

SECTION 28

RESTRICTED SERVICE COMMERCIAL (RSC) ZONE

28.1 GENERAL PURPOSE OF THE RSC ZONE

This Zone is normally intended to implement the Auto-Oriented Commercial Corridor designation in Section 4.4.2 of the Official Plan. The Zone provides for and regulates a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets.

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

28.2 PERMITTED USES

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

RSC1

The following are permitted uses in the RSC1 Zone variation:

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

RSC2 (Z.-1-96435)

The following are permitted uses in the RSC2 Zone variation:

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

RSC3

The following are permitted uses in the RSC3 Zone variation:

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

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

RSC4

The following are permitted uses in the RSC4 Zone variation:

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

RSC5

The following are permitted uses in the RSC5 Zone variation:

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

RSC6

The following are permitted uses in the RSC6 Zone variation:

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

RSC7 (deleted by Z.-1-96435)

28.3 REGULATIONS

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

1) AUTOMOBILE BODY SHOPS

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

- 2) **MANUFACTURING AND ASSEMBLY INDUSTRIES**
Manufacturing and assembly industries must have retail sales as a part of their establishment to locate in the RSC5 Zone variation.
- 3) **RSC1, RSC4 AND RSC5 LANDSCAPED OPEN SPACE (%) MINIMUM**
The minimum (%) landscaped open space for specific individual uses shall be as follows:
 - a) Self-storage Establishments 10%
- 4) **RSC1, RSC4 AND RSC5 LOT COVERAGE (%) MAXIMUM**
The maximum open storage for specific individual uses shall be as follows:
 - a) Self-storage Establishments 60%
- 5) **RSC1, RSC4 AND RSC5 OPEN STORAGE (%)**
The maximum open storage for specific individual uses shall be as follows:
 - a) Self-storage Establishments 40%
- 6) **RSC1, RSC4 AND RSC5 SETBACK FOR OPEN STORAGE (m) MINIMUM**
The minimum setback for open storage for specific individual uses shall be as follows:
 - a) Self-storage Establishments
 - i) Open storage is prohibited in front & exterior side yards
 - ii) In rear & interior side yards:
 - a) 15.0m (49.2 feet) plus the applicable rear & interior side yard depth when abutting a residential zone.
 - b) 9.0m (29.5 feet) plus the applicable rear & interior side yard depth when abutting any non-residential zone and 0.0 metres within the same RSC zone.

28.4 SPECIAL PROVISIONS

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

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

RSC1 Zone Variation

RSC1(1)

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

RSC1(2)

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

RSC1(3)

- a) Uses permitted in the RSC1 / RSC4 /RSC5 Zone variations.
- b) Regulations:
 - i) Interior Side Rear Yard:
3.0 metres (9.8 feet) plus 1.5 metres (4.9 feet) and for each 4.0 Depth (Minimum) metres (13.1 feet) of building height or fraction thereof above the first 4.0 metres (13.1 feet) and 0.0 metres within the same RSC Zone variation.
(Z.-1-93205)

RSC1(4)

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

RSC1(5)

- a) Additional Permitted Use:
 - i) Pet Shops
- b) Regulation:
 - i) Gross Floor Area 175.0 square metres
(Maximum) (1,885 square feet)
(Z.-1-95371)

RSC1(6)

- a) Permitted Uses:

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

 - i) "HOME APPLIANCE STORE" means a retail store devoted to the sale of household equipment such as major and small appliances, where a small proportion of the gross floor area may be devoted to the sale of home/office electronics, computers or audio/visual equipment.
 - ii) "HOME FURNISHING STORE" means a retail store devoted to the sale of movable contents of a room, home or office, where a small proportion of the gross floor area may be devoted to the sale of home/office electronics, computers or audio/visual equipment. Such goods may include furniture, light fixtures, clocks, organs or pianos, carpet or indoor window coverings.
- b) Regulations:
 - i) Gross Floor Area for 8 000 square metres
Individual Uses (85,000 square feet)
(Maximum)
 - ii) Total Gross Floor Area Not Applicable (N/A)
(Maximum):
(Z.-1-96442)

