

“CC-328 (Marine Sales)”

(By-law 5001/57/07)

In addition to the uses permitted in the “CC (Central Commercial)” zone, the land may also be used for:

- i) Marine and recreational products, sales, service and ancillary uses thereto be permitted uses on the property.

## CC ZONE - CENTRAL COMMERCIAL

### SECTION 16

#### 16.1 SCOPE

Subject to the General Provisions of Section 4, the provisions of this Section shall apply in all Central Commercial (CC) Zones except as otherwise provided in Schedule "B".

#### 16.2 USES PERMITTED

##### (a) Commercial Uses

- (i) an animal hospital or shelter located entirely within a building on a lot other than a lot abutting a Residential Zone;
- (ii) an auditorium;
- (iii) an existing automobile service station; (By-law 1374/67/83)
- (iv) a bank or trust company;
- (v) a bus station;
- (vi) a caterer;
- (vii) a church;
- (viii) a private club;
- (ix) an existing motor fuel retail outlet; (By-law 1418/111/83)
- (x) a hotel;
- (xi) a commercial library;

- (xii) a business or professional office; (By-law 1374/67/83)
- (xiii) a personal service shop;
- (xiv) assembly halls, studios, theatres;
- (xv) a refreshment room;
- (xvi) an eat-in and take-out restaurant; (By-law 2176/124/88)
- (xvii) a retail building supply outlet in a wholly enclosed building;
- (xviii) a retail store, produce markets;
- (xix) a private or commercial school;
- (xx) a showroom;
- (xxi) an undertaker's establishment;
- (xxii) an existing vehicle repair shop; (By-law 1374/67/83)
- (xxiii) an existing vehicle sales or rental establishment (By-law 1374/67/83)
- (xxiv) any public use;
- (xxv) bake shop;
- (xxvi) day nursery;
- (xxvii) parking lots;
- (xxviii) electrical appliance sales & service.

(b) Accessory Residential Uses

Dwelling units in a building in combination with one or more of the uses listed in clause (a) above, except subsection (iii) existing automobile service stations (By-law 3427/9/97);(v) bus station; (ix) an existing motor fuel retail (By-law 1418/111/83) outlet; (xxii) existing vehicle repair shops (By-law 3427/9/97); and (xxiii) existing vehicle sales or rental establishments (By-law 3427/9/97), provided that not more than 80% of the gross floor area of such building is used for dwelling units, and further

provided that such dwelling units, except entrances thereto, are located entirely above the ground floor.

(c) Other Accessory Uses

Uses, buildings and structures accessory to any permitted commercial or residential use.

16.3 ZONE REQUIREMENTS

(a)	Minimum Lot Area	no minimum
(b)	Minimum Lot Frontage	no minimum except where any part of the building is used for residential purposes, minimum lot frontage will be 6m
(c)	Minimum Lot Depth	no minimum
(d)	Minimum Front Yard	no minimum
(e)	Minimum Interior Side Yard	no minimum except that where an interior side yard abuts a Residential Zone, the minimum interior side yard width shall be 2.5m
(f)	Minimum Exterior Side Yard	no minimum
(g)	Minimum Rear Yard	no minimum except where any part of the building is used for residential purposes or where a rear yard abuts a Residential zone, the minimum rear yard shall be 10m (By-law 2176/124/88)
(h)	Maximum Gross Floor area	the greater of 100 percent of the lot area or 1000m <sup>2</sup>
(i)	Maximum Building Height (By-law 4915/140/06)	20 metres

- (j) **MOTOR FUEL PUMP ISLAND LOCATION:**  
 (By-law 1418/111/83)  
 Nothing in this By-law shall prevent the location in a (CC) Zone of a motor fuel pump island in any part of a required or other front yard or side yard provided that:
- (i) the minimum distance between any portion of a motor fuel pump island and any street line or other lot line shall be 5.0m; and
  - (ii) the minimum distance between any post or support column of a motor fuel pump island canopy and any street line or other lot line shall be 5.0m; and
  - (iii) the minimum distance between any kiosk accessory to a motor fuel pump island and any street line or other lot line shall be 9.0m; and
  - (iv) the maximum ground floor area for a kiosk accessory to a motor fuel pump island shall be 50m<sup>2</sup>; and
  - (v) in the case of a corner lot, no portion of any motor fuel pump island, kiosk, post or supporting column for a canopy shall be located closer than 3.0m to a sight triangle.
- (k) **Parking Exceptions** all lands zoned CC-31 shall be exempted from the parking and loading requirements of this by-law with the exception of buildings containing dwelling units where the residential provisions of Section 4.23 shall apply
- (l) **Minimum Floor Area per Dwelling Unit (By-law 1374/67/83)**
- |       |             |                  |
|-------|-------------|------------------|
| (i)   | Bachelor    | 40m <sup>2</sup> |
| (ii)  | One Bedroom | 50m <sup>2</sup> |
| (iii) | Two Bedroom | 60m <sup>2</sup> |