi) shall apply with the "H" symbol in place. The "H" Holding symbol in this by-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of The Planning Act once the following conditions have been complied with:
 1. The Commissioner of Public Works must advise that municipal water and sanitary sewer services are adequate to service the development.
 2. A traffic impact analysis acceptable to the Region and the City which identifies those road improvements which are required to increase the gross floor area of the shopping centre from 45,985 m² to 60,850 m² has been undertaken, and the owner has entered into an agreement with the Regional Municipality of Sudbury to carry out any improvements identified in the traffic impact analysis to the satisfaction of the Regional Commissioner of Public Works and the City Commissioner of Physical Services.

(c) **C5-3** **(SHOPPING CENTRE)**
[MCKIM MAP 13.1](#) and [MCKIM MAP 13.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C5-3 on the Zone Maps, all provisions of this by-law applicable to C5 Zones shall apply subject to the following modifications:

- (i) The maximum height of an opaque fence shall be 2.44 metres.

(6) **SPECIAL HIGHWAY COMMERCIAL ZONES - C6**

(a) **C6-1 By-law 96-236Z**
[MCKIM MAP 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-1 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C6 Zone, a dry cleaning depot and video outlet shall also be permitted.
- (ii) Business identification signs shall be permitted as follows:
 - 1. The total sign area on the lot shall not exceed 90 m².
 - 2. No sign shall be erected closer than 3 metres to any lot line.
 - 3. Four ground signs shall be permitted and shall not exceed the following areas:
 - one at 19.7 m²
 - two at 1.7 m²
 - one at 22 m²
 - 4. Facia signs shall not exceed 45 m² in total sign area.

(b) **C6-2**
[MCKIM MAP 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-2 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a C6 Zone, a home improvement centre, including the storage, wholesale and retail of products shall also be permitted.

(c) **C6-3 (PARTY NOVELTIES)**
[MCKIM MAP 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-3 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in C6 Zones, the following uses shall also be permitted:

C6-3 (cont'd.)

1. A maximum floor area of 669 m² may be used for the manufacturing, wholesaling and retailing of party novelty products or other uses permitted in a C6 Zone.
 2. 260 m² of floor area may be used for storage only.
- (ii) Parking for the manufacturing, wholesaling and retailing of party novelty products shall be provided at a ratio of one parking space per 18 m² of floor area.
 - (iii) Parking for the storage area shall be provided at a ratio of one parking space per 90 m² of floor area.

(d) **C6-4**

[MCKIM MAP 8.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-4 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be professional office, veterinary clinic, automobile repair garage excluding body repairs, one dwelling unit for the owner or an employee in conjunction with a permitted use, but not in a separate building, wholesale and retail of cleaning materials, office and headquarters of a janitor service company, storage warehouse.
- (ii) No building shall be permitted within 220 feet of the north limit of the Kingsway or within 20 feet of any other lot line.

(e) **C6-5 (T.V. AND ELECTRONICS SALES & SERVICE)**

[MCKIM MAP 8.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-5 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the C6 Zone, television and electronic equipment sales and servicing and three (3) dwelling units shall also be permitted.
- (ii) The minimum front yard setback shall be 40 feet.

(f) **C6-6**

MCKIM MAP 8.3

Notwithstanding any other provision hereof to the contrary, within any area designated C6-6 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a C6 Zone, a T-shirt sales shop, a **personal service shop**, a sewing machine shop, a health, beauty and fitness salon, a retail or wholesale plumbing and heating service shop and one dwelling unit shall be permitted.
(2001-188Z)
- (ii) Taverns, cocktail bars and nightclubs shall not be permitted.
- (iii) The gross floor area for restaurant use shall not exceed 91 m².
- (iv) Total gross floor area for all buildings on the property shall not exceed 994 m².
- (v) The existing building, as located, is permitted.
- (vi) A minimum of 31 parking spaces shall be provided.
- (vii) No loading spaces shall be required.

(g) **C6-7**

MCKIM MAP 8.3

Notwithstanding any other provision hereof to the contrary, within any area designated C6-7 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) A maximum of 2 ground signs shall be permitted and shall contain total sign areas not exceeding 10.80 m² and 5.8 m² respectively.

(h) **C6-8**

NEELON MAP 5.1

Notwithstanding any other provision hereof to the contrary, within any area designated C6-8 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a "C6" Zone, retail sale of new and used furniture and large appliances shall also be permitted.
- (ii) Outdoor storage of new and used furniture and large appliances is permitted provided that it is enclosed by an opaque fence not less than 1.8 m in height.

(i) **C6-9**

[BRODER MAP 14](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-9 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be a restaurant, a tavern, an existing single detached dwelling, dwelling units for employees in the same building as a permitted commercial use, a hotel or motel and related accessory uses, a convenience store, a gift shop, a gas bar, a tourist information centre.

(j) **C6-10**

[MCKIM MAP 7.4](#)

Within any area designated C6-10 on the Zone Maps, all provisions of this By-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a parking area.

(k) **C6-11 (GIFT SHOP, BULK RETAIL OUTLET)**

[MCKIM MAP 7.4](#)

Within any area zoned C6-11 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in a C6 Zone, a bulk retail outlet and a gift shop shall also be permitted.

(l) **C6-12 (ADVERTISING GROUND SIGN)**

[MCKIM MAP 8.3](#) and [MCKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned C6-12 on the Zone maps, all provisions of this By-law applicable to C6 Zones shall apply subject to the following modification:

- (i) an advertising ground sign with a maximum sign area of 21.6m² shall be permitted.

(m) **C6-13 (REDUCED LANDSCAPE BUFFER)**

[MCKIM MAP 8.3](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned C6-13 on the Zone Maps, all provisions of this By-law applicable to C6 zones shall apply subject to the following modification:

- (i) any parking area must be set back a minimum of 1.5m from a Residential Zone.
- (ii) where the lot line abuts a Residential Zone a planting strip shall be provided adjacent to the full length of the said lot line for a width of not less than 1.5m

(n) **C6-14 (ADVERTISING GROUND SIGN)**

[MCKIM MAP 8.3](#) and [MCKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C6-14 on the Zone Maps, all provisions of this by-law applicable to C6 Zones shall apply subject to the following modifications:

- (i) an advertising ground sign with a maximum sign area of 34.78m² shall be permitted.

(7) SPECIAL RESORT COMMERCIAL ZONES - C7

(8) **SPECIAL METRO CENTRE ZONES - C8**

(a) **C8-1 (SENIOR CITIZENS APARTMENT)**
[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated C8-1 on the Zone Maps, all provisions of this by-law applicable to C8 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a multiple dwelling, a restaurant and accessory uses.
- (ii) The maximum height of the main building shall not exceed 41 metres;
- (iii) No yards shall be required.
- (iv) One parking space shall be provided for every 4 dwelling units.

(b) **C8-2 (ANIMATED WALL SIGN)**
[MCKIM MAP 9.1](#) and [MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned C8-2 on the Zone Maps, all provisions of this By-law applicable to C8 Zones shall apply subject to the following modifications:

- (i) In addition to the signage permitted under Part IV, Section 8, Subsection (3) (q) (ii), 1 animated business identification/advertising wall sign shall be permitted subject to the following:
 - 1. the maximum total sign area shall be 11.15m².
 - 2. the sign shall be located at an elevation higher than the ground floor.
 - 3. the sign shall not simulate traffic control devices.
 - 4. the sign shall not have music or voice messages.
 - 5. the sign shall not have flashing or chaser lights.
 - 6. the sign brightness and illumination shall not impair the vision of persons driving vehicles.

SECTION 4 SPECIAL INDUSTRIAL ZONES

(1) SPECIAL MIXED LIGHT INDUSTRIAL/SERVICE COMMERCIAL ZONES - M1

(a) M1-1 [MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-1 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be one single detached dwelling, wholesale and manufacturing uses and offices.

(b) M1-2 (PUBLIC UTILITY) [MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-2 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a public utility and accessory uses.
- (ii) The setback for any new building from any street line shall be 8 metres.

(c) M1-3 (DEAN AVE.) [MCKIM MAP 5.3](#)

Notwithstanding any other provisions hereof to the contrary, within any area designated M1-3 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be warehousing, storage and wholesale outlet uses.
- (ii) No outside storage shall be permitted.
- (iii) No ground sign shall be permitted.

(d) M1-4 (COPPER CLIFF DAIRY) [MCKIM MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-4 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a dairy and uses accessory thereto, however, no buildings may be erected on Lots 127 and 128 of Plan M-1023.
- (ii) The minimum setback shall be 1 metre, except that the location of the existing building is permitted.

(e) **M1-5 (SERVICE STATION)**
MCKIM MAP 7.3

Notwithstanding any other provision hereof to the contrary, within any area designated M1-5 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The minimum rear yard setback shall be 4 m.
- (ii) Total sign area on the entire lot shall not exceed 47 square metres.
- (iii) One ground sign with a total sign area of 14.86 m² shall be permitted.
- (iv) A total of seven facia signs shall be permitted.

(f) **M1-6 (60% OFFICES)**
MCKIM MAP 7.3

Notwithstanding any other provision hereof to the contrary, within any area designated M1-6 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, offices shall also be permitted provided that not more than 60% of the total gross floor area shall be occupied by office uses.
- (ii) No buildings shall be permitted on that part of the property in Plan 53R-13258.
- (iii) Minimum building setbacks on that part of the property described as Part 2, 53R-13562 shall be provided as follows:
 - 1. 12 m from the north boundary;
 - 2. 7 m from the south boundary;
 - 3. 12.8 m from the west boundary;
 - 4. 11 m from the east and southeast boundaries of Part 2, Plan 53R-13562.
- (iv) in addition to the uses permitted in an M1 zone a commercial school shall also be a permitted use.

(g) **M1-7 (RAILWAY LANDS)**
MCKIM MAP 9.1

Notwithstanding any other provision hereof to the contrary, within any area designated M1-7 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be railway uses and their accessory buildings and structures.

(h) **M1-8 (DETOXIFICATION CENTRE)**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-8 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, offices shall also be a permitted use, and a detoxification centre shall also be a permitted use on Parts 19 and 20, Plan 53R-9393.

(i) **M1-9 (50% OFFICES)**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-9 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, office uses, not to exceed a maximum gross floor area of 5,500 m² (59,200 sq. ft.) shall also be permitted.

(j) **M1-10**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-10 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be one of the following:
1. a shoe repair business and a maximum of 3 dwelling units; or
 2. a maximum of 4 dwelling units.
- (ii) No parking spaces shall be required.

(k) **M1-11 (BREWERY)**
[MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-11 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, a brewery and accessory retail store shall also be permitted.

(l) **M1-12** [MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-12 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a service station, convenience store and donut and ice cream shop.
- (ii) Two ground signs may be permitted on Notre Dame Avenue.
- (iii) A minimum of 53 parking spaces shall be provided.

(m) **M1-13** **(CARPENTRY AND GLASS SHOP)**
 [MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-13 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a carpentry and glass shop.
- (ii) The minimum setback from Alder Street shall be 20 feet.
- (iii) The minimum setback from the southerly property line shall be 50 feet.

(n) **M1-14** **(NEWGATE AVENUE)**
 [MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-14 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, amusement centres shall also be permitted.

(o) **M1-15** **(NEWGATE AVENUE)**
 [MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-15 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, offices including administrative offices for social services and retail uses shall also be permitted.
- (ii) The minimum setback for buildings from Notre Dame Avenue shall be 18 metres and the minimum setback for buildings from Newgate Avenue shall be 75 metres.
- (iii) No building opening shall be permitted below the elevation of 850 feet C.G.D.

(p) **M1-16 (GLASS SHOP)**
MCKIM MAP 14.2

Notwithstanding any other provision hereof to the contrary, within any area designated M1-16 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) All uses permitted in an "M1" Zone shall be permitted, except for the following uses which shall not be permitted:
 - 1. building supply yards;
 - 2. dairies;
 - 3. drycleaning and laundering establishments;
 - 4. private clubs;
 - 5. hotels;
 - 6. commercial recreation centres;
 - 7. restaurants.
- (ii) In addition to the uses permitted in an "M1" Zone the following uses shall also be permitted:
 - 1. industrial offices;
 - 2. glass repair, installation and sales;
 - 3. communication devices, installation, retail and service.
- (iii) Any manufacturing, compounding, assembling, processing, packaging, treatment etc. must be conducted wholly within a completely enclosed building.
- (iv) No outside storage shall be permitted.