- RSC1(7)
- a) Regulation:
- i) Lot Depth 45.0 metres (150 feet)
(Minimum)
(Z.-1-97484)
- RSC1(8)
- a) Additional Permitted Uses:
- i) Bakeries;
ii) Commercial recreation establishments;
iii) Day care centres;
iv) Delicatessens, in association with a bakery;
v) Restaurants.
(Z.-1-97489)
- RSC1(9) North side of Dingman Drive, west of Wellington Road
- a) Definitions:
- The following definition applies in this Zone:
"ELECTRONICS STORE" means a retail store devoted to the sale of home/office electronics, computers, home appliances, audio-visual equipment, software and other accessories.
- b) Additional Permitted Uses:
- i) Electronics stores;
ii) Hotels.
- c) Regulations:
- i) Total Gross Floor Area Maximum: Not Applicable (N/A)
- ii) Gross Floor Area for Electronics Stores (Minimum): 930 square metres (10,000 square feet)
(Maximum): 3250 square metres (35,000 square feet)
(Z.-1-00754 - O.M.B. Order Issue Date: July 21, 1998 - Decision No. 1843)
- RSC1(10)
- a) Regulations:
- i) Setback from a Railway Right-of-Way (Minimum): 30 metres (98.3 ft.) in conjunction with a berm
(Z.-1-00807)
- RSC1(11) Pine Street, south side, between Egerton Street and Elm Street
- a) Permitted Uses:
- i) Automobile repair garages;
ii) Business and service establishments;
iii) Repair and rental establishments;
iv) Service and repair establishments;
v) Automobile Service Stations.
- b) Regulations:
- i) Lot Area (Minimum): 450 m² (4,844 ft²)
- ii) Lot Frontage (Minimum): 12.0 m (39.4 ft)

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|-------|--|--|
| iii) | Front and Exterior Side Yard Depth (Minimum) | 6.0 metres (19.7 feet). |
| iv) | Interior Side Yard Depth (Minimum): | 1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side. |
| v) | Rear Yard Depth (Minimum): | 7.5 metres (24.6 feet). |
| vi) | Landscaped Open Space (Minimum): | 30 %. |
| vii) | Lot Coverage (Maximum): | 35 %. |
| viii) | Height (Maximum): | 10.5 metres (34.4 feet). |
| ix) | Open Storage (Maximum) | 5 %. |
| x) | Parking Area Coverage (Maximum) | 25 %. |
| xi) | Mixed Use Developments (Converted Dwellings) | |
| | Where a lot is used for both a converted dwelling and non-residential purposes, the maximum number of dwelling units permitted by the applicable lot area per unit regulation for converted dwellings shall be reduced at a rate of one dwelling unit for each 100.0 square metres (1,076 square feet) or part thereof, of gross floor area devoted to non-residential uses.
(O.M.B. File #R 910387 - Appeal #4001 May 19, 1994)
(removed from the RSC(3) Zone and inserted here by By-law No. Z.-1-00819) | |

RSC1(12)

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

RSC1(13)

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

RSC1(14)

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

RSC1(15)

- a) Prohibited Uses:
 - i) Animal hospitals;
 - ii) Kennels.
(Z.-1-041270)

RSC1(16) (Z-1-051390)

- a) Additional Permitted Use:
 - i) Retail stores
- b) Regulations:
 - i) Retail store (GFA) Maximum 75% of the main floor area and warehouse on the remaining 25%

RSC1(17)

- a) Regulations:
 - i) Lot Coverage (Maximum) 33.1%
 - ii) Height (Maximum) 14 metres
 - iii) Gross Floor Area- Showroom (Maximum) 8000 m²
 - iv) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC1(18)

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

RSC1(19)

- a) Additional Permitted Use
 - i) Truck tire retail sales and service establishment-an establishment for the sales and service of truck and wheels.
- b) Regulations
 - i) Rear Yard Depth (minimum) 50 metres (164 feet)
(for Truck tire retail sales and service establishment)

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

RSC1(20)

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

RSC1(21)

- a) Regulations:
 - i) Parking rate for all permitted uses contained in four standalone commercial buildings with a gross floor area of 3403 m² (Z.-1-101926) 1 space per 20 m² (215.28 ft² of gross floor area).

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

- a) Additional Permitted Uses:
 - i) Automotive Use (Z.-1-112042)

RSC1(23) 35 Southdale Road East

- a) Prohibited Uses:
 - i) Automotive uses, restricted, except Car washes
- b) Regulations
 - i) Landscaped Open Space (Minimum): (Z.-1-122071) 12%

RSC1(24)

- a) Additional Use:
 - i) Retail within the existing building
- b) Regulations:
 - i) Existing Number of Parking Spaces
 - ii) Gross Floor Area Retail (Maximum): (Z.-1-122086) 1,500 m²

RSC1(25) 1192 Highbury Avenue North

- a) Regulation[s]:
 - i) Rear Yard Depth (Minimum) 4.3 metres (14.1 feet)
 - ii) North Interior Side Yard Depth (Minimum) 4.3 metres (14.1 feet)

