The following provisions shall apply to the use of land and the construction of buildings in all C5 Zones subject to the general provisions under Part B and Part C of this By-Law.

### 1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

1. **Main Non-Retail Commercial Uses**
   - a) bank and/or trust company;
   - b) bus terminal;
   - c) business, professional, administrative and/or government offices;
   - d) medical clinic;
   - e) veterinary hospital;
   - f) transition home;
   - g) public use.

2. **Accessory Uses, Buildings or Structures**
   Any use, building or structure which is subordinate and customarily incidental to a main non-retail commercial use of the building.

### 2. ZONE REQUIREMENTS

1. **Front Yard Depth (minimum)** 7.5 m.
2. **Rear Yard Depth (minimum)** 7.5 m.

Where the rear yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the rear lot line shall be maintained as a landscaped area.

3. **Interior Side Yard Width (minimum)** 4.5 m., except

Where the side yard abuts a lot which is located in a Residential Zone or RH Zone, a minimum side yard of 7.5 m. shall be provided, of which the 1.5 m. abutting the lot line shall be maintained as a landscaped area.

4. **Lot Coverage (maximum)** 50%
5. **Building Height (maximum)** 10.6 m.

### 3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

### 3a. FOR TRANSITION HOMES

See Part C, Section 23.

### 4. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

### 5. SPECIAL PROVISIONS

Notwithstanding the provisions of Section 1(1) of this Part, within the area zoned C5-1, the main Non-Retail Commercial uses shall be limited to business, professional and administrative offices for the use of one professional person plus
staff. Notwithstanding the Zone Requirements of Section 2, the minimum front yard depth and the minimum easterly interior side width shall be as they existed on the date the By-Law was passed.

11609 (2) Notwithstanding the provisions of Section 1(1) of this Part Q, within the area zoned C5-2, the permitted use shall be restricted to off-street parking associated with the medical office building at 210 Dundas Street East.

NOTE: Section 3 of By-Law Number 11609 has been amended by By-Law 12294 as follows.

12294 (3) Notwithstanding the provisions of Section 1(1) of this Part Q, within the area zoned C5-3, permitted uses shall be restricted to the medical office building at 210 Dundas Street East as well as a pharmacy, optical retail store and medical supply store, and notwithstanding the Zone Requirement of Section 2(3) of this Part Q, within the area zoned C5-3, the minimum interior side yard width with respect to the west side yard of the lot shall be 3.8 m.

11992 (4) Notwithstanding the provisions of Sections 2(2) and 2(3) of this Part Q, and of Section 1(16) of Part B of this By-Law, within the area zoned C5-4, the following provisions shall apply:

i) Rear Yard Depth (minimum) 2.7 m.
ii) Interior Side Yard Width (minimum) 3.66 m.
iii) Outside Side Yard Width (minimum) 6.4 m.

12050 (5) Notwithstanding the provisions of Section 1(1) of this Part Q, within the area zoned C5-5, the main Non-Retail Commercial uses shall be limited to business, professional, administrative and/or government offices, and a medical clinic. Notwithstanding the Zone Requirements of Sections 2(2) and 2(3) of this Part Q, within the area zoned C5-5, the minimum rear yard depth shall be 6.3 m., provided that the 1.5 m. abutting the rear lot line shall be maintained as a landscaped area, and the minimum interior side yard width shall be 0.5 m.

12771 (6) Notwithstanding the provisions of Section 1(1) of this Part Q, within the area zoned C5-6, the permitted uses shall be restricted to off-street parking.

Notwithstanding the provisions of Part C, Section 15(2)d) of this By-Law, within the area zoned C5-6, the parking area shall be separated from the abutting east side lot line by a strip of land at least 0.9 m. in width, and no landscaping shall be required within such strip of land.

Notwithstanding the provisions of Part C, Section 15(1)b) of this By-Law, any off-street parking provided within the area zoned C5-6 may be used to satisfy parking requirements established by Part C, Section 14 of this By-Law for permitted uses located at 15 Victoria Avenue and 280 Pinnacle Street.

12800 (7) Notwithstanding the provisions of Section 1 of this Part Q, within the area zoned C5-7, the following uses shall be allowed in addition to those permitted in the C5 Zone; an eating establishment; an electrical and electronic equipment retail and wholesale establishment; an office supplies and equipment retail store; and a service shop.

Furthermore, notwithstanding the provisions of Subsection 2(5) of this Part Q, within the area zoned C5-7, the maximum building height will be 24.2 m.
Furthermore, notwithstanding but in addition to the provisions of Subsection 15(1)a) of Part C of this By-Law, within the area zoned C5-7, not more than thirty two (32) parking spaces shall have minimum dimensions of 2.4 m. in width by 4.7 m. in length.

12920 (8) Notwithstanding and in addition to the provisions of Section 1(1) of this Part Q, within the area zoned C5-8, an optical, retail store, medical supply retail store, and/or a hearing aid retail store shall be permitted provided that such use does not exceed 319.0 sq. m. gross floor area.

Notwithstanding the zone requirements of Sections 2(1), 2(2), 2(3), 2(4) and 2(5) of this Part Q, within the area zoned C5-8, the minimum front yard depth shall be 7.2 m., the minimum rear yard depth shall be 10.2 m., the minimum interior side yard depth shall be 2.05 m., the maximum lot coverage shall be 21%, and the maximum gross floor area shall be 1,886 sq. m.

Notwithstanding the provisions of Part B, Section 1(16) of this By-Law, within the area zoned C5-8, the minimum outside side yard width shall be 16.8 m..

13870 (9) Notwithstanding and in addition to the provisions of Section 1. of this Part Q, within the area zoned C5-9, a public parking lot shall be permitted.

13952 (10) Notwithstanding and in addition to the provisions of Section 1. (1) of this Part Q, within the area zoned C5-10, a parking area shall be a main permitted use.

Furthermore, within the area zoned C5-10, the provisions of Part C, Section 15. (1)g) shall not apply.

2003-28 (11) Notwithstanding the provisions of Sections 1(1) and 2(3) of this Part Q, within the area zoned C5-11, the only permitted use shall be a business, professional and/or administrative office subject to a minimum interior side yard width of 4.5 metres.

2014-04 (12) Notwithstanding the provisions of Subsection 15 (1) g) of Part C and Subsection 1 (1) of this Part Q, within the area zoned C5-12 the permitted use shall be restricted to an off-street parking area.

2019-93 (13) Notwithstanding the provisions of this Part Q, within the area zoned C5-13 a residential use shall be permitted as an accessory use to the permitted commercial use.