(q) **M1-17**
MCKIM MAP 15.1

Notwithstanding any other provision hereof to the contrary, within any area designated M1-17 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, offices shall also be permitted.

(r) **M1-18 (AUDIO/VISUAL STUDIO)**
MCKIM MAP 15.2

Notwithstanding any other provision hereof to the contrary, within any area designated M1-18 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be an audio/visual studio.

(s) **M1-19 (CAMBRIAN FORD) (97-11Z)**
NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated M1-19 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a new and used automobile dealership and related accessory uses.
- (ii) The only permitted signs shall be as follows:
 - 1. one 64 square foot "Truck" Brand ground sign;
 - 2. one 324 square foot "Ford" Brand ground sign;
 - 3. one 146 square foot "Used Car" Brand ground sign;
 - 4. two 42 square foot "Directional Service" ground signs;
 - 5. one 66 square foot "Cambrian" fascia sign;
 - 6. one 21 square foot "Rent-a'Car" Leasing fascia sign.
- (iii) The minimum building setbacks shall be as follows:
 - 1. Setback from the Kingsway - 60 feet
 - 2. Setback from Second Avenue - 45 feet
- (iv) A 10 foot strip adjacent to the Kingsway and Second Avenue shall be used for no other purpose than landscaping.

~~(t) **M1-20**~~
~~**NEELON MAP 6.4**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated M1-20 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be as follows:
 - 1. offices;
 - 2. manufacture and fabrication of metal doors and windows;
 - 3. retail and wholesale of siding and hardware, doors and windows;
 - 4. related accessory uses.~~
- ~~(ii) Any storage of material or equipment shall be contained within a building.~~
- ~~(iii) The minimum front yard shall be 34 metres.~~
- ~~(iv) No sign shall be erected closer than 7.5 metres from any lot line.~~
- ~~(v) No fascia sign shall exceed 5.4 square metres in area.
(See By-law 96-64Z)~~

(u) **M1-21**

[NEELON MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-21 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The minimum required front yard shall be 33 feet.
- (ii) The minimum required north side yard shall be 2.5 feet.
- (iii) The minimum required rear yard shall be 18 feet.

(w) **M1-23**

(CENTRA GAS)

[NEELON MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-23 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, a utilities complex which may consist of offices, shops, warehousing and related accessory uses shall also be permitted.
- (ii) The minimum setback from Regional Road 86 shall be 60 feet.

(y) **M1-25**

[NEELON MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-25 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The minimum required front yard shall be 12 m.
- (ii) The minimum required rear yard shall be 5.5 m.
- (iii) Offices shall be a permitted use.

(z) **M1-26**

[NEELON MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-26 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, office uses shall also be permitted provided that not more than 50% of the gross floor area within any individual development (single or multiple lot under one ownership) shall be occupied by office uses.

(aa) **M1-27 (50% OFFICE)**
NEELON MAP 9.2

Notwithstanding any other provision hereof to the contrary, within any area designated M1-27 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, office uses shall also be permitted, provided that not more than 50% of the gross floor area shall be occupied by office use.

(bb) **M1-28**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area designated M1-28 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a trucking business, warehousing and storage, and related accessory uses including accessory offices.

~~(cc) **M1-29 BRODER MAP 16 (97-70Z)**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated M1-29 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be one single detached dwelling, a ceramic business and the manufacture of cement sidewalks.~~
- ~~(ii) The minimum corner side yard shall be 12 m.~~
- ~~(iii) The maximum height shall not exceed 10 m.~~

(dd) **M1-30**
BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated M1-30 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, the following uses shall also be permitted:
 1. educational and teaching facilities allied with light industrial uses shall be permitted;
 2. offices
- (ii) Offices shall not occupy more than 446 m² of the gross floor area of the existing building.

(ee) **M1-31 (ROOFING BUSINESS)**
[DILL MAP 9](#) and [DILL MAP 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-31 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a roofing business, which may include the manufacture of roofing systems, together with related accessory uses, all within the existing building.

(ff) **M1-32 (By-law 96-228Z)**
[DILL MAP 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-32 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a vehicle sales or rental establishment.

(gg) **M1-33 (TRANSPORT TERMINAL)**
[DILL MAP 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-33 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a transport terminal, restricted to the existing building.

(hh) **M1-34**
[DILL MAP 10](#) and [DILL MAP 12](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-34 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a commercial or public garage and accessory uses restricted to the existing non-residential buildings.

(ii) **M1-35 (BUILDING SUPPLY YARD)**
[DILL MAP 10](#) and [DILL MAP 12](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-35 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a building supply yard, restricted to the existing buildings and structures.

(jj) **M1-36**

DILL MAP 10

Notwithstanding any other provision hereof to the contrary, within any area designated M1-36 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be the manufacture, warehousing and distribution of elastomeric piping products, accessory office space and related accessory uses, and/or buildings, which shall be restricted to occupying the northerly 550 feet of Parcel 22069 S.E.S.

(kk) **M1-37 (WINDOWS AND DOORS)**

MCKIM MAP 8.4

Notwithstanding any other provision hereof to the contrary, within any area designated M1-37 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the fabrication or assembly, storage and distribution of windows, doors and related building products, accessory office space and their related accessory uses.
- (ii) A minimum of 12 parking spaces shall be provided.

(ll) **M1-38**

NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated M1-38 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:

an animal hospital or shelter;	an auctioneering establishment;
an audio/visual studio;	an automotive accessories store;
any automotive use;	automotive dealership;
a building supply yard;	a bulk retail outlet;
a commercial recreation centre;	a convenience store;
a dry cleaning or laundering establishment;	a factory outlet;
a food processing plant;	a hotel;
a light industrial use;	a parking lot;
a personal service shop;	a private club;
a public use;	a public utility;
a restaurant;	a scientific or medical laboratory;
a warehouse;	a trade school;
undertaker's establishment. (By-law 99-7Z)	a service trade;

- (ii) no outdoor storage shall be permitted with the exception of the outdoor storage of vehicles, accessory to an automotive dealership.

(mm) **M1-39**

MCKIM MAP 15.1

Notwithstanding any other provision hereof to the contrary, within any area designated M1-39 on the Zone Maps, all provisions of this By-law applicable to "M1" Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an "M1" Zone, amusement centre, institutional, business and professional office, refreshment room and retail store uses shall also be permitted.

(nn) **M1-40 (LOACH'S ROAD)**

BRODER MAP 17

Notwithstanding any other provision hereof to the contrary, within any area designated M1-40 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M1 Zone, a retail store shall also be permitted.
- (ii) The parking area shall be set back a minimum of 3 metres from the easterly interior lot line lying perpendicular to Loach's Road and no setback of the parking area nor planting strip shall be required along the southeasterly facing portion of the interior side lot line.

(oo) **M1-41 (REGENT STREET) MCKIM MAP 9.2**

Notwithstanding any other provision hereof to the contrary, within any area designated M1-41 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, a medical office and one dwelling unit shall also be permitted.
- (ii) One parking space, located in the driveway, shall be allowed to encroach onto the required 4.5 metre parking space setback from a public road, and no setback shall be required for parking spaces from the rear lot line.
- (iii) Notwithstanding Clause (iii) of Subsection (1) of Section 6 of Part II, no 5 metre planting strip shall be required along the side lot lines, provided that an opaque fence is provided along the side lot lines abutting the parking areas.

(pp) **M1-42 (MILLENNIUM CENTRE)**
NEELON MAP 6.4 (See By-law 2002-90Z)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-42 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) Notwithstanding Paragraph (n) of Subsection (3) of Section 1 of Part V, the sign requirements for "C2" Zones shall apply.
- (ii) No portable signs shall be permitted.

(qq) **M1-43 (SUPERMARKET)**
MCKIM MAP 9.2

Notwithstanding any other provision of the By-law to the contrary, within any area designated M1-43 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "M1" Zone, a supermarket shall be permitted.
- (ii) The street line adjacent to Lorne Street shall be the front lot line. The minimum front yard depth shall be 8 metres.
- (iii) A minimum building setback of 6 metres shall be provided from any lot line, other than the front lot line.
- (iv) Paragraph (a) of Subsection (3) of Section 6 of Part II shall not apply to that portion of the lot abutting Lorne Street being between the southeasterly limit of the Walnut Street driveway and the westerly limit of the Oak Street driveway.
- (v) Clause (ii) of Subsection (4) of Section 10 of Part II shall not apply to that portion of the lot abutting Lorne Street being between the southeasterly limit of the Walnut Street driveway and the westerly limit of the Oak Street driveway.

(ss) **M1-45 (TRUCK REFUELLING CENTRE)**
BRODER MAP 16

Notwithstanding any other provision hereof to the contrary, within any area zoned M1-45 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modification:

- (i) The only permitted uses shall be a card lock facility for truck refuelling and related accessory uses including a convenience store, a restaurant and an automotive accessories store.

(tt) **M1-46 (VIDEO RENTAL/SALES) (2002-121Z)**
NEELON MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated M1-46 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modification:

- (l) In addition to the uses permitted in an "M1" zone, a video retail store shall be permitted.

~~(uu) **M1-47 (50% OFFICE USE) deleted by By-law 2004-175Z**~~
~~**MCKIM MAP 9.2**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated M1-47 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:~~

- ~~(i) The only permitted uses shall be as follows:~~

- ~~- an animal hospital or shelter;~~
- ~~- an amusement centre;~~
- ~~- an audio/visual studio;~~
- ~~- an automotive accessories store;~~
- ~~- automotive sales, display or automotive storage accessory to a permitted automotive use shall be permitted within an existing building;~~
- ~~- any automotive use except automotive sales unless otherwise permitted in this clause, a gas bar or vehicle fueling service;~~
- ~~- a bulk retail outlet;~~
- ~~- a bake shop/bakery;~~
- ~~- a commercial recreation centre;~~
- ~~- a convenience store;~~
- ~~- a dry cleaning or laundering establishment;~~
- ~~- a factory outlet;~~
- ~~- a food processing plant;~~
- ~~- a light industrial use;~~

M1-47 (cont'd.)

- ~~_____ - an institutional use;~~
- ~~_____ - a personal service shop;~~
- ~~_____ - an office not exceeding 50% of gross floor area of an existing building;~~
- ~~_____ - a private club;~~
- ~~_____ - a public use;~~
- ~~_____ - a public utility;~~
- ~~_____ - a merchandise service shop;~~
- ~~_____ - a scientific or medical laboratory;~~
- ~~_____ - a service trade;~~
- ~~_____ - a trade school;~~
- ~~_____ - a warehouse;~~
- ~~_____ - any use permitted in all zones under Section 17 of Part II hereof.~~

(vv) M1-48 (PROFESSIONAL OFFICES, ETC.) [MCKIM MAP 9.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-48 on the zone maps, all provisions of this by-law applicable to M1 zones shall apply subject to the following modifications:

(i) The only permitted uses shall be either:

1. Medical offices, and related accessory uses; or

2. Any combination of the following:

- an animal hospital or shelter;
- an amusement centre;
- an audio/visual studio;
- an automotive accessories store;
- automotive sales, display or automotive storage accessory to a permitted automotive use shall be permitted within an existing building;
- any automotive use except automotive sales unless otherwise permitted in this clause, a gas bar or vehicle fueling service;
- a bulk retail outlet;
- a bake shop/bakery;
- a commercial recreation centre;
- a convenience store;
- a dry cleaning or laundering establishment;
- a factory outlet;
- a food processing plant;
- a light industrial use;
- an institutional use;
- a personal service shop;
- an office, excluding a medical office, not exceeding 50% of gross floor area of an existing building;
- a private club;
- a public use;
- a public utility;

(vv) **M1-48** Cont'd

- a merchandise service shop;
- a scientific or medical laboratory;
- a service trade;
- a trade school;
- a warehouse;
- any use permitted in all zones under Section 17 of Part II hereof.

(ii) A minimum of 22 parking spaces shall be required for uses specified in sub-clause (i) 1.