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

RSC1(26) 2946 Bateman Trail

- a) Prohibited Uses:
 - i) Animal clinics
 - ii) Kennels
 - iii) Outdoor Commercial Recreation Establishment
- b) Additional Permitted Use:
 - i) Commercial Recreation Establishment within buildings
- c) Regulations:
 - i) Height (maximum): 9m (29.5 ft)
(Z.-1-162455)

RSC1(26) 661-675 Wharnccliffe Road South

- a) Regulations
 - i) Permitted Use:
Open storage (vehicles) in association with an automobile sales and service establishment
 - ii) The minimum rear (west) yard setback for open storage (vehicles) abutting a residential zone shall be 18m (59 feet).
 - iii) Lot coverage for open storage (vehicles) (maximum) 80%
(Z.-1-182680)

RSC1(28) 1297 Wharnccliffe Road South

- a) Regulations
 - i) Front Yard Depth (Minimum) 5.5 metres (18 feet)
 - ii) Exterior Side Yard Depth (Minimum) 2 metres (6.5 feet)
 - iii) Setback from Daylight Triangle (Minimum) 1.2 metres (3.9 feet)
 - iv) No parking spaces, excluding a maximum of two (2) accessible parking spaces, shall be permitted between the building façade and the street
 - v) No part of any parking area, other than a driveway, shall be located closer than 6 metres from Bradley Avenue West.
(Z.-1-202819)

b) RSC2 Zone Variation

RSC2(1)

- a) Permitted Uses:
 - i) Animal hospitals;
 - ii) Bulk beverage stores;
 - iii) Catalogue stores;
 - iv) Dry cleaning and laundry depot;

- v) Duplicating shops;
 - vi) Hardware stores;
 - vii) Home appliance stores;
 - viii) Home improvement/furnishing stores;
 - ix) Kennels;
 - x) Liquor, beer and wine stores;
 - xi) Repair and rental establishments;
 - xii) Retail stores;
 - xiii) Service and repair establishments;
 - xiv) Studios;
 - xv) Taxi establishments.
- (O.M.B. File #R920575 - Appeal #1017 June 4, 1993)

RSC2(2)

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

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

RSC2(4)

- a) Prohibited Uses:
 - i) Retail Stores;
 - ii) Supermarkets.
- b) Regulations:
 - i) Gross Floor Area for Individual Uses 8 000 square metres
(Maximum): (85,000 square feet)
 - ii) Total Gross Floor Area Not Applicable (N/A)
(Maximum):
(Z.-1-96442)

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

RSC2(6)

- a) Additional Permitted Use:
 - i) Automobile body shop.
- b) Regulations:
 - i) Setbacks for an Automobile Body Shop from a Residential Zone 25.0 metres
(Minimum):
(Z.-1-02991)

RSC2(7)

- a) Permitted Uses:
 - i) Any use permitted in the RSC1 Zone variation;
 - ii) Bulk beverage stores;
 - iii) Dry cleaning and laundry depots;
 - iv) Pharmacy;
 - v) Retail stores.

(Z.-1-031123) (also see Z.-1-031132 - RSC2(8))

- RSC2(8)
- a) Additional Permitted Use:
 - i) Liquor, beer and wine stores.
(Z.-1-031132) (also see Z.-1-031123 - RSC2(7))
- RSC2(9)
- a) Regulations:
 - i) Setback from a Railway Right-of-Way (Minimum):
(Z.-1-041235) 30 metres
(98.4 feet)
- RSC2(10)
- a) Additional Permitted Uses:
 - i) Supermarket
 - b) Regulations:
 - i) Gross Floor Area: (Maximum) Supermarket 3,372 m2
(36,300 sq. ft.)
 - ii) Parking Spaces: (Minimum) 172
(Z.-1-051416)
- RSC2(11)
- a) Regulation:
 - i) Lot Area (Maximum):
6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone.
(Z.-1-091861)(Amended by Z.-1-122067)
- RSC2(12) 1021 Wonderland Road South
- a) Additional permitted uses:
 - i) commercial school
 - ii) commercial recreation establishment
 - iii) laboratories
 - iv) financial institutions with accessory retail
 - v) Office, medical/dental
 - b) Regulation[s]:
 - i) A total of 56 parking spaces shall be required for the existing building.
(Z.-1-112059) (Z.-1-172589)
- RSC2(13) 35 Southdale Road East
- a) Prohibited Uses:
 - i) Bulk sales establishments;
(Z.-1-122071)
- RSC2(14) 503 York Street
- a) Additional Permitted Uses:
 - i) Service Office
 - b) Regulations:
 - i) Maximum Gross Floor Area for Service Offices 2,000 m²

