



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
- 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
- School
- Seniors' residence
- Small-scale brewery

- Garden centre
- Theatre

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, subject to the provisions of the Angular Planes Section

12.2.2 Residential Uses

Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
a) Minimum Lot Frontage					
i. Interior lot	20.5 m, plus an additional 4.8 m per	33.5 m	22.5 m	22.5 m	30 m



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Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
	unit in excess of 3				
ii. Corner lot	20.5 m, plus an additional 10.5 m per unit	33.5 m	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	700 m ²	700 m ²	930 m ²
c) Minimum Landscaped Area	30%	30%	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m

Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	8 m	6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	45%
i) Maximum Building Height	10 m	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section

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.



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12.3.2 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between rowhouse units shall be 1.5 m.
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.

12.3.3 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.

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

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more 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 Dwelling Units Above Non-residential Uses

Dwelling units are permitted to be located above any non-residential use permitted in this Zone.

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.		