(ww) **M1-49 (Vehicle Sales)**
[Broder Map 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-49 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modification:

(l) The only permitted uses shall be as follows:

- an automotive accessories store;
- an automotive dealership;
- a vehicle sales or rental establishment;
- a merchandise service shop;
- a service trade;
- a warehouse;
- any use permitted in all zones under Section 17 of Part II hereof.

(xx) **M1-50 (Equestrian Shop Added)**
[McKim Map 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned M1-50 on the Zone Maps, all provisions of this By-law applicable to M1 Zones shall apply subject to the following modifications:

(i) In addition to all other M1 uses, the following uses shall be permitted:

- an equestrian supply business
- a business involved in the manufacture, wholesale, retail and storage of party novelty products;

(ii) Parking for the party novelty business and the equestrian supply business shall be provided at a minimum ratio of 1 space per 20m² of net floor area.

4. That Paragraph (c) of Subsection (6) of Section 3 of Part VII be deleted.

yy) M1-51 (Medical office)
[Broder Map 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-51 on the Zone Maps, all provisions of this by-law applicable to the "M1", Mixed Light Industrial/Service Commercial zone shall apply subject to the following modifications:

- i) In addition to the uses permitted in the M1 zone, a medical office shall also be permitted.
- ii) A minimum of 17 parking spaces shall be provided.

(zz) M1-52 (Mini-storage facility)
[Dill Map 10](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-52 on the Zone Maps, all provisions of this by-law applicable to M1 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be mini-storage buildings and no private sewer or water services shall be allowed.
- (ii) The minimum setback from any lot line shall be 25 metres.

(aaa) M1-53 (Medical office)
[Broder Map 16](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-53 on the Zone Maps, all provisions of this by-law applicable to the "M1", Mixed Light Industrial/Service Commercial zone shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the M1 zone, a medical office shall also be permitted.

(bbb) M1-54 (Retail Store)
[Broder Map 16](#) & [Broder Map 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M1-54 on the Zone Maps, all provisions of this by-law applicable to "M1", Mixed Light Industrial/Service Commercial zone shall apply subject to the following modifications:

- (i) that in addition to the permitted uses in the M1 zone, a retail store shall also be permitted.

(2) **SPECIAL LIGHT INDUSTRIAL ZONES - M2**

(a) **M2-1 (RUBBER AND PLASTICS)**
[BRODER MAP 13](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M2-1 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be the manufacture and processing of rubber and plastic materials and related accessory uses.

(b) **M2-2 (ANIMAL HOSPITAL AS ADDED USE)**
[MCKIM MAP 4.4](#) AND [MCKIM MAP 5.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M2-2 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modification:

- (i) In addition to normal "M2" uses, an animal hospital shall be permitted.

(c) **M2-3 (HOCKEY TRAINING FACILITY)**
[MCKIM MAP 5.1](#) AND [MCKIM MAP 5.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M2-3 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modification:

- (i) In addition to all other M2 uses a commercial recreation centre being a hockey training facility shall be permitted.

(d) **M2-4 (PIONEER INDUSTRIAL PARK)**
[NEELON MAP 4](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned M2-4 on the Zone Maps, all provisions of this By-law applicable to M2 Zones shall apply subject to the following modifications:

- (i) For the purpose of this by-law, the following definition shall apply:

'Individual Development Site' means a part of the larger industrial park land holding used exclusively for a permitted main use and related accessory uses and rented or leased or operated independently from the balance of the land holding.

M2-4 Cont'd

Each 'individual development site' shall be regarded as a separate lot for purposes of determining building setbacks, lot area, lot depth, lot frontage, landscaping and signage permitted.

- (ii) The minimum area of an individual development site shall be 1 hectare (2.5 acres).
- (iii) Permitted business identification signs shall be as follows:
 - 1. not more than 1 industrial park ground sign with a maximum total sign area of 20m² (10 m² per sign face) located not closer than 3m to a street line
 - 2. not more than 1 ground sign with a maximum total sign area of 6m² and wall signs up to a total wall sign area of 20m² per individual development site.
- (iv) The lands described as Parts 2, 3, 8 and 9, Plan 53R-17557 in Lot 7, Concessions 3 and 4, Neelon Township are designated as a Site Plan Control Area, pursuant to Section 41 of the Planning Act.

(e) M2-5 (Automotive accessories store and office uses)
[McKIM MAP 4.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M2-5 on the Zone Maps, all provisions of this by-law applicable to M2 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M2 zone, the following uses shall also be permitted:
 - 1. an automotive accessories store; and,
 - 2. office uses not exceeding 3 205m² of gross floor area.
- (ii) That a minimum of 300 parking spaces shall be provided.

f) M2 -6 (Automotive batteries)
[Broder MAP 17](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M2 -6 on the Zone Maps, all provisions of this by-law applicable to the "M2", Light Industrial zone shall apply subject to the following modifications:

- i) In addition to the uses permitted in the M2 zone, the retailing, wholesaling and warehousing of automotive batteries shall also be permitted.

(3) **SPECIAL HEAVY INDUSTRIAL ZONES - M3**

(a) **M3-1 (ALEXANDER CENTRE INDUSTRIES)**
[MCKIM MAP 5](#), [MCKIM MAP 5.1](#), and [MCKIM MAP 5.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M3-1 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M3 Zone, an extractive use shall also be a permitted use.

(b) **M3-2 (CONCRETE PLANT)**
[NEELON MAP 8.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M3-2 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a Precast Concrete Plant, Ready-Mix Plant and related accessory uses including a Maintenance Building.
- (ii) The maximum height of any building shall not exceed 20 metres.
- (iii) The minimum building setback from Falconbridge Road (Regional Road 86) shall be 23 metres and the minimum building setback from the southerly zoning boundary shall be 130 metres.

(c) **M3-3 (CONCRETE PLANT)**
[BRODER MAP 13](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M3-3 on the Zone Maps, all provisions of this by-law applicable to M3 Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a concrete products manufacturing plant, related office and repair structure, related storage structures and accessory uses including outdoor storage of products, provided that:
 1. all manufacturing is carried on within a completely enclosed structure;
 2. any storage of materials is not located in the required front yard.

M3-3 (cont'd.)

(ii) Side and rear yards shall be provided in accordance with the following:

1. side yard - 25 feet along western property boundary
2. rear yard - 15 feet

(iii) Parking shall be provided in accordance with the following:

1. a minimum of 16 automobile parking spaces measuring 10 feet by 20 feet;
2. a minimum of 6 truck parking spaces measuring 20 feet by 60 feet;
3. no required parking spaces shall be permitted in the minimum required front yard.

(iv) A loading zone area shall be provided measuring a minimum of 40 feet in width by 65 feet in length and shall have a vertical clearance of not less than 14 feet and may not occupy a required parking space.

(d) M3-4 William Day Bioreactor -Waste Disposal Site
[McKim Township Map 18](#)

Notwithstanding any other provision hereof to the contrary, within any area designated M3-4 on the Zone Maps, all provisions of this by-law applicable to "M3", Heavy Industrial Zones shall apply subject to the following modifications:

(i) in addition to the uses permitted a waste processing plant for the processing of sewage, waste biomass, organic waste and dead animals shall also be a permitted use.

(4) **SPECIAL MINING INDUSTRIAL ZONES - M4**

(a) **M4-1 (SEWAGE TREATMENT FACILITY)**
MCKIM MAP 6 AND MCKIM MAP 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated M4-1 on the Zone Maps, all provisions of this by-law applicable to M4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an M4 Zone, a sewage treatment facility shall also be a permitted use.
- (ii) The minimum setback from Regional Road 32 shall be 86 metres, and the minimum setback from Regional Road 55 shall be 21 metres.

(3) **SPECIAL CONSERVATION ZONES - CO**

~~(a) **CO-1 (GARDEN NURSERY) (97-195Z, 97-196Z, 97-197Z)**
NEELON MAP 9.3~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated CO-1 on the Zone Maps, all provisions of this by-law applicable to CO Zones shall apply subject to the following modifications:~~

- ~~(i) In addition to the uses permitted in a "CO" Zone, a garden nursery shall also be permitted.~~

(b) **CO-2 SIGN**
[McKim Map 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated CO-2 on the Zone Maps, all provisions applicable to the CO Zones shall apply subject to the following modifications:

- (i) the only permitted use shall be a 10' X10' business identification ground sign

SECTION 5 SPECIAL INSTITUTIONAL AND OPEN SPACE ZONES

(1) SPECIAL INSTITUTIONAL ZONES - I

(a) **I-1 (SCIENCE NORTH)**
[MCKIM MAP 3.3](#) AND [MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-1 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The following signs shall be permitted:
 - 1. One double faced animated ground sign measuring 9.6' by 13 feet containing a total sign area of 250 square feet, which sign shall not exceed a height of 17 feet above grade.
 - 2. One double faced ground sign not exceeding 100 square feet in sign area.

(b) **I-2 (MASONIC TEMPLE)**
[MCKIM MAP 4.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-2 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 - 1. not more than 13 dwelling units; **(By-law 2001-61Z & 78Z)**
 - 2. office uses, within the existing building only; **(By-law 2001-61Z & 78Z)**
 - 3. assembly hall and meeting rooms for private non-profit clubs or lodges;
 - 4. uses accessory to the above.

(c) **I-3 (PARKS & RECREATION DEPOT)**
[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-3 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an I Zone a public utility shall also be a permitted use.

(d) **I-4 (SEPARATE SCHOOL BOARD)**
MCKIM MAP 10.2

Notwithstanding any other provision hereof to the contrary, within any area designated I-4 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be administration offices, supplies and equipment storage (enclosed), and a carpentry and welding shop for the Sudbury District Roman Catholic Separate School Board.
- (ii) No outside storage shall be permitted.

(e) **I-5 (FIRE HALL)**
NEELON MAP 6.2

Notwithstanding any other provision hereof to the contrary, within any area designated I-5 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a fire hall, a fire training tower and service garage.
- (ii) Not more than 3 major structures may be constructed.
- (iii) The maximum height of the training tower shall not exceed 15 metres.

(f) **I-6 (PROVINCIAL GOVERNMENT OFFICES)**
BRODER MAP 13

Notwithstanding any other provision hereof to the contrary, within any area designated I-6 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be Provincial Government offices and facilities.
- ii) In addition to the uses permitted in Clause i) above, private sector uses comprised of a maximum 1486m² (16,000 sq. ft.) of office use and a maximum 3437m² (37,000 sq. ft.) of warehousing and storage shall be permitted.
- iii) Private sector uses as described in Clause ii) above shall only be permitted within existing buildings as established on the subject property on December 4, 2007.
- iv) Non-government warehousing and storage use shall exclude the warehousing and storage of hazardous substances.

(g) **I-7**

BRODER MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated I-7 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "I" Zone, a church and a religious, cultural or educational camp shall be permitted.
- (ii) No public road frontage is required.
- (iii) The front lot line shall be defined as the high water mark of Hannah Lake.

(h) **I-8**

(COLLEGE)
MCKIM MAP 15.1

Notwithstanding any other provision hereof to the contrary, within any area designated I-8 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a school together with any accessory uses, buildings and structures.

(i) **I-9**

MCKIM 6.4

Notwithstanding any other provision hereof to the contrary, within any area designated I-9 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "I" zone, the following uses shall be permitted:
 - 1. offices
 - 2. a residential building containing a maximum of 94 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, as well as a common kitchen and eating facilities.
- (ii) Required parking spaces for a residential building containing guest rooms designed for seniors or residents thereof who require nursing and/or homecare, shall be provided at a minimum ration of one (1) parking space per four (4) guest rooms.

(j) **I-10 (SCHOOL)**
BRODER MAP 13

Notwithstanding any other provision hereof to the contrary, within any area designated I-10 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a school.

(k) **I-11**
MCKIM MAP 4.3

Notwithstanding any other provision hereof to the contrary, within any area designated I-11 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an I Zone, a maximum of 130 multiple dwelling units shall also be permitted, provided that any multiple dwellings shall comply with the Zone Requirements of the R5 Zone.

(l) **I-12 (PRIVATE CLUB WITH NO L.L.B.O. FUNCTIONS)**
MCKIM MAP 4.4 AND MCKIM MAP 10.2

Within any area designated I-12 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (2) of Section 1 of Part VI, the only permitted uses shall be the following:
 - 1. any use permitted in an R2 Zone.
 - 2. a private club and related accessory uses excluding any accessory uses which would require an L.L.B.O. Permit or a Special Occasion Permit from the Liquor Licensing Board of Ontario.
- (ii) Notwithstanding Subsection (8) of Section 10 of Part II, parking shall be provided as follows:
 - 1. a minimum of 7 spaces for a private club.
 - 2. 1 space per dwelling unit.