- (Maximum):
- ii) Lot depth (Minimum): 48 meters
 - iii) Front yard setback 0 meters
 - iv) Setback to the rear lot line 0 meters
 - v) Landscaped Open Space (Minimum) 5%
 - vi) Lot coverage (Maximum) 45%
 - vii) Setback to parking area from ultimate road allowance (Z.-1-12087) 0 meters
- RSC2 (15) 981 & 983 Wonderland Road South
- a) Additional Permitted Uses:
 - i) Retail Store.
 - ii) Supermarket
 - b) Regulations:
 - i) Gross Floor Area: 996 m²
Retail Store (Maximum) (10,721 sq. ft.)
 - ii) Gross Floor Area: 3,372 m²
Supermarket (Maximum) (36,300 sq. ft.)
 - iii) Parking Spaces: 172
(Minimum)
 - iv) Front Yard Depth 2.2 metres (7.2 feet)
(Maximum)
 - v) Exterior Side Yard Depth 3 metres (9.8 feet)
(Maximum)
 - vi) Rear Yard Setback Depth 5 metres (16.4 feet)
(Maximum) (Z.-1-122129)
- RSC2(16) 940 and 956 Wharnccliffe Road South
- a) Additional Permitted Uses:
 - i) Food Store within existing buildings
 - ii) Accessory refrigeration building not to exceed 100m² of gross floor area
(Z.-1-142335)
- RSC2(17) 660-670 Wonderland Road North
- a) Permitted Uses limited to the existing building
 - i) Animal hospitals;
 - ii) Bulk beverage stores;
 - iii) Catalogue stores;
 - iv) Clinic;
 - v) Dry cleaning and laundry depot;
 - vi) Duplicating shops;
 - vii) Hardware stores;
 - viii) Home appliance stores;
 - ix) Home improvement/furnishing stores;
 - x) Kennels;
 - xi) Liquor, beer and wine stores;
 - xii) Medical/dental offices;

- xiii) Pharmacy;
- xiv) Repair and rental establishments;
- xv) Retail stores;
- xvi) Service and repair establishments;
- xvii) Studios;
- xviii) Taxi establishments

b) Regulations

- i) Parking rate for all permitted uses on site (Minimum) (Z.-1-192808)(Z.-1-202873) 1 space per 11m² gross floor area

c) RSC3 Zone Variation

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

RSC3(2)

a) Additional Permitted Use:

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

RSC3(3) Clarke Side Road at Trafalgar Street

a) Additional Permitted Uses:

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

RSC3(4)

a) Additional Permitted Use

- i) Pharmacies.

b) Regulations

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

RSC3(5)

a) Additional Permitted Uses

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

RSC3(6)

a) Additional Permitted Uses:

- i) Animal hospitals;
- ii) Catalogue stores;
- iii) Duplicating shops;
- iv) Home and auto supply stores;
- v) Home improvement and furnishing stores;
- vi) Repair and rental establishments;
- vii) Service and repair establishments;
- viii) Studios;

- ix) Dry cleaning and laundry depot;
 - x) Liquor, beer and wine stores;
 - xi) Pharmacies;
 - xii) Offices.
- (Z.-1-99723)

RSC3(7)

- a) Additional Permitted Use:
 - i) Amusement games establishments in association with a commercial recreation establishment
- b) Regulations:
 - i) Gross Floor Area For Amusement Games Establishments (Maximum): (Z.-1-00755) 10% or 150 square metres (1,615 square feet) whichever is lesser.

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

- a) Permitted Uses:
 - i) Business service establishments;
 - ii) Medical/dental offices;
 - iii) Offices;
 - iv) Personal service establishments;
 - v) Repair and rental establishments;
 - vi) Service and repair establishments;
 - vii) Studios.
- b) Regulations:
 - i) Lot Area (Minimum) 450 m² (4,844 ft²)
 - ii) Lot Frontage (Minimum) 12.0 metres (39.4 feet).
 - iii) Front and Exterior Side Yard Depth (Minimum) 6.0 metres (19.7 feet).
 - iv) Interior Side Yard Depth (Minimum) 1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side.
 - v) Rear Yard Depth (Minimum) 7.5 metres (24.6 feet).
 - vi) Landscaped Open Space (Minimum) 30 %.
 - vii) Lot Coverage (Maximum) 35 %.
 - viii) Height (Maximum) 10.5 metres (34.4 feet).
 - ix) Open Storage (Maximum) 5 %.
 - x) Parking Area Coverage (Maximum) 25 %.
 - xi) Mixed Use Developments (Converted Dwellings)

Where a lot is used for both a converted dwelling and non-residential purposes, the maximum number of dwelling units permitted by the applicable lot area per unit regulation for converted dwellings shall be reduced at a rate of one dwelling unit for each 100.0 square metres (1,076 square feet) or part thereof, of gross floor area devoted to non-residential uses.

