

10.1 USES PERMITTED

No person shall within any CC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the CC *uses* presented in Table 10.1:

TABLE 10.1: USES PERMITTED
Residential Uses:
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing not more than 4 units;
• a <i>dwelling unit</i> in the upper portion of a non-residential <i>building</i> , other than an <i>automobile service station</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.9;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.10;
• a <i>long term care facility</i> ;
• a <i>multiple unit dwelling</i> ;
• a <i>special needs home</i> .
Non-Residential Uses:
• an amusement arcade;
• an <i>assembly hall</i> ;
• an <i>automobile service station</i> ;
• a bank or financial institution;
• a bar or tavern;
• a billiard or pool hall
• a bowling alley;
• a bus station;
• a <i>business or professional office</i> ;
• a <i>building supply store</i> ;
• a <i>business service establishment</i> ;
• a <i>commercial school</i> ;
• a convenience store;

• a <i>daycare centre</i> ;
• a <i>dry cleaning establishment</i> ;
• an <i>eating establishment</i> ;
• a <i>fitness club</i> ;
• a <i>fraternal lodge or association</i> ;
• a funeral home;
• a government administrative office;
• a <i>hotel or motel</i> ;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>microbrewery</i> ;
• a <i>motor vehicle dealership</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of worship</i> ;
• a <i>printing shop</i> ;
• a <i>public garage</i> ;
• a <i>public library</i> ;
• a public <i>use</i> , in accordance with the provisions of Section 5.22;
• a <i>recreation building (indoor sports)</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>studio</i> ;
• a theatre or cinema;
• a <i>veterinary clinic</i> ;
• a <i>wholesale outlet</i>

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(Amended by By-Law 17-4949)

10.2 ZONE PROVISIONS

No person shall within any CC Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 10.2:

TABLE 10.2: ZONE PROVISIONS					
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Long Term Care Facility	Dwelling Unit in the Upper Portion of a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area: Minimum	600 m ² (6,458.5 ft ²)	110 m ² (1,184.1 ft ²) per unit	No Provision		
Lot Frontage: Minimum	20 m (65.6 ft)		No Provision		35 m (114.8 ft)
Lot Depth, Minimum	30 m (98.4 ft)	No Provision			35 m (114.8 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)	7.5 m (24.6 ft)	No Provision	No Provision, except for Charles St. west of Oxford St. & east of Mill St., where it shall be 3 m (9.8 ft)	10 m (32.8 ft)
Rear Yard, Minimum Depth	10 m (32.8 ft)	10 m (32.8 ft) or in accordance with Section 10.2.1	No Provision	6 m (19.7 ft)	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.5 m (4.9 ft) on the narrow side, or in accordance with Section 10.2.1	6 m (19.7 ft) or in accordance with Section 10.2.1	No Provision		3 m (9.8 ft)

TABLE 10.2: ZONE PROVISIONS					
Zone Provision	Converted Dwelling, Boarding or Lodging House or Group Home	Apartment Dwelling, Multiple Unit Dwelling, Long Term Care Facility	Dwelling Unit in the Upper Portion of a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Side Yard Setback , adjacent to a Residential Zone, Minimum	No provision			5 m (16.4 ft)	
Setback , Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	20.5 m (67.3 ft)	No Provision		23 m (75.5 ft)
Lot Coverage , Maximum	40 % of the <i>lot area</i>		No Provision		20%
Landscape Open Space , Minimum	30 % of the <i>lot area</i>		No Provision		15%
Dwelling Unit area , Minimum	55 m ² (592 ft ²) for each unit in a <i>converted dwelling</i> or 19.5 m ² (209.9 ft ²) for each roomer or boarder in a <i>group home</i> or <i>boarding or lodging house</i>	55 m ² (592 ft ²)	45 m ² (484.4 ft ²)	No Provision	
Height of Building , Maximum	11 m (36.1 ft)	6 storeys	No Provision	6 storeys	7.5 m (24.6 ft)
Amenity Area , Minimum	No Provision	40 m ² (430 ft ²) per <i>dwelling unit</i>	No Provision		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.				

10.2.1 REDUCED SIDE YARD FOR RESIDENTIAL DWELLINGS

10.2.1.1 Where a garage or carport is attached to or within the *main building* of a *converted dwelling, boarding or lodging house* or *group home*, or the *lot* is a *corner lot*, the minimum width shall be **1.2 m** (3.9 ft).

10.2.1.2 Where the interior *side yard* of an *apartment dwelling* adjoins an end wall containing no windows, the interior *side yard* may be reduced to **3 m** (9.8 ft), except that if the interior *side lot line* adjoins an R1 or R2 Zone, then this reduction shall not apply.

10.2.2 LOCATION OF RESIDENTIAL USES

Notwithstanding any provisions of this By-Law to the contrary, residential *uses* on the entire ground floor of any *building*, without a commercial component, is not *permitted* immediately adjacent to Thames Street within the CC Zone.

