

COMMUNITY COMMERCIAL C. C.

GENERAL

03-13-1 All structures and building erected, altered or used in a Community Commercial
062/80 (C.C.) Zone shall conform to the regulations of this subsection.

That both the existing 'Community Commercial' (CC) and 'Neighbourhood Commercial' (C.N.) zones be fully repealed and replaced with the new 'Community Commercial-Shopping Centre' (CC-SC) and revised 'Neighbourhood Commercial' (C.N.) zones, respectively.

- Permitted Uses -

03-13-2 No building or part thereof and no land shall be used, caused to be used, or be
062/80 permitted to be used for purposes other than:
164/91

- a) Automotive Centre.
- b) Banks and Financial Institutions.
- c) Branch Library and Branch Post Office.
- d) Business Offices of the following types only:
 - i) Real Estate;
 - ii) Travel Agency;
 - iii) Insurance Agency;
 - iv) Employment Agency.
- e) Day Nurseries, Day Care Centres.
- f) Dress Making and Tailoring.
- g) Food supermarket.
- h) Mail Order or Catalogue Stores.
- i) Parking lots and Parking Structures.
- j) Pharmacy
- k) Place of assembly or recreation.

021/01

- l) Photography and Artist Studios.
- m) Restaurants.
- n) Retail Stores.
- o) Self Service Laundry.
- p) Service and Personal Service shops, including barber shop, beauty parlour, shoe repair, receiving office for laundry or dry cleaner.
- q) Taxi and Bus Stations.
- r) Service Station, provided that only one such use shall be permitted on any Community Commercial site.
- s) Department Store.

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103/90

Notwithstanding any other requirements of this Section, a parking lot shall be the only permitted use, in conjunction with the abutting Community Commercial property on Ninth Street, on property described as Part of Lots 10 and 11, South Ninth Street, more specifically as Parts, 1,2,3,4,5,6 Plan 52R-1710 and known municipally as 840 Amelia Street.

- Standards -

03-13-3 BUILDING AND LOT REQUIREMENTS

62/80

a) No Community Commercial use shall be established on a lot of less than 1.75 hectares (4.32 acres) in area, nor on a lot with less than 100 meters (328 feet) of frontage.

146-03
113-06

b) No Community Commercial use shall be established unless it provides a gross leasable floor area of not less than 4,645m² (50,000 sq. ft.), and further that it provides a complementary range of ancillary retail stores and services.

c) No Community Commercial use shall be established unless it has an access from an arterial street.

03-13-4 MINIMUM YAR DIMENSIONS

62/80

Front yard 10m (32.8 feet) where no parking is provided
..... 17m (55) where parking is provided

Side yard8m (26 feet) where no parking is provided
..... 15m (49 feet) where parking is provided

Rear Yard8m (26 feet) where no parking is provided
..... 15m (49 feet) where parking is provided

Abutting Yards: Where a Community Commercial zone abuts a Residential zone, no parking access driveways and no open storage or outdoor display shall be permitted with 8m of the abutting yard of the Commercial zone.

Where a side or rear yard abuts a public street, the provisions applicable to front yards shall apply.

03-13-5 PARKING REQUIREMENTS

62/80
108/96

Parking spaces shall be provided in accordance with section 01-3-3 of the By-law.

03-13-6 LOADING SPACES

108/96

a) One off-street space for every 2,800 square metres (30,000 square feet) or fraction thereof of building floor area to be a maximum of six (6) loading spaces.

b) Each holding space shall be at least 3.7 meters (12 feet) by 10.7 meters (35 feet) with a minimum of 4.3 meters (14 feet) height clearance.

108/96 Notwithstanding anything else in this By-law, no loading spaces shall be located within any required front yard or located within any yard which abuts a Residential zone.

03-13-7 OUTSIDE STORAGE

62/80

No open storage or outdoor display shall be permitted.

03-13-8 LANDSCAPING, BUFFERING, FENCING

62/80

- a) Where a side yard or rear yard abuts a Residential zone, a suitable screening fence shall be provided.
- c) Front, side and rear yards will be landscaped throughout with the exception of entrances/exits and that area which will be developed for parking or load spaces.

03-13-9 MAXIMUM HEIGHT

62/80

No building or structure, exclusive of chimneys and antennae, shall exceed a height of 12 meters (39.4 feet).

03-13-10 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

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On any lot the total area of accessory buildings (commercial) shall not exceed 10 per cent of the area of the lot. Accessory buildings (commercial) are to be used for storage purposes only. Any accessory buildings containing any part of a commercial operation must meet main building setbacks.

03-13-11 Notwithstanding clauses and Special Site Specific Exceptions

167/07

1. Notwithstanding anything else in this By-law the following special site specific exceptions shall apply to an approximately sized 24-acre parcel(s), described municipally as 700-700F Cumberland Street, 405 Seventh Street West and a small portion on the northeast corner of 805 Brookdale Avenue:
 - a) All permitted uses identified in the regular C.C. zone (Section 03-12-2). However, uses including “Food Supermarket/Supermarkets”, “Light Wholesaling”, “Private Club”, and “Outdoor display of new and used vehicles/Car Sales”, shall not be permitted on site. In addition, and for clarification the proceeding list shall help to articulate specific types of uses, as per the proponent’s request and Planning Department’s recommendation:
 - ‘Specialty’ Food Market including fruit and vegetable market or meat market, for example
 - Retail Shop
 - Service Shop
 - General Store
 - Restaurant

- Business and Professional Offices
- Community Hall
- Service Station
- Municipal, Government or Public Utility building
- Institutional Building
- Self Service Laundry
- Funeral Home
- Printing Establishment
- Hotel
- Motel
- Place of Assembly, or Recreation, including theatre
- Parking Lot (private or public)
- Storage Garage
- Automobile Showroom
- Retail outlet and Automotive Supplies
- Drive-in Theatre
- Barber Shop/Beauty Parlor
- Repair Shop
- Dry Cleaners
- Accessory building
- Commercial School
- Department Store
- Bank
- Financial Services
- Interior Decorators
- Clinic
- Tailor Shop
- Mail Order/Catalogue Stores/Post Office
- Liquor/Beer Store
- Dining Room/Bar/Tavern
- Home Improvement Centre
- Garden Centre
- Day Nursery/Day Care Centre
- Gift Shop
- Convenience Store
- Library
- Convenience Store
- Library
- Pharmacy

- d) Minimum front yard setback 3 metres
 Minimum exterior side yard setback (along Cumberland Street)
 8 metres
 Minimum rear yard setback 3 metres

- c) All of the subject lands shall have an **Holding (H) Category** applied to the on-site zoning/development and shall be removed conditional on a satisfactory demonstration by the developer and/or owner that the site can accommodate the project from an environmental perspective and based on Industry/Provincially accepted remediation standards/applicable

legislation. For example, a qualified person shall demonstrate to the satisfaction of the City and Ministry of the Environment (MOE) that the subject site is remediated to a 'generic' or 'combined generic/Risk Assessment' level, in order to accommodate the proposed commercial development(s).