

SECTION 15

COMMERCIAL CENTRE 1 ZONE (CC1)

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15.1 Permitted Uses

<p>Accessory uses and buildings. Ambulance dispatch facilities. Animal hospitals (no outdoor kennels). Auditoriums. Automobile service stations. Automobile washing establishments. Automobile sales establishments. Automobile repair establishments. Bakeries. Bake shops. Bingo halls. Building supply establishments. Bulk retail sales establishments. Bulk sales establishments. Bus depots. Call centres. Churches. Colleges and universities. Commercial schools. Commercial recreation establishments. Community centres. Convenience stores. Convention facilities. Day nurseries. Day care centres. Dry cleaning establishments. Financial institutions.</p>	<p>Flea markets. Funeral homes. Gas bars. Hotels and motels. Laboratories. Labour union halls. Laundromats. Libraries. Medical clinics / centres Minor institutions. Museums. Night clubs. Nursery and garden centres. Offices. Parking lots and parking structures. Personal service establishments. Pharmacies. Public halls. Radio and television transmission stations. Repair and rental establishments. Restaurants. Retail establishments, including shopping centres and department stores. Service establishments. Social and service clubs. Studios. Taxi stands. Theatres. Wholesale establishments.</p>
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15.2 Zone Regulations

15.2.1 All Uses Permitted in Subsection 15.1 With the Exception of Automobile Service Stations and Gas Bars

(1)	Lot Area:	(minimum)	460m²
(2)	Lot Frontage:	(minimum)	15m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Width:	(minimum)	3m (each side) provided however, that where the side yard abuts a street or any Residential Zone, the side yard shall be 6m
(5)	Rear Yard Depth:	(minimum)	3m , provided however, that where the rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12m
(6)	Height:	(maximum)	13.5m
(7)	Landscaped Open Space:	(minimum)	10%
(8)	Landscaped Strips:	(minimum)	3m adjacent to any Residential Zone

15.2.2 Automobile Service Stations and Gas Bars

(1)	Lot Area:	(minimum)	900m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	15m
(4)	Side Yard Widths:	(minimum)	- 3m interior side yard, except that where a side lot line abuts a Residential Zone, the minimum side yard width shall be 12m - 10m exterior side yard
(5)	Rear Yard Depth:	(minimum)	3m , except that where a rear lot line abuts any Residential Zone, the minimum rear yard depth shall be 12m

- (6) Height: (maximum) **10m**
- (7) Landscaped Strips: (minimum) **3m** adjacent to a Residential Zone
- (8) All Other Regulations: as set out in Section 3.13.

15.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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15.3.1 CC1-1 (See Zoning Map Part 32)

15.3.1.1 Site Zone Regulations

(1)	Lot Area:	(minimum)	1,000m²
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	9m
(4)	Side Yard Widths:	(minimum)	- 3m for an interior side yard - 6m from a municipal street
(5)	Rear Yard Depth:	(minimum)	12m if adjacent to a Residential Zone
(6)	Lot Coverage:	(maximum)	40%
(7)	Landscaped Open Space:	(minimum)	10%
(8)	Landscaped Strip:	(minimum)	6m adjacent to a municipal street

15.3.2 CC1-2 (See Zoning Map Part 48)**15.3.2.1 Site Zone Regulations - Automobile Washing Establishments**

(1)	Lot Area:	(minimum)	460m²
(2)	Lot Frontage:	(minimum)	20m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	- 3m from west lot line - no minimum east side yard
(5)	Rear Yard Depth:	(minimum)	3m
(6)	Stacking Spaces:	(minimum)	2 spaces for the storage of vehicles for each automobile washing bay, exclusive of the bays or stalls
(7)	Height:	(maximum)	13.5m

15.3.3 CC1-3 (See Zoning Map Part 48)**15.3.3.1 Site Zone Regulations All Uses Set Out in Section 15.1 except Automobile Service Stations and Gas Bars**

(1)	Lot Area:	(minimum)	1.5 ha
(2)	Lot Frontage:	(minimum)	15m
(3)	Front Yard Depth:	(minimum)	13.5m
(4)	Side Yard Widths:	(minimum)	3m
(5)	Rear Yard Depth:	(minimum)	9m
(6)	Height:	(maximum)	13.5m

15.3.4 CC1-4 (See Zoning Map Part 47)**15.3.4.1 Permitted Uses**

- (1) Those uses set out in Section 15.1, excluding assembly halls and night clubs. Restaurants shall be limited to a maximum of **4**, having a combined maximum gross floor area of **1,300m²**, excluding an accessory restaurant in a department store.