(m) I-13 (BUSINESS OFFICE NON-PROFIT OR CHARITABLE INSTITUTION)
[MCKIM MAP 14.1](#) AND [MCKIM MAP 14.3](#)

Within any area designated I-13 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a business office for a non-profit or charitable institution, a single dwelling unit and their related accessory uses.
- (ii) The existing building shall be the only permitted main building and shall be restricted to the existing size and location.
- (iii) No parking space shall be located closer than 10 metres to any road, or closer than 3 metres to any residential lot.
- (iv) The only permitted signs shall be as follows:
 - 1. One business identification ground sign not exceeding 2.25 m² in sign area, a maximum height not to exceed 1.35 m, located not less than 10 m from the northerly lot line of Parcel 12005 S.E.S. and 3 m from any other lot line.
 - 2. One business identification wall sign not exceeding 2.25 m² in sign area shall be permitted adjacent to an exterior yard.

(n) I-14 (WALFORD RESIDENCE)
[MCKIM MAP 3.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-14 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modification:

- (i) The only permitted use shall be a parking area for a seniors' residence.

(o) I-15 (REGIONAL HOSPITAL)
[MCKIM MAP 3.3](#) AND [MCKIM MAP 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-15 on the Zone maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modifications:

- (i) The street line abutting Ramsey Lake Road shall be the front lot line.
- (ii) The maximum building height shall be 75 metres.
- (iii) Existing building setbacks shall be permitted as follows:
 - 1. Minimum 14.2 metre yard depth from the Ramsey Lake Road street line.
 - 2. Minimum 5.5 metre yard depth from the northerly limit of Part 21, Plan 53R-16508.

(o) **I-15** Cont'd

(iv) Other building setbacks shall be as follows:

1. From the street line of Ramsey Lake Road, Centennial Drive or Paris Street,
 - minimum 10 metres for buildings up to 30 metres height;
 - minimum 15 metres for buildings in excess of 30 metres height.
2. From the street line of Paris Crescent,
 - minimum 10 metres for all buildings.
3. From the northerly limit of Part 21, Plan 53R-16508,
 - minimum 10 metres for buildings up to 30 metres height;
 - minimum 15 metres for building in excess of 30 metres height.
4. From Parcel 35816 S.E.S. being Parts 30 and 31, Plan 53R-16508,
 - minimum 10 metres for buildings up to 30 metres height;
 - minimum 15 metres for building in excess of 30 metres height.
5. From all other lot lines,
 - minimum 10 metres for buildings up to 20 metres height;
 - minimum 20 metres for buildings in excess of 20 metres height.

(p) **I-16** **(LAPALME SCHOOL)**
[MCKIM MAP 10.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-16 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "I" Zone, sales and servicing of electronic and communications merchandise of all kinds, trade schools, private schools, commercial schools, offices and service trades shall also be permitted.

(q) **I-17** **(OFFICES AND PERSONAL SERVICES)**
[MCKIM MAP 9.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-17 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an I Zone, up to 930 m² of the gross floor area of the existing building may be occupied by offices and/or personal services.

(r) **I-18 (APARTMENT UNITS AS ADDITIONAL USE)**
[MCKIM MAP 9.4](#)

Within any area designated I-18 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modification:

1. That in addition to those uses permitted under Subsection (2) of Section 1 of Part VI, a maximum of seven dwelling units shall be permitted within the existing building.

(s) **I-19 (SENIORS HOUSING AND COMMERCIAL USES)**
[MCKIM MAP 9.3](#) & [MCKIM MAP 9.4](#)

Within any area designated I-19 on the Zone Maps, all provisions of this By-law applicable to I Zones shall apply subject to the following modifications:

- i) In addition to the uses permitted under Subsection (2) of Section 1 of Part VI, the following uses shall also be permitted:
 1. retail stores, offices, personal service shops and a restaurant; and
 2. a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with centralized kitchen and dining facilities and related accessory uses.
- ii) Parking for the guest rooms shall be provided in accordance with the following:
 - 0.25 parking spaces per guest room

(t) **I-20 SENIORS HOUSING COMPLEX**
[MCKIM MAP 1.4](#) AND [MCKIM MAP 2.3](#)

Within any area designated I-20 on the Zone maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be as follows:
 1. a maximum of 40 dwelling units consisting of a mix of single detached, semi-detached and/or row dwellings.
 2. a maximum of 60 dwelling units in the form of multiple dwellings, where no multiple dwelling shall exceed a height of 4 storeys.
 3. a residential building containing a maximum of 85 guest rooms designed for seniors or residents thereof who require nursing and/or homecare, together with common kitchen and dining facilities.
 4. accessory support services for a seniors community which may include personal service shops, a pharmacy and medical offices.
 5. related accessory uses.

(t) **I-20** Cont'd

- (ii) That parking for the residential building containing up to 85 guest rooms shall be provided in accordance with the following:

- 2 spaces for the residential building, plus 0.5 spaces for each of the first 30 guest rooms, plus 0.25 spaces for each additional guest room.

(u) **I-21 (INSTITUTIONAL SETBACKS)**
[MCKIM MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-21 on the Zone Maps, all provisions of this by-law applicable to Institutional Zones shall apply subject to the following modifications:

- (i) Minimum rear yard of 7 metres
- (ii) West side yard of 3 metres
- (iii) The existing building as located is permitted

(v) **I-22 INSTITUTIONAL SPECIAL (SETBACK PROVISIONS)**
[NEELON MAP 5.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-22 on the Zone Maps, all provisions of this by-law applicable to Institutional Zones shall apply subject to the following modifications:

- (i) the minimum required rear yard shall be 5 metres
- (ii) the minimum required west side yard shall be 1.8 metres
- (iii) the minimum required east side yard shall be 9.5 metres
- (iv) non-institutional offices shall not exceed 1000 square feet of the net leasable area of the building

(w) **I-23 (COMPUTER SOFTWARE BUSINESS)**
[McKIM MAP 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-23 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an "I", Institutional zone, a computer software business shall be permitted.

(x) **I-24 (SCHOOL)**
[McKim Map 3.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-24 on the Zone Maps, all provisions of this by-law applicable to I Zones shall apply subject to the following modifications:

- (i) The minimum interior side yard setback shall be 5 metres.

(y) **I-25 (Medical office)**
[McKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-25 on the Zone Maps, all provisions of this by-law applicable to the "I", Institutional zone shall apply subject to the following modification:

- (l) In addition to those uses permitted in an "I", Institutional zone, a medical office shall also be permitted.

(z) **I-26 (REDUCED LOT FRONTAGE)**
[McKim Township Map 8.2](#) and [McKim Township Map 8.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I-26 on the Zone Maps, all provisions of this by-law applicable to "I", Institutional Zones shall apply subject to the following modifications:

- (i) The minimum lot frontage shall be 12 metres.

(aa) **I-27 (Church property)**
[McKim MAP 9.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated I -27 on the Zone Maps, all provisions of this by-law applicable to the "I", Institutional zone shall apply subject to the following modifications:

- i) The size and location of the existing building and concrete steps shall be permitted;
- ii) The minimum lot area shall be 371 m²;
- iii) No minimum parking spaces shall be required.

(4) **SPECIAL OUTDOOR RECREATION ZONES - OR**

(a) **OR-1 (ANGLERS & HUNTERS CLUB)**

[BRODER MAP 1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated OR-1 on the Zone Maps, all provisions of this by-law applicable to OR Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a private anglers and hunters club with one main clubhouse, a shooting range and related accessory uses.
- (ii) No part of the shooting range shall be closer than 50 feet from the high water mark of the lake.
- (iii) No public road frontage is required for the anglers and hunters club.
- (iv) Caution signs shall be provided in conjunction with the shooting range.

(b) **H4OR-2 (TOURIST COMPLEX)**

[BRODER MAP 14](#) & **[BRODER MAP 15](#) (Revised by By-law 96-79Z)**

Notwithstanding any other provision hereof to the contrary, within any area designated H4 OR-2 on the Zone Maps, all provisions of this by-law applicable to OR Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a tourist commercial complex to contain the following:
 - 1. amusement/theme park including but not restricted to rides, games, retail concessions and restaurants;
 - 2. campground;
 - 3. recreational facilities including but not restricted to miniature golf, playground, paddle boats, food and retail concessions;
 - 4. cultural and convention facility including but not restricted to a concert hall, theatre, exhibition space, art gallery, restaurants and retail shops;
 - 5. uses accessory to the above.
- (ii) No buildings, structures, activities or features other than entrance features, landscaping and permitted signs shall be permitted nearer than 30 metres from the easterly property limits or from the Sudbury Southwest By-pass.
- (iii) Not more than 3 ground signs containing not more than two sign faces each shall be permitted and no sign face shall exceed 25 square metres in area. The minimum distance between signs shall be 100 metres.

H4OR-2 (cont'd.)

- (iv) All parking generated by the development shall be provided on the site.

No development pursuant to this by-law may take place until the "H" symbol has been removed by amendment to this by-law by Regional Council. The "H" Holding symbol in this by-law shall only be removed by Council of the Regional Municipality of Sudbury pursuant to Section 36 of the Planning Act provided that the following conditions are first satisfied:

1. A detailed site plan control agreement be entered into by the Owner and the Regional Municipality of Sudbury, to be registered on title to the subject lands ahead of all encumbrances and all deposits and contributions made, prior to the removal of the "H" symbol, which agreement shall contain any approvals required by the Ministry of Transportation and Communications for matters under their jurisdiction and ensure that matters under Amendment No. 34 are provided for.
2. The signing of a detailed servicing agreement with the Region respecting sewer and water to be registered on title to the subject lands ahead of all encumbrances and all deposits and contributions made, prior to the removal of the "H" symbol. Such agreement shall ensure that there shall be no expense to the Region and that the developer pays for all costs necessary to upgrade the existing systems to meet his requirements. Such agreement shall also ensure that the extension of services from the end of the municipal system is a private system.
3. The acquisition by the Owner of all necessary easements and agreements required to bring water and sewer services south of the by-pass to the subject property.
4. The signing of a servicing agreement with the City prior to the removal of the "H" symbol, to provide for the upgrading of Silver Lake Road to the satisfaction of the Commissioner of Physical Services at the developer's expense.
5. The signing of a servicing agreement with the Region to be registered on title to the subject lands ahead of all encumbrances and all deposits and contributions made, prior to the removal of the "H" symbol, to provide for any off-site road improvements over Crown land and for all intersection and access improvements on Long Lake Road at the developer's expense to the satisfaction of the Regional Engineer.

(c) **OR-3 (GOLF COURSE AND CLUBHOUSE) By-law 96-79Z**
BRODER MAP 11, BRODER MAP 14 AND BRODER MAP 15

Within any area designated OR-3 on the Zone Maps, all provisions of this By-law applicable to OR Zones shall apply subject to the following modifications:

- (i) Notwithstanding Subsection (1) of Section 2 of Part II and Subsection (3)(b) of Section 4 of Part VI, the erection or use of buildings shall be permitted where the subject property has guaranteed access to a public road via a private road over a registered right-of-way in favour of the subject property and via a road over Crown land.
- (ii) The subject property is not an area of 'site plan control' pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13.

(d) **OR- 4 (Union Office)**
Dill Township Map 10

Notwithstanding any other provision hereof to the contrary, within any area designated OR-4 on the Zone Maps, all provisions of this by-law applicable to OR Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an OR zone, a union office with a maximum gross floor area of 371m² shall be permitted.

(5) **SPECIAL PRIVATE OPEN SPACE ZONES - PS**

(a) **PS-1 (COMMUNICATIONS TOWER)**
[MCKIM MAP 7.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated PS-1 on the Zone Maps, all provisions of this by-law applicable to PS Zones shall apply subject to the following modifications:

- (i) No public road frontage is required.

