

APPENDIX "C" - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

340. Notwithstanding Section 46 and Section 6.1.1.1a)iv) of this By-law, within the lands zoned CR-3 as shown on Schedule 140 of Appendix "A" and described Part Lots 13 to 16 inclusive and 45, and Lot 39, Registered Plan 42, in the City of Kitchener:

- a) The following uses shall only be permitted:
 - Day Care Facility
 - Educational Establishment
 - Financial Establishment
 - Health Office
 - Health Clinic
 - Medical Laboratory
 - Office
 - Personal Services
 - Restaurant
 - Retail
 - Veterinary Services
- b) Restaurant uses shall be restricted to a maximum gross floor area of 400 square metres, unless located internal to an Office or Health Clinic;
- c) Drive-through facilities shall be prohibited;
- d) Retail uses shall only be permitted within a building used for another permitted use and shall be restricted to a maximum gross leasable commercial floor area of 1500 square metres.
- e) The specific regulations for Day Care Facilities; Convenience Retail; Personal Services; and, Sale, Rental and Service of Business and Machines and Office Supplies; shall not apply.
- f) The minimum front yard and side yard setbacks abutting a street shall be 0.6 metres.
- g) Parking spaces and aisles giving direct access to abutting parking spaces, excluding driveways or portions thereof extending directly from the street, may be located within 0.9 metres of a street line.
- h) For buildings not exceeding 10.5 metres in height, the minimum rear yard setback shall be 1.5 metres.
(By-law 2004-158, S.2) (Frederick Street and Ann Street)