

*Kingston Township Zoning By-Law Number 76-26*

- (k) **Height of Building (maximum):** 35 feet
- (l) **Dwelling Units Per Lot (maximum):** 1 only
- (m) **Open Storage:** No open storage of goods and materials shall be permitted.
- (n) **Accessory Uses, Parking, Etc.:**

In accordance with the provisions of Section 5 hereof.

**(3) Special C1 Zones (79-87)**

**(a) C1-2**

Notwithstanding the provisions of Section 18(1)(b) hereof to the contrary, the lands designated as C1-2 on Schedule "A" hereto, shall not be used for a convenience store. (80-15) & (89-71).

**(b) C1-3**

Notwithstanding the provisions of Section 18(2)(h) hereof to the contrary, on the lands designated C1-3 on Schedule "A" hereof, the gross floor area of a shopping centre shall not exceed 1,100 square metres and no single use shall have a gross floor area of greater than 280 square metres. (80-70) & (89-71).

**(c) C1-4**

Notwithstanding the provisions of Sections 18(1) and 18(2)(h) hereof to the contrary, the lands designated C1-4 on Schedule "A" hereto shall be developed in accordance with the following provisions: (86-117) & (89-71)

**(i) Uses Permitted:**

- a bank;
- a business or professional office;
- a clinic;
- a convenience store;
- a dry cleaning outlet or laundry outlet;
- a launderette;
- a merchandise service shop;
- a personal service shop;
- a public use in accordance with the provisions of Section 5(18) hereof;
- a restaurant;

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- a takeout restaurant;
- a retail store;
- a wholesale use accessory to a permitted use;
- a shopping centre consisting of any of the permitted uses listed herein.

**(ii) Gross Floor Area (Maximum)**

The combined total gross floor area of all uses shall not exceed 7293 square metres (78,504 square feet). (89-4).

**(d) Fern Moor South C1-5**

Notwithstanding any provision of Section 18 hereof to the contrary, the lands designated C1-5 on Schedule "A" hereto shall be used for no purpose other than business or professional offices and the maximum permitted gross floor area shall be 1858 square metres. (89-71).

**(e) C1-6**

Notwithstanding any provision of this By-Law to the contrary, the lands designated 'C1-6' on Schedule "A" hereto shall be used and developed in accordance with the following provisions:

**(i) Permitted Uses:**

- (a) A use authorized by Section 18(3)(c)(i) of this By-Law;
- (b) An automobile service station;

**(ii) Gross Floor Area (maximum)**

The combined total gross floor area of all permitted uses shall not exceed 2000 square metres.

**(iii) Holding Symbol '-H'**

That a Holding Symbol '-H' shall be applied to the 'C1-6' Zone as indicated on Schedule "A" attached hereto. In addition to the provisions of Section 6(6) of this By-Law respecting the use and removal of '-H' Symbols, the following shall be provided prior to the removal of the '-H' Symbol:

- an approved site plan for the subject lands addressing ingress and egress to the property and traffic flows along Gardiners Road and Development Drive; and,
- an executed Site Plan Control Agreement."

(By-law Number 76-26; 91-137; 2004-124; 2015-56)