

## 16 Community Commercial (CC) Zone

The Community Commercial (CC) Zone is intended to implement the General Commercial policies of the Official Plan and serve the broad commercial needs of residential communities throughout the City and beyond. The CC Zone generally permits a wide range of commercial uses which are typically clustered as Community Shopping Centres or Regional Shopping Centres. This Zone provides separate standards for Community Shopping Centres (Level 1) and Regional Shopping Centres (Level 2).

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

### 16.1 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
- Automobile sales establishment
- Automotive supply store
- Bar
- Brewpub
- Building supply outlet
- Car wash
- Cinema
- Commercial school
- Community centre
- Day care centres
- Drive-in theatre
- Financial institution
- Funeral home
- Garden Centre
- Gas station
- Home improvement centre
- Hotel
- Institutional uses
- Medical facility
- Motel
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Restaurant
- Retail food store
- Retail store
- Self-storage facility
- Small-scale brewery
- Theatre
- Vehicle rental agency



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## 16.2 Zone Standards

### 16.2.1 Community Shopping Centre (Level 1) Standards

The following standards shall apply to any development consisting of 600 m<sup>2</sup> aggregate gross leasable area to 13,935.5 m<sup>2</sup> aggregate gross leasable area:

Provision	Requirement for Community Shopping Centre (Level 1)	
a) Minimum Lot Area	4,000 m <sup>2</sup>	
b) Minimum Lot Frontage	50 m	
c) Maximum Lot Occupancy	40%	
d) Minimum Front Yard	6 m	
e) Minimum Interior Side Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 3 m
	ii. Where lot abuts a Residential Zone	Equal to the building height but not less than 6 m
f) Minimum Exterior Side Yard	i. Where lot does not abut a Residential Zone	6 m
	ii. Where lot abuts a Residential Zone	12 m
g) Minimum Rear Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 3 m
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 6 m
h) Minimum Landscaped Area	10%	

Provision	Requirement for Community Shopping Centre (Level 1)
i) Maximum Building Height	15 m or 3 storeys, whichever is less

### 16.2.2 Regional Shopping Centre (Level 2) Standards

The following standards shall apply to any development consisting of greater than 13,935 m<sup>2</sup> aggregate gross leasable area:

Provision	Requirement for Regional Shopping Centre (Level 2)	
a) Minimum Lot Area	40,500 m <sup>2</sup>	
b) Minimum Lot Frontage	100 m	
c) Maximum Lot Occupancy	40%	
d) Minimum Front Yard	i. Where lot does not abut a Residential Zone	6 m
d) Minimum Front Yard	ii. Where lot abuts a Residential Zone	12 m
e) Minimum Interior Side Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 8 m
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 16 m
f) Minimum Exterior Side Yard	i. Where lot does not abut a Residential Zone	9 m
	ii. Where lot abuts a Residential Zone	18 m
g) Minimum Rear Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 8 m



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Provision	Requirement for Regional Shopping Centre (Level 2)	
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 16 m
h) Minimum Total Aggregate Gross Leasable Area	13,935.5 m <sup>2</sup>	
i) Minimum Landscaped Area	10%	
j) Maximum Building Height	18 m or 4 storeys, whichever is less	

### 16.3 Additional Provisions

#### 16.3.1 Lots Abutting Residential Zoning

Where a lot in this Zone abuts a lot within a Residential Zone, no parking, access driveways, outside storage or outdoor display shall be permitted within 8 m of the abutting yard of such residentially zoned lands.

#### 16.3.2 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.

#### 16.3.3 Accessory Dwellings

One (1) dwelling unit attached to or integrated into a shopping centre complex, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

#### 16.3.4 Landscaping, Buffering and Fencing

Where a side yard or rear yard of a lot used for a permitted commercial use abuts a Residential Zone, the following provisions apply:

- a) A screening fence shall be provided; and

- b) Those required side yards and rear yards which abut a Residential Zone shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for parking or permitted storage purposes.

### 16.3.5 Minimum Setback for Drive-Thru Queuing Lanes Abutting Residential Zones

Drive-thru queuing lands associated with permitted commercial uses shall be set back a minimum of 6.5 m from any abutting Residential Zones.