(Amended by By-Law 10-4592)

10.2.3 LOCATION OF AMUSEMENT ARCADES

Notwithstanding any provisions of this By-Law to the contrary, amusement arcades are not *permitted* on lands having frontage or flankage immediately adjacent to Thames Street within the CC Zone.

10.2.4 GROSS FLOOR AREA OF DWELLING UNITS IN A NON-RESIDENTIAL BUILDING

10.2.4.1 The *gross floor area* of any one floor of the residential portion of a non-residential *building* in a CC Zone shall not exceed 50% of the *lot area*.

10.2.4.2 The combined *gross floor areas* of the residential and non-residential portions of a *building* in a CC Zone shall not exceed 4 times the *lot area*.

10.2.5 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is *permitted* outside any *building*.

10.2.6 LOCATION OF AUTOMOBILE SERVICE STATIONS

No *automobile service station* shall be *permitted* to front or flank onto Thames Street between Bell Street and Canterbury Street inclusive.

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10.2.7 **REQUIREMENTS FOR PUMP ISLANDS**

Notwithstanding any other provisions of this By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

10.2.7.1 the minimum distance between any portion of the *pump island* and canopy and any *lot line* shall be **5.0 m** (16.4 ft); and

10.2.7.2 where the *lot* is a *corner lot*, no portion of any *pump island* and canopy shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **12 m** (39.4 ft) from the intersection of such lines.

10.2.8 **REQUIREMENTS FOR DRIVEWAYS FOR USE WITH PUMP ISLANDS**

Notwithstanding the provisions of Section 5.19.1.7 of this By-Law, the following provisions shall apply to *driveways*:

10.2.8.1 the maximum width of a *driveway* along the *street line* shall be **5 m** (16.4 ft);

10.2.8.2 the maximum width of a *driveway* along the *street line* shall be **9 m** (29.5 ft);

10.2.8.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);

10.2.8.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **9 m** (29.5 ft);

10.2.8.5 the minimum distance between an interior *side lot line* and any *driveway* shall be **3 m** (9.8 ft);

10.2.8.6 the interior angle formed between the *street line* and the centreline of any *driveway* shall be not less than 60 degrees.

10.3 **SPECIAL PROVISIONS**10.3.1 **LOCATION: THAMES STREET SOUTH, CC-1**

10.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All *uses permitted* in Section 10.1 to this By-Law.

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10.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.1.2.1 *Dwelling units* on the second *storey* of any *building*, other than an *automobile service station* and provided with access for the exclusive *use* of such *dwelling units*. *Dwelling units permitted* under this clause shall have a minimum area of **37 m²** (398.3 ft²).

10.3.1.2.2 A maximum of 12 bachelor *apartment dwelling units* may be provided on the third floor of any *building* other than an *automotive service station* and shall be provided with access for the exclusive *use* of such *dwelling units*. *Dwelling units permitted* under this clause shall have a minimum area of **18.5 m²** (199.1 ft²).

10.3.1.2.3 That the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

10.3.2 **LOCATION: VICTORIA STREET, CC-2**

10.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All uses *permitted* in Section 10.1 to this By-Law.

10.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.2.2.1 FRONT YARD

Minimum depth **3 m** (9.8 ft)

10.3.2.2.2 HEIGHT OF BUILDING

Maximum *2 storeys*

10.3.2.2.3 That the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

10.3.3 LOCATION: THAMES STREET NORTH, CC-3

10.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- an *assembly hall*;
- an *automobile service station*;
- a *bakeshop*;
- a bank or financial institution
- a *bowling alley*;
- a *brewers retail outlet*;
- a *bus station*;
- a *business or professional office*;
- a *business service establishment*;
- a *catalogue store*;
- a *commercial school*;
- a computer and data processing business;
- a *convenience store*;
- a *daycare centre*;
- a *department store*;
- a *drug store*
- a *dry cleaning establishment*;
- an *eating establishment*;
- a *fitness club*;
- a *fraternal lodge or association*;
- a *funeral home*;
- a *government administrative office*;
- a *home improvement supply store*;
- a *hotel or motel*;
- a *laundromat*;
- a *medical centre*;
- a *motor vehicle dealership*;
- a *parking lot*;
- a *personal service establishment*;
- a *place of worship*;
- a *printing shop*;
- a *public library*;
- a *public use*, in accordance with the provisions of Section 5.22;
- a *recreation building (indoor sports)*;
- a *retail store*;
- a *service shop*;
- a *studio*;
- a *theatre or cinema*;
- a *veterinary clinic*;
- a *wholesale outlet*.

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10.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.3.2.1 That the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

10.3.4 **LOCATION: BOLES STREET, CC-4**

10.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a contractor’s storage shop or yard;*
- a service shop*

10.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.4.2.1 PARKING AREA REQUIREMENTS

Minimum 6

10.3.4.2.2 LOADING SPACE REQUIREMENTS

Maximum 1

10.3.4.2.3 That the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

10.3.5 **LOCATION: KING STREET WEST, LOT 8, BLOCK 14, PLAN 279, CC-5**

10.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- all uses permitted* in Section 10.1 to this By-Law;
- a single detached dwelling*

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10.3.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any CC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.5.2.1 RESIDENTIAL USES

10.3.5.2.1.1 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.3.5.2.2 NON-RESIDENTIAL USES

10.3.5.2.2.1 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.3.6 **LOCATION: THAMES STREET NORTH, LOTS 7A AND 8A, AND PART LOT 9A,
BLOCK 87, REGISTERED PLAN 279, CC-6**

10.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 10.1 to this By-Law.