(Z.-1-92121) (removed from RSC(1) and relocated here by By-law No. Z.-1-00819)

RSC3(9)

a) Regulations:

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

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

(Z.-1-02948)

RSC3(10)

a) Regulations:

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

RSC3(11)

a) Regulations:

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

RSC3(12)

a) Regulations:

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

RSC3(13)

a) Additional Permitted Uses:

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

b) Regulations:

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

RSC3(14)

a) Regulations:

- i) Lot Coverage 33.1%

- (Maximum)
- ii) Height 14 metres
(Maximum)
- iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z.-1-071637)

RSC3(15)

- a) Additional permitted use:
 - i) Retail stores ancillary to a warehouse establishment
- b) Regulations:
 - i) Total Gross Floor Area - 75 square metres
Retail Stores (807 square feet)
(Maximum)
(Z.-1-081816)

RSC3(16)

- a) Prohibited Uses:
 - i) Laboratories.
(Z.-1-091860)

RSC3(17)

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

RSC3(18)

- a) Prohibited Uses:
 - i) Laboratories
- b) Regulation:
 - i) Lot Depth 50 metres (164 feet)
(Minimum)
(Z.-1-091861)

RSC3(19) 2090 Hyde Park Road

- a) Additional Permitted Use:
 - i) Clinic, outpatient
- b) Regulations
 - i) Front Yard Setback 3.0 meters (9.1 ft)
(minimum)
 - ii) Rear Yard Setback (West) 3.5 meters (11.5 ft)
(for a building up to 12 meters)
(minimum)

- iii) Interior Side Yard (North) 3.5 meters (11.5 ft)
(for a building up to 12 meters)
(minimum)
 - iv) Notwithstanding the definition for *Clinic, outpatient* in Section 2 of this By-law to the contrary, overnight accommodation is permitted
(Z.-1-142278)
- RSC3(20) 486, 486B and 500 Clarke Road
 - a) Additional Permitted Use:
 - i) Place of Worship
(Z.-1-142298)
- RSC3(21) 1925 Culver Drive
 - a) Additional Permitted Use[s]:
 - i) place of worship in the existing building
 - b) Regulations:
 - i) Place of Worship Capacity 332 persons
(Maximum) (Z.-1-152381)
- RSC3(22) 585, 587 and 589 Clarke Road
 - a) Additional Permitted Use[s]:
 - i) existing residential dwellings
 - b) Regulation[s]:
 - i) Exterior side yard 5.5 metres (18 feet)
(min)
(Z.-1-152381)
- RSC3(23) 2449 Dundas Street
 - a) Regulation[s]:
 - i) West Interior 2 metres (6.56 feet)
Side Yard for
Existing Buildings
(Minimum)
 - ii) Parking 60 spaces
(Minimum)
(Z.-1-162499)

d) RSC4 Zone Variation

- RSC4(1)
 - a) Additional Permitted Uses:
 - i) Commercial storage establishments;(Z.-1-99636)
 - ii) Dwelling units ancillary to the main uses for persons required to live on the premises for security or maintenance purposes.
(Z.-1-94241)
- RSC4(2)
 - a) Additional Permitted Use:
 - i) Fire stations.
(Z.-1-95314)
- RSC4(3)

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

- RSC4(4)
 - a) Prohibited Uses:
 - i) Automobile repair garage;
 - ii) Automotive uses, restricted. (Z.-1-99723)

- RSC4(5) North side of Dingman Drive, west of Wellington Road
 - a) Regulations:
 - i) Total Gross Floor Area (Maximum): (Z.-1-00754 - Order Issue Date: July 21, 1998 - Decision No. 1843) Not Applicable (N/A)

- RSC4(6)
 - a) Permitted Uses:
 - i) Commercial Parking Lot;
 - ii) Open storage in association with a public use.
 - b) Regulations:
 - i) Open Storage (Maximum) (Z.-1-021004) 30%

- RSC4(7)
 - a) Regulations:
 - i) Setback from a Railway Right-of-Way (Minimum): (Z.-1-021041) 30 metres (98.4 feet)

- RSC4(8)
 - a) Regulations:
 - i) Setback from a Railway Right-of-Way (Minimum): (Z.-1-041235) 30 metres (98.4 feet)