### 16.3.6 Commercial Developments Exceeding Maximum Gross Leasable Area

Any commercial development exceeding the maximum gross leasable area requirement of this Zone will be permitted only by way of a site-specific Zoning By-law Amendment.

### 16.3.7 Least Stringent Minimum Yard Standard

Notwithstanding the standards of this Zone, where new development or redevelopment is proposed in the CC Zone, less stringent minimum front yard, side yard, and rear yard standards may be applied where such standards were in-effect under the most previous on-site zoning of record.

## 16.4 Exception Zones

### 16.4.1 CC-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-1	103/90
<b>Property Location:</b> 840 Amelia Street (Part of Lots 10 and 11, South Ninth Street, more specifically Parts 1, 2, 3, 4, 5, 6 Plan 52R-1710)		
<b>Uses</b>		
i. A parking lot shall be the only permitted use.		



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### 16.4.2 CC-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>CC</b>	<b>CC-2</b>	<b>2011/023</b>
<b>Property Location:</b> Sites #A22 (Edwardson Development Inc. parcel) and #A26 (Stan Body parcel, Part of Lots 12 and 13, Concession 3), as illustrated on Schedules "V" and "Z" of By-law 2011/023		
<b>Other</b>		
<ul style="list-style-type: none"> <li>i. Development within the flood fringe / floodplain of the South Branch of the Raisin River near Brookdale Avenue and verified by the most current Raisin Region Conservation Authority (RRCA) mapping, with more particular applicability to Sites #A22 (Edward Development Inc. parcel) and #A6 (Stan Body parcel, Part of Lots 12 and 13, Concession 3), shall be subject to the minimum Canadian Geodetic datum elevation(s) for buildings identified by the RRCA. Further, development on Site #A6 (Stan Body parcel) shall require an appropriate approval of the RRCA.</li> </ul>		

### 16.4.3 CC-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>HC</b>	<b>CC-3(H)</b>	<b>021/04</b>
<b>Property Location:</b> 1825 Brookdale Avenue (Part of Lot 12, Concession 2, City of Cornwall, commonly referred to as the front part of the Home Depot site (Block A), as set out in Schedule "A" of By-law 021/04		
<b>Other</b>		
<ul style="list-style-type: none"> <li>i. A Holding (H) Zone shall be applied to all permitted uses on that portion of the property generally measuring approximately 11 m (361 ft) frontage along Brookdale Avenue by approximately by 30 m (98.5 ft) depth on Part of Lot 12, Concession 2, City of Cornwall and commonly referred to as the front part of the Home Depot site (Block A), as set out in Schedule "A" of By-law 012/04.</li> <li>ii. The Holding (H) Zone should not be removed until such time as the following items are completed, to the satisfaction of Council:</li> </ul>		

- a) Preliminary Site Plan layout depicting the siting and use description of any proposed development and associated parking / access / landscaping and buffering, for example.
- iii. It is not the intent of this Holding (H) Zone to restrict access (driveways) to the Home Depot development.

**16.4.4 CC-4**

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-4	2023-096
<b>Property Location:</b> 10 Tollgate Road East (Part of Lot 9, Concession 2 & Parts 1, 2, and 3 on Reference Plan 52R-5462)		
<b>Uses</b>		
i. Rental of musical instruments and/or equipment, ancillary to the main retail use, shall be permitted		
<b>Standards</b>		
ii. Technical parking stall requirement for the use of commercial school (one-on-one music lessons) be reduced to 2 spaces per classroom.		
iii. The existing access driveway (within 8 metres of the southern property line abutting residentially zoned lands) shall be permitted to remain, provided that the existing landscape strip between the driveway and southern property line is maintained at a minimum width of 1 metre. Should the property undergo a full redevelopment, the most current zoning standards shall be applied.		
<b>Other</b>		
iv. A screening fence shall be installed and maintained along the southern property line abutting residential zoned lands no later than twelve (12) months from the date of passing of this By-law. Further the fence shall be constructed of suitable materials and a detailed design submitted to the Planning Division prior to obtaining a fence permit.		