15.3.4.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	1 ha
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(2)	Lot Frontage:	(minimum)	60m
(3)	Front Yard Depth:	(minimum)	4.8m from Afton Court
(4)	Side Yard Widths:	(minimum)	3m , except that where the side yard abuts London Road, the side yard shall be 12m
(5)	Rear Yard Depth:	(minimum)	12m
(6)	Height:	(maximum)	13.5m
(7)	Required Parking:	(minimum)	769 parking spaces
(8)	Floor Area:	(maximum)	16,640m² for all buildings on the lot

15.3.5 CC1-5 (See Zoning Map Part 47)

15.3.5.1 Site Zone Regulations

(1)	Lot Frontage:	(minimum)	23m
(2)	Front Yard Depth:	(minimum)	12m
(3)	Side Yard Widths:	(minimum)	3m (each side)
(4)	Rear Yard Depth:	(minimum)	7.5m
(5)	Height:	(maximum)	2 storeys

15.3.6 CC1-6 (See Zoning Map Part 47)

15.3.6.1 Permitted Uses

That lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Bingo halls.
- (3) Bus depots. **(139/2002)**
- (4) Commercial schools.
- (5) Commercial recreation uses within completely enclosed buildings.
- (6) Convenience stores.
- (7) Financial institutions.
- (8) Medical centres/clinics.
- (9) Offices.
- (10) Personal service shops.
- (11) Restaurants.
- (12) Retail including shopping centres.

15.3.6.2 Site Zone Regulations

(1)	Rear Yard Depth:	(minimum)	7.5m
(2)	Height:	(maximum)	2 storeys
(3)	All Other Regulations:		the regulations set out in Section 15.2.1 shall apply

15.3.7 CC1-7 (See Zoning Map Part 46)**15.3.7.1 Permitted Uses**

- (1) Those uses permitted in Section 16.1, the GC1 zone.

15.3.7.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	460m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Front Yard Depth:	(minimum)	3m
(4)	Side Yard Widths:	(minimum)	3m
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	50%
(7)	Height:	(maximum)	10m
(8)	Landscaped Open Space:	(minimum)	10%
(9)	Landscaped Strips:	(minimum)	3m adjacent to a Residential Zone or a residential use

15.3.8 CC1-8 (See Zoning Map Part 30)**15.3.8.1 Permitted Uses**

- (1) Accessory uses and buildings.
(2) Shall be used as an office use only.

15.3.8.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	370m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Front Yard Depth:	(minimum)	3m
(4)	Side Yard Widths:	(minimum)	- 3m east side - 5m west side
(5)	Rear Yard Depth:	(minimum)	7.5m

(6)	Lot Coverage:	(maximum)	35%
(7)	Height:	(maximum)	10m
(8)	Landscaped Open Space:	(minimum)	10%
(9)	Landscaped Strips:	(minimum)	3m adjacent to a Residential Zone, except that the landscaped strip along the west side shall be 2.4m
(10)	Parking:	(maximum)	16 required spaces permitted on the High Park Church lot provided the vehicular access is regulated to prevent traffic flow through the lot to Brenchley Street

15.3.9 CC1-9 (See Zoning Map Part 30)

15.3.9.1 Permitted Uses

The lands may be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Offices.
- (3) Personal Service Shops.

15.3.9.2 Site Zone Regulations

(1)	Setbacks:	(minimum)	the existing building shall provide the following setbacks: - north yard 43m - south yard 12.4m - east yard 3.6m - west yard 1.2m
(2)	Floor Area:	(maximum)	as existed on the date of passing of this By-law
(3)	Landscaped Strip:	(minimum)	1.2m on west side of existing building

15.3.10 CC1-10 (See Zoning Map Part 30)

15.3.10.1 Permitted Uses

- (1) May include an automobile washing establishment and gas bar subject to the following site zone regulations:

15.3.10.2 Site Zone Regulations

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|-----|--|-----------|--|
| (1) | Landscaped Strips: | (minimum) | 3m along west property line except where the kiosk abuts the west property line, in which case a 1.7m landscaped strip shall be provided |
| (2) | Location of Automobile Washing Establishment | (minimum) | not to be located within 9.5m of the 1105 and 1107 Brenchley Street properties, 22m of the 653 Murphy Road property and 19m of the 1098 London Road property |
| (3) | Vehicle Stacking Area: | (minimum) | not to be located within 10.5m of 1105 and 1107 Brenchley Street properties, 22m of the 653 Murphy Road property and 3m of the 1098 London Road property |
| (4) | Kiosk Location: | (minimum) | may provide a 1.7m west side yard |
| (5) | Accessory Buildings and Garbage Enclosures: | (minimum) | not to be located within 9m of 1105 and 1107 Brenchley Street properties, 22m of 653 Murphy Road and 3m of 1098 London Road |

15.3.11 CC1-11 (See Zoning Map Part 31)

15.3.11.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Automobile service stations.
- (3) Automobile washing establishments. *(70/2003)*
- (4) Bingo halls.
- (5) Commercial recreation establishments within completely enclosed buildings.
- (6) Commercial schools.
- (7) Convenience stores.