- RSC4(9)
 - a) Prohibited Uses:
 - i) Bake shops;
 - ii) Areas devoted to on-site food preparation associated with convenience service establishments;
 - iii) Areas devoted to on-site food preparation associated with convenience stores;
 - iv) Day care centres;
 - v) Restaurants. (Z.-1-041270)

- RSC4(10)
 - a) Regulations:
 - i) Lot Coverage 33.1%

(Maximum)

- ii) Height 14 metres
(Maximum)
- iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC4(11)

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

RSC4(12)

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

RSC4(13)

- a) Permitted Uses(s):
 - i) self-storage establishment
- b) Regulations(s)
 - i) All yard setbacks from all Open Space Zones (Minimum) 0.0 metres
 - ii) Interior Side and Rear Yard Depth (Minimum) 4.5 metres
 - iii) Total Gross Floor Area (maximum) 6691 square metres
 - iv) Lot Coverage (maximum) 44%
 - v) Landscaped Open Space (minimum) 24%
 - vi) The maximum lot coverage and minimum landscaped open space calculations shall be based on a total lot area of 1,543

hectares which includes that portion of the lands lying within the abutting Open Space Special Provision OS4(7) Zone. (OMB Decision/Order No: 2920, Issue Date: November 8, 2007)

RSC4(14)

- a) Prohibited Use:
 - i) Brewing on premises establishment. (Z.-1-091860)

RSC4(15)

- a) Prohibited Uses:
 - i) Brewing on premises establishment
- b) Regulation:
 - i) Lot Area (Maximum) 6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone. (Z.-1-091861)

RSC4(16)

- a) Prohibited Uses:
 - i) Brewing on premises establishment
- b) Regulation:
 - i) Lot Depth (Minimum) 50 metres (164 feet) (Z.-1-091861)

RSC4(17)

- a) Additional Permitted Uses:
 - i) Self Storage Establishment
- b) Prohibited Uses:
 - i) Outdoor Storage
- c) Regulations:
 - i) Gross Floor Area Maximum 8,395 m²
 - ii) Interior Side Yard Setback abutting the property located at municipal address 705 Fanshawe Park Road West. 0.0 metres
 - iii) Parking Requirement (minimum) 42 spaces (Z.-1-101959)

RSC4(18) 519 York Street

- a) Additional Permitted Uses:
 - i) Service Office
- b) Regulations:
 - i) Maximum Gross Floor Area for Service Offices (Maximum) 2,000 square metres (21,527.8 square feet) (Z.-1-112045)

RSC4(19)

- a) Additional permitted use:
 - i) Medical/Dental offices within the existing buildings
- b) Regulations:
 - i) Total Maximum Gross Floor Area for All Medical/Dental offices 465 square metres
5005.4 square feet)
 - ii) Parking rate for all permitted uses contained in four standalone commercial buildings with a gross floor area of 3403 square of gross floor metres. (Z.-1-101926) (Amended by Z.-1-122068) 1 space per 20 m²
(215.28 square feet)

RSC4(20) 35 Southdale Road East

- a) Prohibited Uses:
 - i) Automotive uses, restricted, except Car washes (Z.-1-122071)

RSC4(21) 503 York Street

- a) Additional Permitted Uses:
 - i) Service Office
- b) Regulations:
 - i) Maximum Gross Floor Area for Service Offices (Maximum) 2,000 m²
 - ii) Lot depth (Minimum) 48 meters
 - iii) Front yard setback 0 meters
 - iv) Setback to the rear lot line 0 meters
 - v) Landscaped Open Space (Minimum) 5%
 - vi) Lot coverage (Maximum) 45%
 - vii) Setback to parking area from ultimate road allowance 0 meters

RSC4(22) 19 Wistow Street

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

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

- a) Additional Permitted Use
 - i) Auto Body Shop (Z.-1-122128)

RCS4(24) 2263 Dundas Street

- a) Additional Permitted Use:
 - i) Retail stores devoted to the sale of footwear, apparel, and accessories for personal safety
- b) Regulations:

