

PART N - CD - DISTRICT COMMERCIAL ZONE

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

1. PERMITTED USES

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

(a) Main Use

- (i) Retail Store
- (ii) Business, Professional or Administrative Office
- (iii) Bank
- (iv) Service Shop
- (v) Places of Amusement
- (vi) Eating Establishment
- (vii) Convenience store
- (viii) Motor Vehicle Service Station
- (ix) Public Uses (2019-64)

(b) Accessory Uses, Buildings or Structures

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

(3129-95)

2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum): 30.0 metres
- (2) Front Yard Depth (minimum): 12.0 metres

A strip of land with a depth of 1.5 metres abutting the street line 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 a lot line, a strip of land with a depth of 3.0 metres abutting the rear lot line shall be maintained as a landscaped area.
- (4) Interior Side Yard Width (minimum): 6.0 metres

Where the side yard abuts a lot line, a strip of land with a depth of 1.5 metres abutting the lot line shall be maintained as a landscaped area.
- (5) Gross Floor Area (maximum): 13,000.0 square metres
- (6) Lot Coverage (maximum): 50 percent
- (7) Building Height (maximum): 13.5 metres
- (8) storage

In the CD zone all storage shall be located in an enclosed building or structure or where open storage is visible from a street such open storage shall be enclosed by adequate buffering and screening in the form of landscaping and/or fencing to a height of not less than 1.8 metres. Where open storage is carried out in conjunction with any permitted use of the CD zone such open storage shall not be located in any required yard.
(3129-95)

3. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS AND STRUCTURES

See Part C, Section 7.
(3129-95)

4. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.
(3129-95)

5. FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.
(3129-95)