

**PART M-2 - CC - CORE COMMERCIAL ZONE**

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 C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures therein for any of the following purposes:

(a) Main Use

- (i) Retail Store, with a gross floor area not exceeding 500 square metres;
- (ii) Convenience Store, with a gross floor area not exceeding 500 square metres;
- (iii) Service Shop, with a gross floor area not exceeding 500 square metres;
- (iv) Business, Professional and/or Administrative Office;
- (v) Eating Establishment;
- (vi) Bank;
- (vii) Dry Cleaning Distribution Station;
- (viii) Places of Amusement;
- (ix) Private Club;
- (x) Private School;
- (xi) Commercial School;
- (xii) Trade School, but not including outside storage;
- (xiii) Museum;
- (xiv) Church.
- (xv) Public Use (2019-64)

### (b) Accessory Uses, Buildings or Structures

- (i) Any use, building or structure which is subordinate and customarily incidental to a main use.

## 2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum): 30.0 metres

- (2) Front Yard Depth (minimum): 7.5 metres

A strip of land with a minimum depth of 3.0 metres abutting the streetline shall be maintained as a landscaped area, except for ingress and egress.

- (3) Rear Yard Depth (minimum): 7.5 metres

Where the rear yard abuts any residential, community facility or open space zone, a strip of land with a minimum depth of 1.5 metres abutting the rear lot line shall be maintained as a landscaped area.

- (4) Interior Side Yard Width (minimum): 4.5 metres

Where the side yard abuts any residential, community facility or open space zone, a minimum side yard of 7.5 metres shall be provided and a strip of land with a minimum depth of 1.5 metres abutting the side lot line shall be maintained as a landscaped area.

- (5) Lot coverage (maximum): 50 percent

- (6) Gross Floor Area (maximum): shall not exceed that cumulative maximum area allowed for each main use in accordance with a retail market study satisfactory to the Municipality and the requirements of this By-Law

- (7) Building Height (maximum): 13 .5 metres

## 3. DEVELOPMENT FORM

- (1) All buildings shall be in the form of a shopping centre with pedestrian access to the establishments being predominantly by means of a common climate controlled internal network.

## 4. MINIMUM PUBLIC UTILITIES

- (1) Any main building shall be serviced by and connected to:

- (a) an adequate municipal water supply system; and
- (b) an adequate municipal sanitary sewer system.

### 5. SPECIAL MAXIMUM YARD AND SETBACK PROVISIONS

See Part C, Section 13 (1) c) .  
(3129-95)

### 6. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

### 7. FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.

### 8. HOLDING "H" SYMBOL

(1) Notwithstanding the requirements of Subsection 1(1) of this Part M-2 within the area zoned CC-H, no person shall erect or occupy any building or structure or use any building, structure or land for any purposes, other than the use that existed on the first day of November, 1991. The Holding "H" symbol shall be removed from any lot or lots within the CC-H zone in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that all of the following are addressed for the lot or lots in question:

- (a) that adequate municipal water and municipal sanitary sewer services are available to service and connect to the main use on the lot in question;
- (b) that a master drainage plan has been completed for the relevant watershed to the satisfaction of the Ministry of Environment and Energy, the Lower Trent Region Conservation Authority, the Ministry of Natural Resources, and the Municipality;
- (c) the submission of grading and drainage plans satisfactory to the Municipality and stormwater management plans satisfactory to the Ministry of Environment and Energy, the Ministry of Natural Resources, the Lower Trent Region Conservation Authority, and the Municipality;
- (d) written confirmation from the Ministry of Natural Resources and the Lower Trent Region conservation Authority that no significant fish or wildlife habitats or wetlands will negatively be impacted by the development of the lot in question;

- (e) written confirmation of road access approval from the appropriate road authority; and
- (f) the submission of retail market studies satisfactory to the Municipality identifying that:
  - (i) that the proposal is economically feasible and viable based on the existing and projected likely market demands and opportunities;
  - (ii) that the primary market area of the proposal will be the surrounding community; and
  - (iii) that the proposal will not significantly impact or threaten the role, function or economic viability of the central Business Districts located in the City of Trenton or the City of Belleville or any existing regional retail commercial centre in the aforementioned cities.  
(2991-93)