- (8) Financial institutions.
 - (9) Gas bars.
 - (10) Medical centres/clinics
 - (11) Offices.
 - (12) Personal service shops.
 - (13) Restaurants.
 - (14) Retail establishments including shopping centres.
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15.3.12 CC1-12 (See Zoning Map Parts 31 and 32)

15.3.12.1 Permitted Uses

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
 - (2) Bingo halls.
 - (3) Commercial recreational establishments within completely enclosed buildings.
 - (4) Commercial schools.
 - (5) Convenience stores.
 - (6) Financial institutions.
 - (7) Medical centres/clinics
 - (8) Offices.
 - (9) Personal service shops.
 - (10) Restaurants.
 - (11) Retail establishments including shopping centres.
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15.3.13 CC1-13 (See Zoning Map Part 31)

15.3.13.1 Site Zone Regulations

- (1) Open Storage: (minimum) the area of open storage associated with the retail store on the lot shall not exceed **50%** of the lot area
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15.3.14 CC1-14 (See Zoning Map Part 32)

15.3.14.1 Permitted Uses

- (1) Those uses permitted in [Section 15.1](#)

15.3.14.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	4000m²
(2)	Lot Frontage:	(minimum)	35m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	3m
(5)	Rear Yard Depth:	(minimum)	12m
(6)	Height:	(maximum)	2 storeys

15.3.15 CC1-15 (See Zoning Map Part 32)

15.3.15.1 Permitted Uses

- (1) Animal hospitals with no outdoor kennels.
- (2) Bingo halls.
- (3) Buildings and uses accessory to permitted uses.
- (4) Bulk retail sales establishments.
- (5) Commercial schools.
- (6) Commercial recreational establishments within enclosed buildings.
- (7) Convenience stores.
- (8) Day care centres.
- (7) Dry cleaning and laundry shops.
- (8) Laboratories.
- (9) Libraries.
- (10) Medical centres/clinics.
- (11) Night clubs.
- (12) Offices.
- (13) Personal service stores.
- (14) Private clubs.
- (15) Public halls.
- (16) Repair and rental establishments.
- (17) Restaurants.
- (18) Retail establishments excluding department stores and shopping centres.
- (19) Schools.
- (18) Studios.

15.3.15.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	1000m²
(2)	Lot Frontage:	(minimum)	15m
(3)	Front Yard Depth:	(minimum)	9m
(4)	Side Yard Widths:	(minimum)	6m (each side)
(5)	Lot Coverage:	(maximum)	12m
(6)	Landscaped Open Space:	(minimum)	10%
(7)	Height:	(maximum)	2 storeys

15.3.16 CC1-16 (See Zoning Map Part 32)**15.3.16.1 Permitted Uses**

The lands shall be used for the following uses only:

- (1) Accessory uses and buildings.
- (2) Recreation uses.

15.3.16.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	2ha
(2)	Lot Frontage:	(minimum)	100m
(3)	Front Yard Depth:	(minimum)	15m
(4)	Side Yard Widths:	(minimum)	6m (each side)
(5)	Rear Yard Depth:	(minimum)	6m

15.3.17 CC1-17 (See Zoning Map Part 32)**15.3.17.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Church.
- (3) Private open space and recreational facilities.
- (4) Those uses permitted in [Section 15.1](#).

15.3.17.2 Site Zone Regulations - Church and Private Open Space and Residential Facilities

(1)	Lot Area:	(minimum)	2ha
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	7.5m (each side)

(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	50%
(7)	Height:	(maximum)	13.5m

15.3.18 CC1-18 (See Zoning Map Part 31)

15.3.18.1 Permitted Uses

- (1) Animal hospitals (with no outdoor kennels).
- (2) Accessory uses and buildings.
- (3) Art galleries.
- (4) Churches.
- (5) Commercial schools.
- (6) Day care centres.
- (7) Dry cleaning and laundry shops.
- (8) Financial institutions.
- (9) Laboratories.
- (10) Libraries.
- (11) Medical Centres/Clinics
- (12) Museums.
- (13) Nursing homes.
- (14) Homes for aged.
- (15) Offices.
- (16) Personal service shops.
- (17) Retail establishments (does not include a convenience store or a video store)
- (18) Studios.