(b) **PS-2 (SOUTH BAY ROAD SINGLE RESIDENTIAL)**
[MCKIM MAP 1.1](#) (96-22Z, 97-90Z, 97-157Z)

Parcel 43473 S.E.S. in Lot 1, Concession 1, Township of McKim being Part 1 of Reference Plan 53R-7176

Parcel 49461 in Lot 1, Concession 1, Township of McKim being Part 1 of Reference Plan 53R-11084

Notwithstanding any other provision hereof to the contrary, within any area designated PS-2 on the Zone Maps, all provisions of this By-law applicable to PS Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a PS Zone, a single detached dwelling shall also be a permitted use and the rear yard requirements, lot coverage and landscaped open space requirements of the R1 Zone shall apply to the single detached dwellings.

(c) **PS-3 (OVERFLOW PARKING)**
[MCKIM MAP 14.2](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned PS-3 on the Zone Maps all provisions of this By-law applicable to PS Zones shall apply subject to the following modification:

- (i) That the only permitted use shall be overflow parking for the property municipally known as 319 Lasalle Boulevard.

(d) **PS-4 (SOUTH BAY ROAD SINGLE RESIDENTIAL)**
[MCKIM MAP 1.1](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned PS-4 on the Zone Maps all provisions of this By-law applicable to PS Zones shall apply subject to the following modifications:

- (b) In addition to the uses permitted in a PS Zone, a single detached dwelling shall also be a permitted use and the yard requirements, lot coverage and landscaped open space requirements of the R1 Zone shall apply to the single detached dwellings.

(2) **SPECIAL PUBLIC PARK ZONES - P**

(a) **P-1** [MCKIM MAP 6.4](#)

Notwithstanding any other provision hereof to the contrary, within any area designated P-1 on the Zone Maps, all provisions of this by-law applicable to P Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a park and two air intake raises located not less than 30 metres from any lot line.

(b) **P-2**
[MCKIM MAP 15.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated P-2 on the Zone Maps, all provisions of this by-law applicable to P Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in a P Zone, a parking lot, with or without remuneration shall also be permitted.

(c) **P-3 (BELL PARK)**
[MCKIM MAP 3.3](#), [MCKIM MAP 8.2](#) AND [MCKIM MAP 9.1](#)

Notwithstanding any other provision hereof to the contrary, within any area designated P-3 on the Zone Maps, all provisions of this by-law applicable to P Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
1. a public park;
 2. an amphitheatre;
 3. a public parking lot with or without remuneration; **(96-192Z)**
 4. any accessory uses, buildings and structures; and
 5. any use permitted in all zones under Section 17 of Part II hereof.

(d) **P-4 (BELL GROVE)**
[MCKIM MAP 3.3](#)

Notwithstanding any other provision hereof to the contrary, within any area designated P-4 on the Zone Maps, all provisions of this by-law applicable to P Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
1. a public park;
 2. a public marina; **(96-192Z)**
 3. a water sports facility which may include any buildings and structures designed to accommodate non-profit water sports associations as well as public community facilities;
 4. any accessory uses buildings and structures.

(7) **SPECIAL RURAL ZONES - RU**

(a) **RU-1 (SINGLE DETACHED DWELLING)**
NEELON MAP 3

Notwithstanding any other provision hereof to the contrary, within any area designated RU-1 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a single detached dwelling, provided that the owner enter into a "No Demand for Municipal Services Agreement" with the Regional Municipality of Sudbury and the City of Sudbury.

(b) **RU-2 (PORTABLE ASPHALT PLANT)**
BRODER MAP 7

Notwithstanding any other provision hereof to the contrary, within any area designated RU-2 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be a portable asphalt plant, existing related accessory buildings and structures, and related accessory uses including material stockpiles.
- (ii) Pits and Quarries as defined by the Pits and Quarries Control Act, are not permitted uses.

(c) **RU-3 (AUTO REPAIR AND SINGLE DETACHED DWELLING)**
BRODER MAP 7

Notwithstanding any other provision hereof to the contrary, within any area designated RU-3 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be an automobile repair shop and garage and a single detached dwelling and related accessory uses.

~~(d) **RU-4 (DRIVE-IN THEATRE) 2000-19Z**~~
~~**BRODER MAP 13**~~

~~Notwithstanding any other provision hereof to the contrary, within any area designated RU-4 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:~~

- ~~(i) In addition to the uses permitted in an RU Zone, a drive-in theatre shall also be a permitted use.~~

(e) **RU-5 (TWO FAMILY DWELLING)**
BRODER MAP 11

Notwithstanding any other provision hereof to the contrary, within any area designated RU-5 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in an RU Zone, a 2 dwelling unit building shall be permitted in place of a single detached dwelling.

(f) **RU-6**
BRODER MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated RU-6 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be the following:
- storage and warehousing of wine concentrate
 - automobile body repair and paint shop
 - beverages, wholesale and storage
 - boats, storage
 - ice manufacturing
 - juice making
 - motor replacement parts, sales and storage
 - radiator repairs
 - storage warehouse
 - wine making
 - vehicle restoration, including boats, etc.
- (ii) That the maximum gross floor area of all buildings on site shall not exceed 8,760 square feet.
- (iii) That the only permitted signs shall be one ground sign not to exceed 116 square feet in sign area and fascia signs not to exceed 96 square feet in total sign area.
- (iv) No outside storage shall be permitted.

(g) **RU-7**
BRODER MAP 18

Notwithstanding any other provision hereof to the contrary, within any area designated RU-7 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted use shall be warehousing and related accessory offices.

(h) **RU-8 (GOOD NEIGHBOUR SALVAGE)**
DILL MAP 9

Notwithstanding any other provision hereof to the contrary, within any area designated RU-8 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a single family residence, a salvage business, and related accessory uses which may include casting of metals, metal crushing, sale of new and used cars, a public garage for mechanical repairs and auto body work, mechanical fitness repairs, retailing of new and used auto parts, reconditioning including painting of auto parts, manufacturing of fibreglass and plastic parts and repair of fibreglass and plastic parts.
- (ii) Not more than one lighted business identification ground sign not exceeding 1.6 m² in area shall be permitted, located not less than 3 m from any lot line.
- (iii) Not storage shall be permitted in the required front yard.

(i) **RU-9 (TOURIST INFORMATION CENTRE)**
DILL MAP 10

Notwithstanding any other provision hereof to the contrary, within any area designated RU-9 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a tourist information and rest stop facility, tourist promotion offices and other municipal uses but not including a municipal works yard.
- (ii) One ground sign not exceeding 20 m² in area and located not less than 15 metres from any lot line shall be permitted.
- (iii) A minimum front yard of 15 metres shall be provided.

(j) **RU-10 (GOLF TRAINING FACILITY)**
BRODER MAP 13

Notwithstanding any other provision hereof to the contrary, within any area designated RU-10 on the Zone Maps, all provisions of this by-law applicable to RU Zones shall apply subject to the following modification:

- (i) In addition to the uses permitted in an RU Zone, a commercial recreation centre being restricted to a golf training facility which may include a snack bar and/or a retail golf equipment shop accessory to a golf training facility shall be permitted.

(k) **RU-11 (CONTRACTOR'S YARD)**
[Broder Map 11](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned RU-11 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) The only permitted uses shall be a contractor's yard and related accessory uses.
- (ii) That the only permitted buildings and their maximum permitted gross floor areas shall be as follows:
 - 1. A combined Office and Shipping/Receiving Building where the office portion shall have a maximum gross floor area of 315 m² and the shipping/receiving portion shall have a maximum gross floor area of 115.2 m².
 - 2. A 372 m² storage building.
 - 3. A 152.4 m² storage building.
 - 4. A 242.1 m² garage building.
- (iii) That a minimum setback of 15 m shall be provided along the entire east and west property boundaries where, with the exception of one driveway entrance, the only permitted use shall be landscaped open space.
- (iv) The subject property is an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, Chapter P. 13.

(l) **RU-12 (SINGLE DWELLING AND GUEST RESIDENCE)**
[Broder Map 6](#)

Notwithstanding any other provision hereof to the contrary, within any area zoned RU-12 on the Zone Maps, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) A single detached dwelling with or without an accessory guest residence and related accessory uses shall be permitted.
- (ii) The minimum west interior side yard shall be 3.6m.

(m) **RU-13 SINGLE OR SEASONAL DWELLING**
[BRODER MAP 6](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RU-13 on the Zone Maps, all provisions of this by-law applicable to the Rural Zone shall apply subject to the following modifications:

- (i) That the only permitted uses shall be a single detached dwelling or a seasonal dwelling and their accessory uses.

(n) **RU-14 (Dwelling Unit)**
[McKim Township Map 5](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RU-14 on the Zone Maps, all provisions of this by-law applicable to "RU", Rural Zones shall apply subject to the following modifications:

(i) that a minimum lot frontage of 45 metres be provided

(o) **RU-15 (No Accessory Dwelling Unit)**
[McKim Township Map 5](#)

Notwithstanding any other provision hereof to the contrary, within any area designated RU-15 on the Zone Maps, all provisions of this by-law applicable to "RU", Rural Zones shall apply subject to the following modifications:

(i) no accessory dwelling unit will be permitted.

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
95-155Z 2001-188Z	C6-6	Additional use - retail or wholesale plg. & hgt. service shop	Pcl. 46478, Lot 3, Conc. 4, McKim Twp. 869 Kingsway
95-190Z	C3-12	Dwelling & Office/Retail	Pcl. 13458, Pt. Lot 23, M196, Lot 7, Conc. 1, McKim Twp. 419 & 423 Yale St.
96-14Z	R2-12	Site Plan Control	Pcl. 32056, Pts. 1-4, 53R- 15444, Lot 6, Conc. 6, Broder Twp. 324 Harrison Dr.
96-19Z	C2-47	Additional Uses	Lots 2 & 3, M-333, Pcl. 20848, Lot 11, Conc. 6, Neelon Twp. 1894 Lasalle Blvd.
96-22Z 97-31Z, 97-66Z 97-90Z, 97-157Z	PS-2	South Bay Road Single Residential	Pcl. 43473, Pcl. 49461 Lot 1, Conc 1, McKim Twp.
96-24Z Repealed by 2001-272Z	R6-13	Home Occupation in Garage	Lot 249, M-60 & Pt. 2, 53R-10980, Lot 4, Conc. 4, McKim Twp. 395 Perreault St.
96-30Z	RU-6	Additional Uses	Pcl. 44268, Pt. 1, 53R- 6657, Lot 10, Conc. 6, Broder Twp. 2838 Southview Dr.
96-64Z 99-7Z	M1-38	Restricted Uses	Pcl. 34868, Pts. 2, 3 & 4, SR-2625, Lot 12, Conc. 4, Neelon Twp. 420 Second Ave.
96-76Z	Amends C2-30	Additional Uses	Pcls. 13368 & 12896, Pt. 2 SR-2220, Pt. Lot 1, M-190, Lot 3, Conc. 6, McKim Twp 592-594 & 622 Lasalle

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
96-79Z	OR-3	Golf Course & Clubhouse	Pts. 7, 8, 9 & 10, 53R-15450 & Pts. 1, 2 & 3, 53R-14912, Lots 7 & 8, Conc. 5, Broder Twp. Silver Lake Rd.
96-101Z	R2-13	3 Unit Dwelling	Pts. 4-7, 53R-14385, Lot 7, Conc. 1, McKim Twp. 1411 Marcel St.
96-107Z	R2.D55-14	Yard Requirements	Pcl. 10947, E. Pt. Lot 16, M-161, Pt. Lot 6, Conc. 1, McKim Twp. 1809 Paris St.
96-109Z	I-12	Private Club	Pcl. 8662, Lot 8, Conc. 2, McKim Twp. 34 Bulmer Ave.
96-120	Amends R1-7	Beauty Parlour	476 Westmount
96-128Z	C3-13	Office and Bulk Retail	Pcls. 12823 & 14329, Lot 6, Conc. 6, Broder Twp.
96-129Z	RR.D45-5	Street Townhouse Dwellings	Lot 23, 53M-1195, Lot 7, Conc. 1, McKim Twp. 630 Moonrock Ave.
96-142Z 98-23Z	H12R3.D98-10 Removes H		Pcl. 32485, Pt. Lot 12, M-163, Lot 6, Conc. 2 McKim Township 750 Regent St. S.
96-160Z	R4-23	Institutional Parking	Lots 57-62, Plan 1-S, (Serbian Hall)
96-162Z	R4.D94-22	Residential & Offices	Lot 54, M-264, Pcl. 35252, Lot 7, Conc. 1, McKim Twp 480 Linda St
96-189Z	H13C5-2	Shopping Centre	Southridge Mall
96-192Z	Amends P-3 & P-4		Bell Park & Bell Grove