	i)	Gross Floor Area for Additional Permitted Uses (Maximum)	280m ² (3,014 sq. ft.)
	ii)	Exterior Side Yard Setback (Minimum)	1.5 metres (4.92 ft.)
	iii)	Rear Yard Setback (Minimum)	1.5 metres (4.92 ft.)
	iv)	Stacking Spaces for drive-through facility (Minimum)	10
	v)	Parking Spaces (Minimum)	88
	vi)	Gross Floor Area for Convenience Store Use (Maximum) (Z.-1-142268)	326m ² (3,509 sq. ft.)
RSC4(25)		1192 Highbury Avenue North	
	a)	Regulation[s]:	
	i)	Rear Yard Depth (Minimum)	4.3 metres (14.1 feet)
	ii)	North Interior Side Yard Depth (Minimum)	4.3 metres (14.1 feet)
	iii)	Separation distance from the edge of the drive-through lane or speaker location, whichever is closer, to the closest residential/facility/institutional use lot line and/or zone line (Z.-1-152408)	0.3 metres (1 foot)
RSC4(26)		639 York Street	
	a)	Additional permitted use:	
	i)	Public Utility	
	b)	Regulation[s]:	
	i)	Lot Depth (Minimum)	58 metres (190.3 feet)
	ii)	Front Yard Setback (Minimum)	3.0 metres (9.8 feet)
	iii)	Interior (east) Side Yard Setback (Minimum)	0.25 metres (0.8 feet)
	iv)	Rear Yard Setback (Minimum)	0.25 metres (0.8 feet)
	v)	Lot Coverage (% Maximum)	50%
	vi)	Height (Maximum)	3 Storeys to a maximum height of 14.5 metres.
	vii)	Total Gross Floor Area (Maximum)	7,500 square metres (80,729 square feet)
	viii)	Parking (Minimum)	80 parking spaces
	ix)	Loading Spaces	2 each measuring 9 m

- (Minimum) (29.6 feet) in length
- x) Parking Area Setback (Minimum) 2 metres (6.6 feet)
- (Z.-1-172609)

RSC4(27) 940 and 956 Wharncliffe Road South

- a) Additional Permitted Use[s]:
 - i) Open Storage (restricted to vehicles only)
- b) Regulation[s]:
 - iv) The maximum lot coverage for open storage uses shall be 80%
 - v) The minimum setback for open storage uses in rear and interior side yards abutting a residential zone shall be 15.0m (49.2 feet).
 - vi) Lot Frontage (minimum) 0 metres (0 feet)
 - (Z.-1-182647)

RSC4(28) 446 York Street

- a) Additional Permitted Uses:
 - i) Offices with accessory Clinics for the purposes of a Supervised Consumption Facility.
 - ii) Medical/dental offices with accessory Clinics for the purposes of a Supervised Consumption Facility.
- b) Regulations:
 - i) Additional Permitted Uses shall be restricted to the existing building.
 - ii) Parking Spaces: 8 for all Additional Permitted Uses within the existing zone
 - iii) Minimum intake and waiting area: 5 square metres (53 square feet) per consumption booth.
 - iv) Minimum post consumption area: 1.9 square metres (20 square feet) per consumption booth; but in no instance shall less than 9.3 square metres (100 square feet) be provided.
 - (Z.-1-192722)

e) RSC5 Zone Variation

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

RSC5(2)

- a) Additional Permitted Uses:
 - i) Repair and Rental Establishments;
 - ii) Service and Repair Establishments.
 - (Z.-1-97556)

RSC5(3)

- a) Additional Permitted Uses:

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

RSC5 (11)

a) Regulations:

- i) Lot Coverage 33.1%
(Maximum)
- ii) Height 14 metres
(Maximum)
- iii) Notwithstanding the provisions of Table 28.3 of this Bylaw to the contrary, no buildings or structures or any required parking shall be located within a 26 metre wide corridor projected north-westerly from Part 2 of 33R16032 to intersect with Wharncliffe Road at approximately 90 degree. All setbacks shall be measured from the outer limits of the said corridor. This corridor represents the proposed future relocated Legendary Drive.
(Z.-1-061467 deleted and replaced by Z-1-071637)

RSC5(12)

a) Permitted Uses:

- i) Animal clinics;
- ii) Auction establishments;
- iii) Automobile rental establishments;
- iv) Automobile repair garages;
- v) Automobile sales and service establishments;
- vi) Automobile supply stores;
- vii) Bake shops;
- viii) Building or contracting establishments;
- ix) Building supply outlets;
- x) Bulk sales establishments;
- xi) Catalogue stores;
- xii) Convenience service establishments;
- xiii) Convenience stores;
- xiv) Dry cleaning and laundry plants;
- xv) Duplicating shops;
- xvi) Financial institutions;
- xvii) Florist shops;
- xviii) Garden stores;
- xix) Home and auto supply stores;
- xx) Home improvement and furnishing stores;
- xxi) Industrial mall;
- xxii) Kennels;
- xxiii) Personal service establishments;
- xxiv) Printing establishments;
- xxv) Repair and rental establishments;
- xxvi) Restaurants;
- xxvii) Service and repair establishments;
- xxviii) Service trades;
- xxix) Studios;
- xxx) Taxi establishments;
- xxxi) Truck sales and service establishment;
- xxxii) Video rental establishments.

