

11801

The following provisions shall apply to the use of land and the construction of buildings in all CC Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the purposes listed below. These uses shall be permitted in the form of a shopping centre. The primary purpose of the zone is to allow neighbourhood stores to which the neighbourhood residents would have frequent occasions to resort, such as grocery and food stores, hardware stores, beauty and barber shops, banks, taxi establishments, bake shops, restaurants, take-out eating establishments, cleaning and laundry depots and laundromats, clothing stores, and professional and business offices, but not including department stores.

(1) **Main Commercial Uses**

- a) ambulance service;
- b) assembly hall;
- c) bake shop;
- d) bank and/or trust company;
- e) barber shop;
- f) beauty salon;
- g) business, professional and/or administrative office;
- h) coin-operated laundry;
- i) convenience store;
- j) drug store;
- k) dry cleaning and/or laundry establishment;
- l) eating establishment;
- m) laundry collecting agency;
- n) medical clinic;
- o) public parking area;
- p) retail store (excluding department store);
- q) service shop;
- r) take-out eating establishment;
- s) tavern;
- t) taxi stand;
- u) public use.

2019-62

(2) **Other Uses**

- a) A day nursery.

(3) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a main commercial use of the building.

2. ZONE REQUIREMENTS, EXCEPT FOR A DAY NURSERY

- (1) Lot Area (maximum) 30,000 sq. m.
- (2) Front Yard Depth (minimum) 7.5 m.
- (3) Rear Yard Depth (minimum) 7.5 m.

Where the rear yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the rear lot line shall be maintained as a landscaped area.

- (4) Interior Side Yard Width (minimum) 7.5 m.

Interior Side yards are required only where the side yard abuts a lot which is located in a Residential Zone or RH Zone, and the 1.5 m. abutting the side lot line shall be maintained as a landscaped area.

- (5) Lot Coverage (maximum) 25%
- (6) Building Height (maximum) 10.6 m.
- (7) Gross Leasable Floor Area (maximum)

The maximum gross leasable floor area for the shopping centre shall be 6,330 sq. m., and the maximum gross leasable floor area for one or more retail stores permitted under Section 1(1)p) (excluding retail stores in the form of a food supermarket or grocery store) of this Part M-1 shall not exceed 20% of the gross leasable floor area of the entire development.

O.M.B.
Decision
06/19/86

No retail store in the form of a food supermarket or grocery store shall contain a gross leasable floor exceeding 3250 sq. m.

- (8) Landscaped Area (minimum) 15%

3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

4. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

5. FOR OFF-STREET LOADING PROVISIONS

See Part C, Sections 16 and 17.

6. FOR DAY NURSERY PROVISIONS

See Part C, Section 21.

7. OUTDOOR PATIO PROVISIONS

13390

Within this Part M-1, an outdoor patio shall be permitted when developed in association with a permitted eating establishment, subject to the requirements of Section 24 of Part C.