APPENDIX "C" - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

281.   Notwithstanding Sections, 6.1.2, 32.1 and 32.2 of this by-law, within the lands zoned I-2, 1R, 281U on Schedule 85 of Appendix "A" and described as Part of Park Lot 552, Grange's Amended Survey, Registered Plan 378:

a)   Only the following uses and accessory uses thereto shall be permitted:

Artisan's Establishment, including accessory retail
Dwelling Unit
Educational Establishment
Home Business
Multiple Dwelling
Office
Personal Services
Repair of Musical Instruments
Retail of Music Related Goods
Social Service Establishment
Street Townhouse Dwelling
Studio

b)   Artisan's Establishment, Office, Repair of Musical Instruments, Retail of Music Products, Social Service Establishment and Studio shall be permitted only in the building existing on June 16, 2003, and the building existing as of June 16, 2003 shall be deemed to comply with regulations of s. 32.5;

c)   Uses other than those listed in b) above shall be permitted to locate either in the building existing on June 16, 2003 or a building or part thereof constructed after June 16, 2003 in which case the regulations of Section 32 shall apply, except as otherwise provided herein;

d)   the maximum gross leasable commercial space devoted to each of Repair of Musical Instruments or Social Service Establishment shall be 10% and the maximum gross leasable commercial space devoted to Retail of Music Related Goods shall be 25% of the total gross floor area of the existing building;

e) the minimum parking requirement for the permitted uses in the building existing on June 16, 2003 shall be 36 spaces, provided that at no time shall the gross leasable commercial space exceed 60% of the gross floor area of the existing building; and

f) Office may occupy up to 100% of the gross leasable commercial space of the existing building and notwithstanding e) the minimum parking requirement for office shall be 36 spaces.

(By-law 2015-017, S.1) (5 Michael Street)