b) Regulations:

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

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

RSC5(13)

- a) Notwithstanding the uses permitted in the RSC5 Zone Variation, the following uses are not permitted:
 - i) Bakeries;
 - ii) Bulk sales establishments.
- b) Additional Permitted Uses:
 - i) Offices;
 - ii) Offices, business.
- c) Regulations:
 - i) Total Cumulative Gross Floor Area maximum for All Office Uses (Z.-1-071650) 3,000 square metres

RSC5(14)

- a) Additional Permitted Uses:
 - i) Service office;
 - ii) Professional office. (Z.-1-081813)

RSC5(15)

- a) Permitted Use:
 - i) Self-storage establishments
- b) Regulations:
 - i) Front Yard Depth (maximum) A minimum of 70% of the building frontage along Wharnccliffe Road South must have a front yard depth of no greater than 3.0 metres (9.8 feet)
 - ii) Front Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - iii) Rear Yard Depth (Minimum) 12.0 metres (39.4 feet)
 - iv) Lot Coverage (maximum) 50 %
 - v) Off-Street Parking (minimum) 7 spaces
 - vi) Loading Space Requirements 0 spaces
 - vii) Yard in which Required Parking Area is Permitted All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre (3.3 feet) to any required road allowance.
 - viii) Interior Side Yards Abutting a Non-Residential

Use: (Minimum) 2.0 metres (6.6 feet)
(Z.-1-091827)

RSC5(16)

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

RSC5(17)

- a) Prohibited Uses:
- i) Dry cleaning and laundry plants;
 - ii) Manufacturing and assembly industries with related sales;
 - iii) Printing establishments;
 - iv) Brewing on premises establishments.
- b) Regulation:
- i) Lot Area (Maximum) 6.9 ha (2.8 acres), shall be to the zone and not to the individual properties contained within the zone.
(Z.-1-091861)

RSC5(18)

- a) Additional Permitted Uses:
- i) Personal Service Establishment ancillary to a warehouse establishment.
- b) Regulations:
- i) Total Gross Floor Area for Personal Service Establishment (Maximum) 215 square metres (2,300 square feet)
(Z.-1-101910)

19) not used.

RSC5(20) 35 Southdale Road East

- a) Prohibited Uses:
- i) Auction establishments;
 - ii) Building or contracting establishments;
 - iii) Building supply outlets;
 - iv) Bulk sales establishments;
 - v) Dry cleaning and laundry plants;
 - vi) Manufacturing and assembly industries with related sales;
 - vii) Garden stores;
 - viii) Warehouse establishments
(Z.-1-122071)

RSC5(21) 1470 Dundas Stree

- a) Permitted Uses:
- i. Bakeries;
 - ii. Building supply outlets;
 - iii. Bulk sales establishment;
 - iv. Garden stores;
 - v. Self-storage establishment;
 - vi. Service trades;

- vii. Support offices;
 - viii. Warehouse establishment
 - ix. Wholesale establishment
- (Z.-1-142361)

f) RSC6 Zone Variation

RSC6(1)

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

RSC6(2)

- a) Permitted Use:
 - i) Automobile sales and service establishment without an automobile body shop.
- b) Regulations:
 - i) Building Setback from a Residential Zone (Minimum) (Z.-1-031073) 30 metres (98.4 feet)

RSC6(3)

- a) Additional Regulations:
 - i) Rear Yard Setback to Vehicle Storage/ Parking Area (Minimum) 6 metres (19.7 feet)
 - ii) Notwithstanding the above, the Rear Yard Setback to the Vehicle Storage/Parking Area **directly adjacent** to the apartment at 632 Hale Street shall be no less than 8 metres (26.2 feet). (Z.-1-031127)

RSC6(4)

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

RSC6(5)

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

RSC6(6) 19 Wistow Street

- a) Regulations
 - i) Rear Yard Depth (m) Minimum 30 metres

(Z.-1-122116)

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

TABLE 28.3

**RESTRICTED SERVICE COMMERCIAL (RSC) ZONE
REGULATIONS FOR RSC ZONE VARIATIONS**

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

Columns H and I were deleted by By-law No. Z.-1-96435.

Row 12 (Gross Floor Area For Retail Stores Not Specifically Listed (m²) (Maximum) was deleted by By-law No. Z.-1-96435.

Row 14 added by Z.-1-132230