

## Office Consolidation:

**ZBA 6 (OMB Case No. PL130079, Issue Date June 03, 2014)**

**ZBA 29 (By-law No. 2020-051)**

**14.89** Notwithstanding the provisions of the Retail Commercial (C2) Zone and for lands shown on Schedule A, Zoning Map 20, the following provisions shall apply:

1) Permitted Uses:

Notwithstanding the list of uses permitted in the C2 Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(a) Retail Stores according to the North American Industry Classification System (NAICS) limited to the following categories:

- i. Furniture, Home Furnishings and Electronics **ZBA [6]**
- ii. Pharmacies and Personal Care Stores **ZBA [6A]**
- iii. Clothing and Accessories **ZBA [6A]**
- iv. General Merchandise **ZBA 29**
- v. Miscellaneous Retail **ZBA 29**

(b) Service Uses limited to the following categories:

- i. Medical and dental clinics and laboratories
- ii. Tool or party rental
- iii. Veterinary services
- iv. Fitness centres
- v. Restaurants with or without drive-through services
- vi. Gas Bar (including accessory convenience)

(c) Amusement arcade

(d) Billiards and/or bowling

(e) Movie Theatre

(f) Hotel

2) Site and Building Regulations:

Notwithstanding the Site and Building Regulations in the C2 Zone, no person shall use any lot or erect, alter or use any building or structure for any permitted use or combination of permitted uses listed in Section 14.89.1 except in accordance with the following provisions:

- i. Lot Frontage: 20 m minimum

- ii. Lot Area: No individual minimum lot area is required where the area of the overall development is 7.6 hectares minimum
- iii. Lot Coverage: 50% maximum
- iv. Building Setbacks: 4m minimum setback from 16<sup>th</sup> St E for Building 'H'; 6m minimum from any street line for all other buildings and 8m minimum from any other lot line
- vi. Building Height: 19 m maximum for medical and dental clinics, laboratories and hotels, 10 m maximum for all other permitted uses
- vii. Floor Area Provisions:
  - 1. Maximum gross floor area for any combination of uses permitted under Section 14.89.1 (a) and (b): 17,443.7 m<sup>2</sup>
  - 2. Maximum gross floor area applicable to any combination of amusement arcade, billiards and/or bowling, and movie theatres: 1,858 m<sup>2</sup>
  - 3. Any combination of retail uses permitted under Section 14.89.1(a) shall be subject to a maximum gross floor area of 14,865.7 m<sup>2</sup> with no single use having a unit size less than 697 m<sup>2</sup> gross floor area, and subject to the following maximum gross floor area distribution:
    - a. Furniture, Home Furnishings and Electronics – Max. 3,716.4 m<sup>2</sup>
    - b. Pharmacies and Personal Care Stores – Max. 1,393.6 m<sup>2</sup>
    - c. Clothing and Accessories – Max. 3,716.4 m<sup>2</sup>
    - d. General Merchandise – Max. 2,322.8 m<sup>2</sup>
    - e. Miscellaneous Retail – Max. 4,645.5 m<sup>2</sup>
  - 4. Notwithstanding 14.89.2 (3) above, a total of five (5) individual Retail Stores with no minimum unit size may be permitted, provided they do not exceed 2,230m<sup>2</sup> in aggregate and provided that the maximum gross floor area distribution per category is maintained as noted in 14.89.2 (3).
  - 5. Any combination of service uses permitted under Section 14.89.1 (b) shall be subject to a maximum gross floor area of 2,578 m<sup>2</sup> and the following:
    - a. Medical and dental clinics and laboratories – Min. unit size of 697 m<sup>2</sup>

- b. Tool or party rental – no further restriction
- c. Veterinary services – no further restriction
- d. Fitness centre – no further restriction
- e. Restaurants

(i) Minimum unit size of 325.2 m<sup>2</sup>, however smaller restaurants with no minimum unit size may be permitted provided that they not exceed 520 m<sup>2</sup> in aggregate.

(ii) One drive through restaurant is permitted, which shall not be subject to the small restaurant aggregate maximum in 14.89 2)5.e.(i) regardless of size.

6. Definitions for the purposes of Section 14.89:

a) "Miscellaneous Retail" means retailers primarily engaged in the sale of the following goods:

- (i) Sporting Goods;
- (ii) Toys, Hobby, Games;
- (iii) Sewing/Fabric/Needlework;
- (iv) Music/Books/Instruments;
- (v) Florist;
- (vi) Office Supply and Stationery;
- (vii) Gift/Novelty/Souvenir;
- (viii) Pet Supplies;
- (ix) Art Dealers; and,
- (x) Used Merchandise.