



Section 12 Central Business District (CBD) Zone

12 Central Business District (CBD) Zone

The Central Business District (CBD) Zone is intended to implement the policies of the Business District designation in the Official Plan. This Zone generally permits a wide range of commercial uses such as retail stores, personal service establishments, and hotels as well as complementary institutional uses and higher-density residential uses such as apartment dwellings.

All structures and buildings erected, altered or used in a CBD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

12.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Automotive supply store
- Bar
- Brewpub
- Cinema
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Farmers' market
- Financial institution
- Funeral home
- Hospice
- Hospital
- Hotel
- Institutional uses
- Long-term care facility
- Medical facility
- Office
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Restaurant
- Retail food store
- Retail store
- Retirement home
- Rooming house

- Garden centre
- School
- Small-scale brewery
- Theatre
- Transitional housing

12.2 Zone Standards

12.2.1 Non-Residential Uses / Combined Non-Residential and Residential Uses

Provision	Requirement for Non-Residential Uses / Combined Non-Residential and Residential Uses
a) Minimum Lot Area	N/A
b) Minimum Lot Frontage	N/A
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	3 m
f) Minimum Rear Yard	7 m
g) Maximum Building Height	30 m

12.2.2 Residential Uses

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3	15 m	18 m	30 m



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Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
	Rowhouse dwelling (cluster): 30 m			
b) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy (all	45%	45%	45%	45%

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
main buildings)				
i) Maximum Building Height	11 m	11 m	13.5 m	30 m

12.3 Additional Provisions

12.3.1 Setbacks from Street Centreline

1. The following minimum setbacks from the street centreline apply:
 - a) Notwithstanding the Right-of-way Protection Section of this By-law, for non-residential uses: 10 m; and
 - b) Subject to the requirements of the Right-of-way Protection Section of this By-law, for residential uses: 6 m.
2. Such setbacks shall be measured from the centerline of all streets onto which a lot has frontage, and shall be measured to the closest wall of a building.

12.3.2 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.



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12.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

12.3.4 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

12.3.5 Required Front Yards - Pitt Street and Second Street

Despite the Zone Standards for residential and non-residential uses in this Zone, no front yard shall be required for lots fronting on either side of Pitt Street, or on either side of Second Street from Augustus Street to Sydney Street.

12.3.6 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.

2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or for providing ingress and egress to residential uses may be permitted along the building frontage.

12.3.7 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

12.4 Exception Zones

12.4.1 CBD-1(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-1(H)	096/12
Property Location: A 17,345 ft ² portion of the parcel located in the southwest corner along Water Street East, being the parking area, south of the former curling club, and shown as Part 2 on Schedule "A" of the By-law		
Other		
i. That a Holding (H) Zone be applied, as depicted on Schedule "A" of By-law 096/12, until such time as full and qualified remediation is completed to a level suitable for any proposed future development, as per applicable provincial standards.		

12.4.2 CBD-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-2	075/25
Property Location: 55 Water Street West (Part of Lot 18, Part 1 on Registered Plan 52R-8748)		
Uses		
In addition to the uses permitted in Subsection 12.1 the following additional uses shall be permitted:		
i. Single detached dwelling		
Standards		
Notwithstanding the Zone Standards identified in Subsection 12.2.2 the following Zone Standards shall apply:		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-2	075/25
<ul style="list-style-type: none">ii. Minimum Lot Frontage: 12.8 miii. Minimum Lot Area: 429 m²iv. Minimum Front Yard: 4.4 mv. Minimum North Interior Side Yard: 0.8 mvi. Minimum South Interior Side Yard: 2.7 mvii. Minimum Rear Yard: 8 mviii. Minimum Landscaped Area: 30%ix. Maximum Lot Occupancy: 35% <p>Notwithstanding Section 3.20.2 (10c) the following standards apply:</p> <ul style="list-style-type: none">x. The total occupied by driveways, walkways and surface parking shall not exceed 50% of the area of the entire front yard.		