



11.5 Corridor Commercial (CC) Zone



Municipal Plan Context

The Corridor Commercial (CC) zone accommodates a wide range of vehicle oriented commercial and compatible light industrial uses along major thoroughfares, including Rothesay Avenue, City Road, and Thorne Avenue.

The Corridor Commercial (CC) zone is intended for land inside of the Primary Development Area that is designated *Commercial Corridor*. However, land in other appropriate designations could be zoned CC.



11.5(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following, *which may include outdoor storage as an accessory or secondary use, subject to paragraph 11.5(3)(a)*:

- Accommodation;
- Animal Shelter;
- Auction House;
- Bakery;
- Banquet Hall;
- Bar, Lounge, or Nightclub, subject to paragraph 11.5(3)(b);
- Business Office, subject to paragraph 11.5(3)(c);
- Business Support Service;
- Car Wash;
- Catering Service;
- Commercial Entertainment;
- Communication Facility;
- Contractor Services, Household;
- Day Care Centre;
- Distribution Facility;
- Emergency Services Facility;



- Equipment Sales and Rental, Light;
- Financial Service;
- Fleet Service;
- Funeral Service;
- Grocery Store;
- Health and Fitness Facility;
- Health Services Laboratory;
- Kennel;
- Landscape Material Supply;
- Medical Clinic;
- Moving Services;
- Personal Service;
- Pet Grooming;
- Private Club;
- Recreational Vehicle Sales and Service, Large;
- Recreational Vehicle Sales and Service, Small;
- Recycling Bins;
- Redemption Centre, subject to paragraph 11.5(3)(d);
- Restaurant;
- Retail General;
- Retail Warehouse;
- Sales Centre, Model Home;
- Self-Storage Facility;
- Service and Repair, Household;
- Service Station, subject to paragraph 11.5(3)(e);
- Technical or Vocational School;
- Transit Terminal;
- Vehicle Body and Paint Shop, subject to paragraph 11.5(3)(f);
- Vehicle Rental;
- Vehicle Repair Garage, subject to paragraph 11.5(3)(f);
- Vehicle Sales and Leasing;
- Veterinary Clinic;
- Warehouse Facility;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CC zone.



11.5(2) Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following *subject to such terms and conditions as may be imposed by the Committee*:

- Parking Lot, Commercial, subject to paragraph 11.5(3)(g);
- Parking Structure.

11.5(3) Conditions of Use

- (a) Outdoor Storage as an accessory or secondary use to a main use permitted in subsection 11.5(1) shall be subject to the following:
 - (i) The yard shall not occupy any required front or flankage yard or any area required for parking;
 - (ii) The yard shall be completely enclosed by a solid board-on-board fence or a chain-link fence entirely covered by filler strips woven into the mesh or a walled structure or a berm, or any combination thereof, having a minimum height of 2 metres and including any gate constructed in the same manner and height as the enclosure;
 - (iii) Notwithstanding the above, the yard may instead be screened in accordance with paragraph 6.1(j), or by any combination of permitted structures, berms and landscaping; and
 - (iv) When the yard is developed within 15 metres of an abutting lot in a Residential zone, the yard shall also be in accordance with section 5.5.
- (b) A lot containing a Bar, Lounge, or Nightclub permitted in subsection 11.5(1) shall not be located within 60 metres of a Residential zone.
- (c) A Business Office permitted in subsection 11.5(1) shall not exceed 3,000 square metres in gross floor area.
- (d) A Redemption Centre permitted in subsection 11.5(1) shall be wholly contained within a building and not have any outdoor storage.
- (e) A Service Station permitted in subsection 11.5(1) shall be subject to the following:



- (i) The lot where the Service Station is located shall have a minimum area of 930 square metres and a minimum frontage of 30 metres;
 - (ii) Any vehicle access for the Service Station shall not be closer than 30 metres from an access for a main building in a Community Facility or Residential zone;
 - (iii) The fuel pump island shall not be located closer than 7.5 metres to a front or flankage lot line; and
 - (iv) The lot where the Service Station is located shall not be adjacent to a lot zoned Residential on the same street.
- (f) A Vehicle Body and Paint Shop or a Vehicle Repair Garage permitted in subsection 11.5(1) shall not be located adjacent to a Residential zone.
- (g) A Commercial Parking Lot permitted in subsection 11.5(2) shall not be developed on a lot located in the Uptown Parking Exemption Area, as defined by Schedule C of this By-law, which contained a main building on the date this By-law was enacted.



11.5(4) Zone Standards

(a)	Minimum Lot Area	600	square metres
(b)	Minimum Lot Frontage	20	metres
(c)	Minimum Lot Depth	30	metres
(d)	Minimum Front Yard	3	metres
(e)	Minimum Rear Yard:		
	Abutting a Residential zone	7.5	metres
	Abutting any other zone than a Residential or CC zone	1.5	metres
	Abutting a CC zone	nil	metres





(f)	Minimum Side Yard:	
	Abutting a Residential zone	7.5 metres
	Abutting any other zone than a Residential or CC zone	1.5 metres
	Abutting a CC zone	nil metres
(g)	Minimum Flankage Yard	3 metres
(h)	Maximum Building Height:	
	For an Accommodation	24 metres
	Other	15 metres
(i)	Maximum Lot Occupancy	70 percent
(j)	Other Requirements	In accordance with the General Provisions, Parts 4-9