15.3.18.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	1 ha
(2)	Lot Frontage:	(minimum)	90m
(3)	Front Yard Depth:	(minimum)	11m
(4)	Side Yard Widths:	(minimum)	3m except where a side lot line abuts a Residential Zone or use the minimum side yard shall be 7.5m
(5)	Rear Yard Depth:	(minimum)	3m , except that where a side lot line abuts a Residential Zone or use the minimum rear yard shall be 7.5m
(6)	Lot Coverage:	(maximum)	40%
(7)	Height:	(maximum)	10.5m
(8)	Landscaped Open Space:	(minimum)	20%

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|------|----------------------|-----------|--|
| (9) | Landscaped Strips: | (minimum) | - 10.7m along Pontiac Drive
- 6m adjacent to a Residential Zone or use |
| (10) | Access: | (minimum) | prior to any new use being established on the lands except a medical centre/clinic, a new access driveway shall be constructed and located no further north on the lot than the north limit of Ryan Street and all other access points shall be closed |
| (11) | Number of Buildings: | | more than 1 main building permitted |
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15.3.19 CC1-19 (See Zoning Map Part 32)

15.3.19.1 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 6,000m² |
| (2) | Lot Frontage: | (minimum) | 80m |
| (3) | Front Yard Depth: | (minimum) | 3.8m from Barclay Drive |
| (4) | Side Yard Widths: | (minimum) | - 3m from Quinn Drive
- 8.5m from Exmouth Street |
| (5) | Rear Yard Depth: | (minimum) | 3m |
| (6) | Lot Coverage: | (maximum) | 35.5% |
| (7) | Height: | (maximum) | 2 storeys |
| (8) | Landscaped Open Space: | (minimum) | 10% |
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15.3.20 CC1-20 (See Zoning Map Part 48)

15.3.20.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Automobile washing establishments.
- (3) Automobile service stations.
- (4) Commercial schools.
- (5) Commercial recreational establishments within buildings.
- (6) Convenience stores.
- (7) Financial institutions.
- (8) Medical centre/clinics.
- (9) Night clubs.

- (10) Offices.
- (11) Personal service establishments.
- (12) Public halls.
- (13) Restaurants.
- (14) Retail establishments including department stores and shopping centres.
- (15) Social and service clubs.

15.3.20.2 Site Zone Regulations

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|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 1 ha |
| (2) | Lot Frontage: | (minimum) | 60m |
| (3) | Front Yard Depth: | (minimum) | 12m |
| (4) | Side Yard Widths: | (minimum) | 12m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 12m |
| (6) | Height: | (maximum) | - 6 storeys for offices uses
- 3 storeys for all other permitted uses |

15.3.21 CC1-21 (See Zoning Map Part 32)

15.3.21.1 Permitted Uses

- (1) As set out in [Section 15.1](#).

15.3.21.2 Site Zone Regulations

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|------|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 1,000m² |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 9m from Exmouth Street
3m from Quinn Drive |
| (4) | Side Yard Widths: | (minimum) | 3m , except that where a lot abuts a Residential Zone or use a 6m side yard shall be provided |
| (5) | Rear Yard Depth: | (minimum) | 3m from Quinn Drive |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 13.5m |
| (8) | Landscaped Open Space: | (minimum) | 10% |
| (9) | Landscaped Strips: | (minimum) | 6m adjacent to Exmouth Street and 6m along the west lot line and planted with coniferous trees to provide a screen 3m adjacent to Quinn Drive |
| (10) | Number of Buildings | | more than 1 main building permitted |

15.3.22 CC1-22 (See Zoning Map Part 32)**(133/2005)****15.3.22.1 Permitted Uses**

- (1) Those uses as set out in [Section 15.1](#)
- (2) An apartment dwelling
- (3) A multiple attached dwelling
- (4) A retirement home
- (5) A nursing home
- (6) A home for the aged or rest home

15.3.22.2 Site Zone Regulations for an Apartment Dwelling, a Multiple Attached Dwelling, a Retirement Home, a Nursing Home and a Home for the Aged or Rest Home

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|-----|---------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 9m from Exmouth Street |
| (2) | Side Yard Width: | (minimum) | 6m |
| (3) | Rear Yard Depth: | (minimum) | 6m |
| (4) | Lot Coverage: | (maximum) | 35% |
| (5) | Landscaped Open Space: | (minimum) | 40% |
| (6) | Height: | (maximum) | 4 storeys |
| (7) | Parking - Retirement Home | | 3 plus 0.5 spaces per residential unit |
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