10.3.6.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any CC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.6.2.1 PARKING AREA LOCATION ON LOT

The *parking area* for the *uses permitted* in the CC-6 zone can be set back a minimum of **1 m** (3.3 ft) from the northern property line and **1 m** (3.3 ft) from the western property line north of the *building*, provided a solid privacy fence and landscaped buffer is provided within the 1 metre separation.

10.3.6.2.2 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.3.7 LOCATION: LOT 6, BLOCK 13, PLAN 279, THAMES STREET SOUTH, CC-7

10.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 11.1 to this *By-Law*;

10.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.7.2.1 PARKING SPACES

Minimum	6
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10.3.7.2.2 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.3.8 LOCATION: CHARLES AND DUKE STREET, CC-8

10.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 10.1 to this *By-Law*;
 a *single detached dwelling*;
 a *converted dwelling* containing no more than 2 units;

10.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

10.3.8.2.1 EXTERIOR SIDE YARD

Minimum	2.1 m (7 ft)
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10.3.8.2.2 REAR YARD

Minimum	1.8 m (6 ft)
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10.3.8.2.3 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

10.3.9 LOCATION: 50 THAMES STREET SOUTH, CC-9 (KEY MAP 20)

10.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CC-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 10.1 to this By-Law;
an indoor self-storage facility

10.3.9.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any CC-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.3.9.2.1 OUTSIDE STORAGE

No storage of goods or materials is permitted outside of any *buildings*.

10.3.9.2.2 That all the provisions of the CC Zone in Section 10.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 15-4844)

(Deleted and Replaced by By-Law 19-5078)

10.3.10 LOCATION: 31 THAMES STREET SOUTH, CC-10(T), (KEY MAP 26)

10.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CC-10(T) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 10.1 to this By-law;
a modular home manufacturing business

10.3.10.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any CC-10(T) zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.3.10.2.1 Time Period for a Modular Home Manufacturing Business:

10.3.10.2.2 Maximum September 9, 2019 to September 9, 2020

10.3.10.2.3 Outside Storage associated with a Modular Home Manufacturing Business:

Not permitted

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- 10.3.10.2.4 That all the provisions of the CC Zone in Section 10.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*."

(Added by By-Law 19-5067)

10.3.11 **LOCATION: 170 & 184 OXFORD STREET, (CC-11)** **(KEY MAP 20)**

- 10.3.11.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any CC-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

RESIDENTIAL USES:

an apartment dwelling;
a boarding or lodging house;
a converted dwelling, contained not more than 4 units;
a dwelling unit in the upper portion of a non-residential building;
a group home, in accordance with the provisions of Section 5.19;
a home occupation, in accordance with the provisions of Section 5.10;
a long term care facility;
a multiple unit dwelling;
a special needs home.

NON-RESIDENTIAL USES:

an art gallery;
an assembly hall;
a bank or financial institution;
a bar or tavern;
a bowling alley;
a business or professional office;
a business service establishment;
a commercial school;
a convenience store;
a daycare centre;
a dry cleaning establishment;
an eating establishment, without a drive-thru window;
a fitness club;
a fraternal lodge or association;
a funeral home;
a government administration office;
a hotel or motel;
a laundromat;
a museum;

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(Added by By-Law 19-5074)

a *medical centre*;
 a *microbrewery*;
 a *parking lot*;
 a *personal service establishment*;
 a *place of worship*;
 a *printing shop*;
 a *public library*;
 a public use, in accordance with the provisions of Section 5.22;
 a *recreation building (indoor sports)*;
 a *retail store*;
 a *service shop*;
 a *studio*;
 a theatre or cinema;
 a *veterinary clinic*;
 a *wholesale outlet*.

10.3.11.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CC-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

10.3.11.2.1 INTERIOR SIDE YARD

Notwithstanding Section 10.2, all existing *building* conditions as of November 12, 2019 with respect to *interior side yards* shall be deemed to be in compliance with this By-law.

10.3.11.2.2 OUTDOOR PATIO

Exterior Side Yard

Minimum **7.5 m** (24.6 ft.)

10.3.11.2.3 PARKING SPACES

Minimum **26**

10.3.11.2.4 PARKING AREA SETBACK

Interior Side Yard adjacent to 168 Oxford Street

Minimum **0 m** (0 ft.)

10.3.11.2.5 WIDTH OF JOINT ACCESS ALONG OXFORD STREET

Minimum **5.0 m** (16.4 ft.)

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(Added by By-Law 19-5074)

10.3.11.2.4 That all provisions of the CC Zone in Section 10.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 19-5074)