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
96-195Z	C3-14	Restricted Uses	Lot 34, M-403, Lot 4, Conc. 6, Broder Twp. 2178 Armstrong St.
96-198Z	R4-25	Professional Office	Pcl. 34030, Pt. 1, SR2302, & Pt. 2, 53R-4474, Lot 3, Conc. 5, McKim Twp. 761 Lasalle Blvd.
96-207Z	R3-11	Day Care	Pcl. 13452, Pt. 5, 53R- 14978, Lot 3, Conc. 5, McKim Twp. 1126 Sunnybrae Ave.
96-212Z	R2-15	Non-Profit Administrative Office	Pcl. 15936, Pt. Lot 8, M-59 Lot 4, Conc. 4, McKim Twp 346 Murray St.
96-221Z	R4-24	(Serbcan Appeal File)	Edgehill Dr.
96-228Z	Amends M1-32	Brouze's Equipment	1648 Pioneer Rd.
96-236Z	C6-1	Tim Horton's	Pt. of Pcl. 47705, Pts 1-4, 53R-15841, Lot 2, Conc. 4 McKim Twp. (Kingsway)
97-11Z	M1-19	City of Sudbury (Cambrian Ford Sales)	Pt. 1, 53R-15679, Pt. of Pcl. 10180, Lot 12, Conc. 4, Neelon Township
97-20Z (88-205)	Amends C3-1		Pcl. 11285, Pt. 1, 53R- 4226, Lot 6, Conc. 6, Broder Twp. (2152 Long Lake Rd.)
97-31Z (96-22Z) 97-66Z, 97-90Z, 97-157Z	Amends PS-2 & H11PS-2		South Bay Rd.
97-45Z	C2-48	G., M. & S. Rosset	Pcls. 15142, 16608 & 47263, Lots 1 & 2, M208 & Lot 28, M243, Lot 2, Conc. 5, McKim Twp. (959 & 971 Lasalle & 1117 Arthur)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
97-59Z	C2-49	Gallo/Wisnewski	52-58 Nepahwin Ave.
97-60Z	R1.D1-14	KMS Investments	Pt 3, 53R-15963, Lot 2, Conc. 3, Broder Twp. (South Lane Rd.)
97-70Z	C1-28	Elio & Elide Pen	Pcl. 33775, Lot 47, M-358, Lot 4, Conc. 6, Broder Twp. (2381 Mallard's Landing)
97-73Z	C2-50	Michael Delsault	Pcl. 14553, Lot 7, Conc. 1, McKim Twp. (1297 Regent)
97-115Z	C4.D90-10	Retail & Merchandise Service	Inst. #56244, Pt. Lots 42 & 43, 2-S, Lot 5, Conc. 3, McKim Twp. (254 Larch St)
97-128Z 97-172Z	C6-10	Parking Area	Pt. Lot 2, Conc. 4, Pt. 1, 53R-15896, McKim Twp. (1212 Kingsway)
97-134Z See 98-38Z	C3.D90-15 H14C3.D90-15	Regent St. Development	Pcls. 22155'A', 37224, 51059,23535,44906,37205, 7030,33138,8047,14829, 8530, 15701'A', 8497, 8375, Lot 7, Conc. 1, McKim Twp.
97-157Z (See 96-22Z)	PS-2	South Bay Rd.	Pcl. 43473, Lot 1, Conc. 1, Pt. 1, 53R-7176, McKim Twp.
97-184Z	R1.D2.5-15	Lot Frontage	Pts. 1-13, 53R-16094, Lot 10, Conc 1, Broder Twp
97-195Z	C0-1 to C0		Pt. 1, 53R-16023, Lot 11, Conc. 6, Neelon Township
97-196Z	C0-1 to R2-16	Primary Arterial Setback	Pts. 4 & 5, 53R-16023, Lot 11, Conc. 6, Neelon Twp.
97-197Z	C0-1 & C0 to RR-6	Street Townhouse Dwellings	Pts. 2, 3 & 6 to 9 incl., 53R-16023, Lot 11, Conc. 6, Neelon Township

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
97-218Z	Amends C2-41		Pts. 1-3, 53R-15892 & Pts. 1 & 2, 53R-16138, Lot 5, Conc. 6, Broder Twp.
97-219Z	M1-39		Pcl. 117 SES, Lot 5, Conc. 5, McKim Township
98-20Z	I-13	Business Office Non-Profit or Charitable Institution	Pcl. 12005, Lot 3, Conc. 6, McKim Twp. (PIN#02171-0190)
98-31Z	C2-51	Skaters' Edge	Pcls. 50017 & 33418, & Pt. 1, 53R-15979, Lot 3, Conc. 6, McKim Twp. (664 Lasalle, 1167 Northway)
98-32Z	R4.D79-26	Aurelio Orasi	Parcel 8670, Lot 7, Conc. 2, McKim Twp. (Martindale Rd.)
97-37Z	R5.D87-7	Sal-Dan	Pt. 4, 53R-14688, Lot 4, Conc. 4, McKim Township (Keziah St.)
98-38Z Amends 97-134Z	H14C3.D90-15	Regent St. Group	Adds 2 parcels - 35693 & 31196
98-46Z (91-136)	C2-33	Vitto Brand Foods	Cambrian Heights Dr.
98-121Z	M1-40	Loach's Road	Pts. 7 to 18, 53R-12112, Lot 5, Conc. 6, Broder Twp. (125 Loach's Rd.)
98-131Z	H16C2-52 (deletes C2-14)	Schools, etc.	295 Victoria St.
98-161Z 2002-183Z	C2-53	Residential Building for seniors	Pcl. 11459, Lot 7, Conc. 1, McKim Twp. (1385 Regent St)
98-165Z	M2-2	Animal Hospital	Pcl. 45242, Pts. 1-12, 53R-8434, Lots 8 & 9, Conc. 2, McKim (1040-1060 Lorne St)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
98-213Z	Amends C2-29	Service Station	Pcls. 28706, 13505, 25128, Lot 4, Conc. 5, McKim Twp. 1133 Notre Dame Ave.
98-218Z	C2-54 Office/Retail Reduced Parking		Lots 19, 20, 21 & Lot 18, M-109, Lot 6, Conc. 4, McKim Township (532 & 536 Kathleen, 327 & 333 Burton)
98-233Z (99-5Z)	C3-16 Parking Lot		P.I.N.#02123-0415, Pt. of Lot 4, Conc. 5, McKim Twp. (325 McLean St.)
99-7Z	Amends M1-38 (96-64Z)		Parcel 34868, Lot 12, Conc. 4 Neelon Twp(420 Second Ave)
99-18Z	I-14	Walford Residence	Pt. of Pcl. 9458, Pt. 1, 53R- 16366, Lot 5, Conc. 1, McKim Twp (127 Walford Rd.)
99-28Z	M1-41 Medical office & one dwelling unit		Pcl. 2862, Lot 30, M-51, Lot 6, Con. 3, McKim Twp. 346 Regent St. S.
99-37Z 99-46Z (2002-90Z)	M1-42 Home Depot		Pt. of Pcl. 10180, Lot 12, Conc. 4, Neelon Twp.
99-83Z (2000-70Z)	C2-55 Medical Offices/Pharmacy		Pts. 4-22, 53R-9712 & Pts. 5 & 6, 53R-9714, Lot 5, Conc. 4, McKim (634 Notre Dame)
99-97Z	C2-56 Parking Lot		Pcl. 21844, N½ Lot 13, M-219 & Pcl. 28338, Lots 1 & 10, M-300, Lot 1, Conc. 6, McKim Township (1173 Roy & 1282 Lasalle)
99-98Z	C4-11 Kitchen Equipment Store		Lots 15 & 16, 31S, Lot 6, Conc. 3, McKim Township (1173 Roy Avenue)
99-102Z Amended See 99-253Z	C3-17 Ambulance Station Mall/ Gas Bar		Lot 26, M-921, Lot 11, Conc. 5, Neelon Township (463 Falconbridge Rd.)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
99-135Z	Amends C1-16		Pcl. 14964, Lot 73, M-194, Lot 3, Conc. 5, McKim Twp. (599 Lasalle Blvd.)
99-143Z	M1-43 Supermarket		Pts. of 53R-9393, 53R-14343 53R-14375, Lot 6, Conc. 3, McKim Township (82 Lorne Street)
99-187Z	I-15	Regional Hospital	Pts. 1 to 7 incl., Pts. 9 to 29 incl. & Pts. 32 to 48 incl., 53R-16508, Lots 5 & 6, Conc. 2, McKim Township (Paris St.)
99-199Z	C3-10		Parcel 33248, Lot 10, M-371, Lot 6, Conc. 6, Broder Twp. (252 Ester Rd.)
99-209Z	M2-3	Hockey Training Facility	Pcls. 37103 & 32255 & Pcl. 30198 except Pts. 14 & 15, 53R-14795, Lot 9, Conc. 1 & 2, McKim Township (1351 Kelly Lake Rd.)
99-253Z Amends 99-102Z	C2-57 Automotive Lubrication Shop		Remainder of Pcl. 45772'A', Pt. of Lot 26, M921, Lot 11, Conc. 5, Neelon Township (463 Falconbridge Rd.)
99-270Z 2000-18Z	I-16	Lapalme School	Lot 1, M-702 & Lot 1, M-739, Pt. 1, SR-155, Lot 7, Conc. 4, McKim Township (505 Froid Rd.)
2000-19Z (Deletes RU-4)	RU-10	Golf Training Facility	Pcl. 38191, Pts. 1 & 2, SR- 1668, Pts. 1 & 2, 53R-16595, Lots 1 & 2, Conc. 5, Broder Twp. (C.K.S.O. Road)
2000-26Z	R7.D2.5-1	Permanent Dwelling	Pcl. 24032, M-508, Location J.D.D.373, 53R-12604, Pt. 1, Lot 8, Conc. 2, Dill Township (800 Birch Drive)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
2000-70Z (99-83Z)	C2-58	Parking for 634 Notre Dame	Pts. 1 & 2, 53R-16668, Lots 4 & 5, Conc. 4, McKim Twp.
2000-106Z	C1-29	Secondhand Retail Store	Lot 6 & westerly 6 ft. of Lot 5, Plan 8-S, Lot 7, Conc. 3, McKim Twp. (351 Elm W.)
2000-107Z	I-17	Offices & Personal Services	Pt. of P.I.N.#02138-0003, 53R-4496, except Pt. 4, 53R-16383, Lot 5, Conc. 4, McKim Township (201 Jogues St.)
2000-123Z	Amends C2-45	Automobile Repairs	1111 Notre Dame Ave.
2000-148Z	C2-59	Restaurant & Dwelling Unit	P.I.N. #021132-0228, Lot 11, Plan 10-S, Lot 5, Conc. 4, McKim Twp. (264 Notre Dame Ave.)
2000-153Z	C2-60	Former Sorrento Hotel	Pts. 4, 5, 7, 8, 12, 18 & 19, 53R- 16769, Lot 1, Conc. 4, McKim Twp. (1400 Kingsway)
2000-166Z	R5-8		Pts. 1-3, 53R-8885, Pts. 2 & 3, 53R-9065 except Pts. 1 & 2, RD- 126, Lot 5, Conc. 3, McKim Township (263 Brady St.)
2000-178Z	C4-12	Seniors Guest Rooms	Lots 3 to 6, 17S, Pts. 1-4, 53R-16783 & Pt. 18, 53R-9393, Lot 6, Conc. 3, McKim Township (117 Elm St.)
2000-193Z	Amends C2-5		Parcel 47766, Pt. 4, 53R-16625, Lot 7, Conc. 1, McKim Township 1421 Regent & 442 Bouchard

