

(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;

Kingston Township Zoning By-Law Number 76-26

- 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)