

APPENDIX "C" - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

443. Notwithstanding Section 54.1 of this By-law, within the lands zoned MU-2 as shown as affected by this subsection on Schedule Numbers 265 and 266 of Appendix "A" and Property Detail Schedule 38 of Appendix "B", only the following uses, subject to any indicated notations (#), shall be permitted, except that only Multiple Dwelling (which may include Cluster Townhouse Dwellings), Home Business and Studio shall be permitted within Areas A and B as indicated on Property Detail Schedule No. 38:

- Artisan's Establishment (1)
- Canine and Feline Grooming
- Community Centre
- Craftsman Shop (1)
- Day Care Facility (1)
- Dwelling Unit (2)
- Educational Establishment
- Fitness Centre (3)
- Financial Establishment
- Health Clinic
- Health Office
- Home Business (4)
- Medical Laboratory
- Multiple Dwelling (5)
- Museum
- Office (6)
- Personal Services
- Print Shop (7)
- Religious Institution (1)
- Repair Service (1)
- Residential Care Facility (8)
- Restaurant (1)
- Retail (9)
- Studio (1)
- Veterinary Services

- (1) Must be in a building containing a minimum of 3 permitted uses. This shall not apply to a day care facility as an accessory use to an educational establishment.
- (2) May be permitted on the ground floor of a building provided that the ground floor that fronts onto the "internal private/condominium road" as identified on Property Detail Schedule No. 38 contains permitted non-residential uses. Dwelling units on the ground floor of a building used entirely for residential are permitted as it is a Multiple Dwelling.
- (3) Means a premises in which facilities and activities are provided for physical exercise and may include exercise classes and associated facilities such as a sauna, retail store, office space and related lounge facilities.
- (4) In accordance with the regulations set out in Section 5.13 of this By-law.
- (5) A building in the form of a Townhouse that is attached to a Multiple Dwelling or that has units divided vertically in addition to horizontally (i.e. a stacked townhouse) shall entirely be considered a Multiple Dwelling. For locations not within Areas A and B as indicated on Property Detail Schedule No. 38, this shall not include Cluster Townhouse Dwellings.

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- (6) Provided that a freestanding office building will be no greater than a gross floor area of 10,000 m².
- (7) Means a premises used by the general public for photocopying, blueprinting or binding and may include accessory retail.
- (8) May only include a nursing home with greater than 8 residents.
- (9) Shall not exceed 3,000 m² of gross floor area for each individual retail outlet, with the exception of a food store which shall not exceed 5,000m² of gross floor area. The total gross floor area of all Retail shall not exceed 10,000 m².

(By-law 2015-020, S.9) (Northeast Corner of Fairway Road and Lackner Boulevard)