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
2000-200Z	C4-13	Limited Uses	Pt. Pcls. 49410 & 7935, Pts. 6-11, 53R-13342, Lot 6, Conc. 2, McKim Township (1361 & 1347 Paris St.)
2001-27Z	I-18	Apartment Units as Additional Use	Part 1, 53R-16493 in Lot 6, Concession 4, McKim Twp. (298 College St.)
2001-75Z	C2-61	Limited C2 Uses	Lots 19 & 20, M-236, Lot 10, Concession 6, Neelon Twp. (1217-1233 Falconbridge Rd)
2001-61Z (2001-78Z)	I-2	Belrock Masonic Temple	Pcl. 46211, Pt. Block A, M-99 Pts. 1-4, 53R-9544, Lot 7, Conc. 2, McKim Township (845 Regent St. S.)
2001-128Z	C3-18	Service Station, Car Wash	Pcl. 10096 & Lot 72, M201, Lot 12, Con. 3, Neelon Twp. (2002-2008 Bancroft Dr.)
2001-153Z	HR4.D93-1	Holding By-law	Pcls. 6994, 16463, 12035 & 11735, Lot 6, Conc. 1, McKim Twp. (15 Maki, 1826, 1832-1836 Paris)
2001-263Z	R2-18	Front Yard Parking	Parcel 48352, Pt. 2, 53R-11210, Lot 7, Conc. 2, McKim Twp. (1246 Southview Dr.)
2001-272Z	Repeals 96-24Z		Pcl. 48153, Lot 249, M-60, Pt. 2, 53R-10980, Lot 4, Conc. 4, McKim Township (395 Perreault St.)
2001-273Z	C3-19	Existing Building/Special Uses	Pcl. 16266, Pt. Lots 5 & 6, M-164, Lot 4, Conc. 5, McKim Township (401 Lasalle Blvd.)
2001-274Z	C2-62	Existing Multiple Dwelling	Pcl. 37499'A', Pts. 1 & 2, 53R-4412, Lot 6, Conc. 1, McKim Township (1755 Regent St.)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
2001-281Z	Amends R2-3	Beauty parlour, chiropractic Office, 1 dwelling unit	Pcl. 31390, Pt. 1, SR-775, Lot 7, Conc. 1, McKim Twp. (431 Linda St.)
2002-33Z	PS-3	Overflow Parking	Pt. Lots 55 & 56, M-164, Pt. 1, 53R-17082, Lot 4, Conc. 5, McKim Twp. McLean St.
2002-42Z 2002-121Z	M1-44	Video Rental/Sales	Rem. Pcl. 47285, Lot 12, Conc. 4, Neelon Twp. (450 Second Ave.)
2002-65Z	R5-9	Seniors Residence	Pt. of Pcls. 45795 & 11765, Pts. 2-7 & Pts. 9-11, 53R-17095, Lot 6, Conc. 1, McKim Township (Paris St.)
2002-67Z	C6-11	Gift shop, bulk retail outlet	Parcel 15721, Lot 2, Conc. 4, McKim Township (1159 Kingsway)
2002-85Z	RU-11	Contractor's Yard	Part 2, 53R-17101, Part of Pcl. 39097, Lot 8, Con. 4, Broder Twp. (799 Luoma St.)
2002-90Z	Amends M1-42 (99-37Z)		Pt. Pcl. 10180, Pts. 3 to 12, 53R-17119, Lot 12, Con. 4, Neelon Township (Marcus Dr.)
2002-121Z	Amends 2002-42Z	Video Rental/Sales	Rem. Pcl. 47285, Lot 12, Conc. 4, Neelon Twp. (450 Second Ave.)
2002-169Z	R6-12	Personal Fitness Training	336 Riverside Drive
2002-183Z (98-161Z)	Amends C2-53	Residential Building for Seniors	Pcls. 12134, 12276 & 12277, Lot 7, Conc. 1, McKim Twp. (1385 Regent St.-The Breezes)
2002-44Z	M1-45	Truck Refuelling Centre	Pt. Pcls. 11480 & 11171, Pts. 1 & 2, 53R-17062, Lot 3, Con. 6, Broder Township (3070 Regent St.)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
2002-257Z	R6-14	12 Seniors' Guest Rooms	PIN 02132-1153, Pts. 1,2, 3, 5, 6, 53R-16147, Lot 5, Conc. 4, McKim Twp. (210 Lloyd St)
2002-287Z	R6-15	Entertainment Production Facility	PIN 02134-0313, Pcl. 1791, Pt. Lots 18 & 19, Plan M-216, Lot 7, Con. 4, McKim Twp (381 Pine St.)
2002-356Z	R4-27	Non-profit or charitable Institution	Pts. 1, 3, 4, 6 & 13, 53R-17254, Lot 4, Con. 3, McKim Twp. (Pt. of St. Raphael & Gabriel Sts.)
2003-40Z	M1-47	50% Office Use	Pcl. 51409, Lots 101, 102 & 103, M-95, Lot 6, Con. 3, McKim Twp. (205 Douglas St)
2003-197Z	R1.D15-16	Reduced Street Frontage	A. Part of Pcl 49532 SES, Pts 1 & 2, 53R-17356, Lot 2, Con 2, McKim Twp B. That Pt of Pcl 49532 SES save & except Pts 1 & 2, 53R-17356 and save and except Lots 60 to 64, M-423; Part of Lakewood Drive, being Pt 3, Plan 53R-17356, Lots 68 to 70 and Lots 163 to 165, M-423; all in Lot 2, Con 2, McKim Twp
2003-217Z	R6-16	Pet Supply Warehouse & Accessory Uses	Lots 206-210, 18-S, Lot 5, Con 4, McKim Twp (97 St. George)
2003-256Z	C2-64	Special Frontage	Pt. of Pcls. 10180 & 44728 SES, Lot 2, Con. 4, Neelon Township (Marcus Dr.)
2003-266Z	C8-2	Animated Wall Sign	Units 2 to 16 and 20 to 22, Plan D-132, being PIN numbers 02138-0158, 02138-0159 and 02138-0129, Lot 5, Concession 4, McKim Township
2003-291Z	C2-65	Revised Uses	Pcls 28706, 13505 & 25128, Lot 4, Con 5, McKim Twp (1133 Notre Dame)

BY-LAW 95-500Z
LIST OF AMENDMENTS

By-law #	Special #	Explanation	Location
2003-293Z	C4-13		Part of Parcel 7935 SES being Parts 2, 3, 4 & 5, 53R-13342, Lot 6, Con 2, McKim Twp
2003-299Z	R1-17	5 lots on right-of-way	Parcel 624 SES, Lot 1, Con 3, McKim Twp
2004-70Z	C6-12	Advertising Ground Sign	Pt of Kingsway rd allowance shown on Plan P-2148 & lying between the straight line ext. of the east & west boundaries of land described as Pts 7 & 8, 53R-16109, in Lot 3, Con 4, McKim Twp
2004-71Z	C4-14	Clothing Boutique	Lot 15 and Part of Lot 16, Plan 31-S, Instrument #114066, Lot 6, Con 3, McKim Twp
2004-84Z	C2-66		Lots 17 & 18, Plan 22-S, and part of Block E (being Parts 1 & 2, Plan 53R-13012) Plan 10-S, in Lot 5, Concession 4, Township of McKim
2004-90Z	H19PS-4	South Bay Road Single Residential	Part of Parcel 9284 SES, Being Parts 1 & 2, 53R-9528, in Lot 1, Con 1, McKim Twp
2004-102Z	R4.D59-28	Better Beginnings	Pts 2-9, 12, 14, 15, 17, 19, 22, 24 & 25, Plan 53R-17044; Pts 1, 7, 10, 11, 13, 16, 21, 23 & 28, 53R-17044, McKim Twp
2004-127Z	R1-18	Accessory Garage	Pcl 7897 SES (PIN 73577-0624) in part of Lots 10 & 11, Con 3, Neelon Twp
2004-139Z	C2-67	Limited C2 Uses	(PINs 73588-0153, 73588-0443 and 73588-0401) Lots 117 to 122 inclusive, Plan M-76, Lot 8, Con 2, McKim Twp
2004-175Z	M1-48	Professional Offices, etc	Parcel 51409 SES (PIN 73585-0031) Lots 101, 102 & 103, Plan M-95, in Lot 6, Concession 6, McKim Twp

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By-law #	Special #	Explanation	Location
2004-214Z	C1-30	Service Station	Parcel 24919 SES, Lot 7, Concession 1, McKim Twp
2004-253Z	RU-12	Single Dwelling & Guest Residence	Parcel 10960 SES, (PIN 73472-0232 (LT), Lot 10, Concessions 2 & 3, Broder Twp
2004-255Z	M1-49	Vehicle Sales	Parcels 50214 SES and 30192 SES in Lot 6, Concession 6, Township of Broder
2004-296Z	I-19	Seniors Housing & Commercial Uses	(PIN 02138-0081) Parts 5 to 23 inclusive, being part of Block Z, Plan 1-S, Lot 5, Concession 4, Township of McKim
2005-83Z	M1-50	Equestrian Shop Added	Parcel 48001 SES, being Parts 1 to 4, Plan 53R-11392, Parts 1 to 5, Plan 53R-11711 and Lots 66 and 68, Plan M-132, in Lot 2, Concession 4, McKim Twp
2005-101Z	M2-4	Pioneer Industrial Park	Parts 2, 3, 8 and 9, 53R-17557, in Lot 7, Cons 3 & 4, Neelon Township
2005-137Z	I-20	Seniors Housing Complex	Parts 10 to 16, 53R-17763 (Part of PIN 73592-0412) in Lot 3, Concession 2, McKim Twp
2005-224Z	C1-31	Retail Craft Shop	Parcel 6737 SES, M-76, Lot 137, Lot 8, Concession 2, Township of McKim
2005-225Z	C6-13	Reduced Landscape Buffer	Parcel 11277 SES, being Part of Lot 61, Plan M-42, Lot 4, Concession 4, McKim Township
2005-236Z	C2-68	Paper Warehousing & Limited C2 uses	PIN 73588-0911 (LT) being Lots 387 to 408 inclusive together with Parts of Morrison Avenue, Clemow Avenue and public lanes, Plan M-128, Lot 8, Concession 2, Township of McKim

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2005-262Z	C1-32	Merchandise Service Shop	Instrument #71260, being Lots 11, 12 & 13, Plan 29-S, Lot 7, Concession 3, McKim Twp
2006-81Z	C3-20	Advertising Ground Sign	Parcel 11691 SES, Part 1, 53R-14443, Lot 6, Con 6, Broder Twp
2006-118Z	C4-15	Art Gallery	Lot 27, Plan 3S, Lot 6, Con 3, McKim Twp
2006-134Z	C3-21	Professional Office	PIN 02123-0272, 53R-16350, Parts 1, 2 & 3, Lot 3, Con 5, McKim Twp
2006-171Z	CO-2	Sign	Part 1, 53R-18077, Lot 6, Con 2, McKim Twp
2006-180Z	C6-14	Advertising Ground Sign	Part 1, 53R-18075, Pt Lot 3, Concession 4, McKim Twp
2006-189Z	C5-3	Shopping Centre	Part 1, 53R-17853, Part 5, 53R-17362, Part of Lot 9, M-170, Part 11, 53R-17876, Lot 1, Concession 5, McKim Twp
2006-245Z	C4-16	Office Limited Uses	PIN 73583-0205, Pcl 34624 SES, Lot 6, Con 2, McKim Twp
2006-255Z	R1.D2.5-19	Private Cabin	Parcel 10308 SES, Lot 9, Con 6, Dill Twp
2006-257Z	R6-17	Business Office	Parcel 149 SES, Part Lot 6, M-26, Lot 7, Con 4, McKim Twp
2006-269Z	R6-18	Bookkeeping Office	PIN 02136-0208, South half Lot 323, Plan 1-S, Lot 6, Con 4, McKim Twp
2007-19Z	C4-17	Locksmith Shop	PINs 73585-0990 & 73585-1039, Lots 1, 2 & 4, Plan 3S, Lot 6, Con 3, McKim Twp

