

The following provisions shall apply to the use of land and the construction of buildings in all C6 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 following purposes:

(1) Main Commercial Uses

- a) eating establishment;
- b) hotel;
- c) marina;
- d) motel which may or may not have commercial school facilities as an integral part thereof;
- e) tavern;
- f) water-oriented retail sales and services establishments;
- g) private boat house;
- 11005 h) public and private recreational facilities;
- 11005 i) tourist-oriented retail uses;
- 2019-62 j) public use.

(2) 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 FOR COMMERCIAL USES EXCEPT PRIVATE BOAT HOUSES

- (1) Lot Frontage (minimum) 15.0 m.
- (2) Front Yard Depth (minimum) 7.5 m.
- (3) Rear Yard Depth (minimum) 7.5 m. except

Where the rear lot line abuts a navigable waterway, no rear yard shall be required along such abutting lot line.

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

Where the yard abuts a lot which is located in a Residential Zone or RH Zone, the 1.5 m. abutting the lot line shall be maintained as a landscaped area. Where the side lot line abuts a navigable waterway no side yard shall be required along such abutting lot line.

- 11005 (5) Tourist-Oriented Retail Floor Space (maximum) 8,000 sq. ft. or 5% of total floor space (whichever is less)

3. ZONE REQUIREMENTS FOR PRIVATE BOAT HOUSES

- (1) Front Yard Depth (minimum) 7.5 m.
- (2) Interior Side Yard Width (minimum) Nil
- (3) Rear Yard Depth (minimum) Nil

4. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

4a. OUTDOOR PATIO PROVISIONS

13390

Within this Part R, 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.

5. FOR OFF-STREET PARKING PROVISIONS

See Part C, Sections 14 and 15.

6. FOR OFF-STREET LOADING PROVISIONS

See Part C, Sections 16 and 17.

7. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Section 1 of this Part, within the area zoned C6-1, Highway Commercial uses, as contained in Part O, Section 1 and Non-Retail Commercial uses, as contained in Part Q, Section 1 are permitted, in addition to those uses listed in Section 1 of this Part. Such Highway Commercial uses shall be subject to the zone regulations of Part O, Section 2, and the Non-Retail Commercial uses shall be subject to the provisions of Part Q, Section 2.

(2) Notwithstanding the provisions of Subsection 1(1) of this Part, the existing private club, at the location listed below, is permitted, in addition to those uses listed in Section 1 and Subsection 7(1) of this Part. This existing private club shall be subject to the zone regulations of Part Y, Section 2 of this By-Law.

Location of Private Club

a) Front Street South opposite St. Paul Street

11005 (3) Deleted by By-Law 2014-159 November 10, 2014 and replaced with following:
12640
2003-146

2014-159 Notwithstanding the provisions of Section 1 of this Part R and Subsection 1 (14) of Part B, within the area zoned C6-2, the permitted uses shall be the uses of Section 1, subject to the zone requirements of Subsection 2 (5) being deleted, a business, professional, administrative and/or government office, a day nursery and three (3) fifteen (15) storey apartment buildings totaling 302 dwelling units with the lots permitted to front on a common elements condominium private road.

Notwithstanding the provisions of Subsection 7 (3) of this Part R, within the area zoned C6-2-h no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of the C6-2-h zone. The 'h' holding symbol shall be removed after an appropriate Subdivision Agreement is entered into with the City of Belleville that addresses, to the satisfaction of the City, all the pertinent technical requirements for development.

11594 (4) Notwithstanding the provisions of Section 1(1) of this Part R, within the area zoned C6-3 the permitted uses shall include a specialty retail clothing boutique and one (1) dwelling unit above the first floor of commercial use, in addition to the uses permitted in Section 1(1).

- 99-12 Furthermore, notwithstanding but in addition to the provisions of this Section 7. (4) of Part R, within the lands zoned C6-3, a business, administrative or professional office also shall be permitted.
- 2013-223 (5) Notwithstanding the provisions of Subsections 7 (1), 2 (2) and 2 (4) of this Part R, within the area zoned C6-4, a 4-unit dwelling shall be a permitted use in addition to the permitted uses of Subsection 7 (1) subject to a minimum front depth and interior side yard width of 1.2 m and a minimum rear yard depth of nil as existing on the date of passing of this By-Law.
- 2014-159 (6) Notwithstanding the provisions of Subsections 1(1) and 2 (1) of this Part R, within the area zoned C6-5, the only permitted uses shall be a marina and water-oriented retail sales and service establishments subject to a minimum lot frontage of 13.4 metres.
- 2016-33 (7) Notwithstanding the provisions of Subsection 7 (1) of this Part R, within the area zoned C6-6, a single detached dwelling shall be a permitted use in addition to the permitted uses of Subsection 7 (1). Such single detached dwelling shall be subject to a maximum height of 2 storeys, minimum front yard depth and interior side yard width of 1.2 m, and a minimum rear yard depth of nil as existing on the date of passing of this by-law.