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By-law #	Special #	Explanation	Location
2007-46Z	I-21	Institutional Setbacks	Lot 56 & Part of Lot 55, Plan 1S, Parts 4 - 7, 53R-18238, Lot 6, Con 4, McKim Twp
2007-47Z	R4-29	Multiple Residential Lot Frontage & Setbacks	Part of Lot 55, Plan 1S, Pts 1-3, 53R-18238, Lot 6, Con 4, McKim Twp
2007-51Z	C2-69	Data Storage and Residential Unit	Pcl 4114 SES, Lot 84, M-1027 Lot 12, Con 2, McKim Twp
2007-52Z	I-22	Setback Provisions	Pcl 6669 SES, Parts 2, 3, 5, 6 & 7, 53R-18250, Lots 9 & 10, Con 3, Neelon Twp
2007-63Z	R3-12	3 Residential Dwelling Units	Pcl 13402 SES, PIN 02123-0403, Lot 44, M-164, Lot 4, Con 5, McKim Twp
2007-75Z	C4-18	Carpet Retail & Appraisal	Lot 37, Plan 3S, Lot 6, Con 4, Township of McKim
2007-120Z	I-23	Computer Software Business	PIN 02245-0113, Pcl 45814 SES, Lots 241 to 247, Plan M-60, Part 6, 53R-9906, Lot 4, Concession 4, McKim Twp
2007-150Z	I-24	School	Lots 1 & 13 & part Lot 2, M-876 & Pts 2 & 4, 53R-18305, Lot 6, Con 2, McKim Twp
2007-179Z	C2-70	Office	Lot 25, Plan M-380, Lot 33, 53M-1194, Lot 10, Con 5, Neelon Twp
2007-184Z	C2-71	Transport Training School	PIN 73576-0054, Part of Pcl 45812 SES, Pts 1-6, Plan 53R-9088, Less Parts 14-16, Plan 53R-13567, Lot 10, Con 4, Township of Neelon
2007-185Z	H25R1		Part 1, 53R-18356, Lot 3, Concession 3, McKim Twp

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2007-225Z	R4-30	Sewing & Upholstery Business	PIN 02121-0297, Pcl 24955, Lot 10, M-268, Lot 2, Con 6, Township of McKim
2007-256Z	C4-20	Dwelling Units on Ground Floor	Lot 53, Plan 2-S, Lot 5, Con 3, McKim Twp
2007-257Z	C4-19	Rooming House	Parcel 39396 SES, being Part 1, Plan 53R-5438, Part Block A, Plan M-99, Lot 7, Con 2, McKim Twp
2007-258Z	R6-19	Front Yard Parking	Part 1 on Plan 53R-18424 and Parcel 7719 SES, Part of Lots 159, 160 & 161, Plan M-95, Lot 6, Con 3, McKim Twp
2007-306Z	C3-22	Landscaping and Fence Height	PIN 73578-0086, 7578-0002, 73578-0047, 73578-0310, Parcels 7821, 1229, 9739 and 12788 SES, Pt Lot 12, Con 3, Neelon Twp
2007-307Z	C1-33	Minnow Lake Hair Salon	Parcel 7020 SES, Lot 44, Plan M-101, Lot 1, Con 3, McKim Twp
2008-91Z	I-25	Medical Office	PIN 02123-0002, Parcel 16869 SES, Lot 4, Con 5, McKim Twp
2008-107Z	M2-5	Automotive accessories store Pcl And office uses	46843 SES, Lot 4, M-879, Pts 1 & 2, 53R-10382, Lot 8, Con 2, McKim Twp
2008-133Z	C3-23	Limited General Commercial Uses	Part of Lots 6 to 10 on Plan 28-S-B being Parts 14 to 18, Plan 53R-17879; and Part of Lots 33 to 38 on Plan 28-S-A being Parts 2 and 4 to 8, Plan 53R-17879 and Part of Pearl Street on Plan 28-S-A, being Parts 9 to 13, Plan 53R-17879, Lot 5, Concession 4, Township of McKim, City of Sudbury
2008-139Z	R6-20	Sauna Supplies & Handyman Service Trade	PIN 02133-0130, Pt 1, 53R-13994, Part Lot 160, Plan 47S, Lot 5, Concession 4, Township of McKim

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2008-196Z	M1-51	Medical Office	Pcl 53557 SES, Lot 21, M-403, Lot 4, Con 6, Broder Twp
2008-181Z	H26PS-4	Single Residential	PIN 73593-0039, Pt 1, 53R-11452, Lot 1, Con 1, McKim Twp
2008-205Z	C3-24	Limited General Commercial Uses	Lots 6 to 10, Plan 28-S-B being Parts 14 to 18, Plan 53R-17879, Part of Lots 33 to 38, Plan 28-S-A being Parts 2 and 4 to 8, Plan 53R-17879 and Part of Pearl Street, Plan 28-S-A, being Parts 9 to 13, Plan 53R-17879, Lot 5, Concession 4, Township of McKim, Pearl Street, Sudbury
2008-218Z	R2-19	Rear Yard Setback	Parcels 10264 and 38027 SES, Parts 4 & 5, Plan SR-2622, Lot 11, Con 3, Neelon Twp
2008-225Z	RU-13	Single or Seasonal Dwelling	Pcl 10960 SES except Pts 1, 2, 3 & 4, 53R-18769, Lot 10, Concessions 2 & 3, Broder Twp
2008-227Z	C4-21	Floral Gift Shop	East half of Lot 39, Plan 2S, Lot 5, Concession 3, McKim Twp
2008-230Z	H27C2-72	General Commercial Building Supply Yard	Part of Pcl 30885 SES, Pt 1, Part 1, 53R-18817, Lot 1, Con 4 McKim Twp
2008-245Z	C3-25	Professional Office/ Commercial Recreation Centre	Parcel 7343 SES, Lots 23, 27 & 28, Plan M-129, Lot 1, Con 3, Township of McKim
2008-274Z	M1-52	Mini Storage Facility	PIN 73479-0462, Pcl 30324 SES, Parts 3-8, Plan 53R-17203, Lot 12, Concession 5, Dill Township
2009-14Z	R6-21	Triplex	Parcel 6737 SES, Lot 137, M-76, Lot 9, Concession 2, McKim Twp

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By-law #	Special #	Explanation	Location
2009-51Z	M1-53	Medical Office	PIN 734780-1055, Parcel 21987 SES, Lot 22, Plan M-403, Lot 4, Concession 6, Broder Twp
2009-52Z	C2-73	Storage and office use	PIN 73586-1358, Blocks A & B and Lot 293, Plan 4-S, Part 2, Plan 53R-15961 in Lot 7, Concession 3, McKim Twp
2009-65Z	C4-22	Parking and Canopies	PIN 02138-0154, Lots 308-322, Plan 1-S and former Lowe St and lane, Lot 6, Con 4, McKim Twp
2009-66Z	R4-31	Conversion of Existing School To Residential Units	Parts 1, 2, 3, 4, 5, 6, 7 & 8, 53R-18955, Lot 12, Concession 4, Township of Neelon
2009-103Z	I-26	Reduced Lot Frontage	PIN 73583-0604, 73583-0052 & 73583-0051 and Pts 2 & 3, 53R-18968, Lot 4, Con 3, McKim Twp
2009-146Z	R2-22	Duplex Dwelling	PIN 02123-0057, Pcl 14219 SES, Lot 124, Plan M-197, Lot 4, Con 5, McKim Twp
2009-147Z	R6-22	Multiple Dwelling	PIN 02131-0081, Lot 313, Plan 18S, Lot 5, Con 4, McKim Twp
2009-182Z	R6-23	Duplex dwelling	PIN 02129-0070, Pcl 2685 SES, Parts of Lots 22, 23 & 24, M-109, Lot 6, Con 4, McKim Twp
2009-183Z	M3-4	Waste Disposal Site	Parcel 51604 SES, Lot 11, Con 6, McKim Twp
2009-218Z	RU-14	Dwelling Unit	Parcel 43236 SES, Pts 3 & 4, 53R-19801, Lot 10, Con 1, Township of McKim

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2009-219Z	RU-15	no accessory dwelling unit	Parcel 43236 SES, Pts 3 & 4, 53R-19801, Lot 10, Con 1, Township of McKim
2009-260Z	C2-74	rooming house, dwelling unit, Data storage	PIN 02133-0339, Lots 5 & 6, Plan 18S, Lot 5, Con 4, McKim Twp
2009-257Z	R3-14	Four Residential Dwelling Units	Lot 16, M-269, Pts 1 & 2, 53R-18810, Lot 7, Con 2, McKim Township
2009-273Z	C1-34	Medical Office	PIN 73595-0259, Parcel 13141 SES, Part Lot 2, M-140, Lot 6, Con 1, McKim Twp
2009-275Z	OR-4	Union Office	PIN 73479-0122, Pt of Pcl 2593 SES, Lot 10, Cons 5 & 6, Dill Township
2010-10Z	R3-15	Triplex	Parcels 5456 & 5457 SES, Part of Lot 561, M-2S, Lot 7, Con 4, McKim Twp
2010-43Z	R6-20	Five Dwelling Units	PIN 02133-0130, Part 1, 53R-13994, Part of Lot 160, 47S, Lot 5, Con 4, McKim Twp
2010-64Z	R3-17	Five Plex	PIN 02245-0269, Pcl 4638 SES, Part of Lots 113 & 114, M-60, Lot 4, Con 4, McKim Twp
2010-70Z	R3-16	Fourplex	Part of PIN 73475-0566, Pt of Pcl 32932 SES, Parts 3 & 4, 53R-18760, Lot 6, Con 6, Broder Twp
2010-80Z	C3-26	limited general commercial uses	Lots 6 to 10, Plan 28-S-B being Parts 14 to 18, Plan 53R-17879, Part of Lots 33 to 38, Plan 28-S-A being Parts 2 and 4 to 8, Plan 53R-17879 and Part of Pearl Street, Plan 28-S-A, being Parts 9 to 13, Plan 53R-17879, Lot 5, Concession 4, Township of McKim, Pearl Street, Sudbury

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2010-122Z	R2-25	Three Residential Dwelling Units	PIN 73585-0576, Pcl 13854 SES, Lot 11, M-206, Lot 6, Concession 3, McKim Twp
2010-123Z	R2-24	Three Residential Dwelling Units	PIN 73567-0039, Lot 10, M-287, Part 1, SR-2058, Lot 12, Con 6, Neelon Twp
2010-132Z	R4.D50-32	Mixed Use Building	PIN 73588-0054, Block 1, 53M-1191, Lot 8, Con 1 McKim Twp (s/b Con 2)
2010-133Z	R6-16	Warehousing and Offices	Lots 206 to 210, Plan 18S, Lot 5, Concession 4, McKim Twp
2010-135Z	R4-33	24 residential dwelling units	Parts 1 & 2, 53R-19289, Lot 7, Concession 4, McKim Twp
2010-136Z	R2-26	Duplex dwelling	Parcel 16927 SES, Lot 70, M-231, Lot 9, Con 3, Neelon Twp
2010-151Z		Side yard and lot depth	southerly part of Lot 83, 1-S, excluding PIN 02135-0073, Lot 6, Concession 4, McKim Twp
2010-152Z		Church property	southerly part of Lot 82, 1-S, excluding PIN 02135-0073, Lot 6, Concession 4, McKim Twp
2010-156Z	R4.D50-32	Mixed use Building	PIN 73588-0054, Block 1, 53M-1191, Lot 8, Con 1 McKim Twp (s/b Con 2)
		(correcting by-law 132Z)	
2010-157Z	R6-16	Warehousing and Offices	Lots 206 to 210, Plan 18S, Lot 5, Concession 4, McKim Twp
		(correcting by-law 133Z)	
2010-160Z	M2-6	automotive batteries	Parts 1-4, 53R-19303, Lot 5, Con 6, Broder Twp

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2010-201Z	R3-18	Five plex	PIN 02137-0119, east part of Lot 1, Plan 57S, Lot 5, Con 4, McKim Twp
2010-202Z	R2-28	Triplex with front yard parking	Parcel 43180 SES, Lot 92, 8-S, Lot 7, Concession 3, McKim Twp
2010-203Z	C1-35	Office and Personal Services	Parcel 33103 SES, Lot 46, M-358, Lot 4, Concession 6, Broder Twp
2010-206Z	M1-54	Retail Store	PIN 73478-1048, Pts 1 & 2, 53R-17777, Lot 4, Con 3, Broder Twp
2010-236Z	R1-20	Beauty Salon and Dwelling Unit	Parcel 50596 SES, Lot 148, M-1024, Lot 12, Con 2, McKim Twp
2010-239Z	C1-36	Five Dwelling Units	Parcel 6926 SES, Lot 95, M-26, Lot 7, Con 4, McKim Twp