

**SECTION 17: CENTRAL COMMERCIAL CC ZONE**17.1 Permitted Uses

The following uses are permitted in the Central Commercial CC Zone:

- (1) amusement machine, subject to Section 6.11;
- (2) antique shop;
- (3) mixed use apartment building in accordance with the provisions of Section 17.3;
- (4) art gallery/museum;
- (5) assembly hall;
- (6) club, public or private;
- (7) bake shop;
- (8) bakery;
- (9) financial institution;
- (10) bed and breakfast establishment in accordance with the provisions of Section 6.27;
- (11) office;
- (12) cinema/theatre;
- (13) convenience store;
- (14) artisan shop;
- (15) dance, health or fitness club or studio;
- (16) nursery school;
- (17) clinic;
- (18) department store;
- (19) dry cleaning establishment;
- (20) dry cleaning distribution station;
- (21) laundromat;
- (22) farmers market;
- (23) food store;

- (24) funeral home;
- (25) garden centre;
- (26) gasoline bar or automobile service station;
- (27) hotel/motel;
- (28) parking lot;
- (29) recreational and entertainment facilities;
- (30) dwelling units, in accordance with the provisions of Section 17.3;
- (31) restaurant;
- (32) retail establishment;
- (33) service shop, merchandise;
- (34) service shop, personal;
- (35) veterinary hospital;
- (36) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 17.9.

## 17.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Central Commercial Zone except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area - no minimum requirement;
- (b) Minimum Lot Frontage: 6 metres or as existed at the date of passing of this by-law, whichever is less
- (c) Front Yard Setback - not required;
- (d) Rear Yard Setback - 3 metres or as existing whichever is less except:
  - (i) where the building contains one or more dwelling units - 6 metres, or as existed on the date of passing of this By-law, whichever is less,
  - (ii) where the rear yard abuts a Residential zone or an existing residential use - 6 metres or as existed on the date of passing of this By-law, whichever is less;
- (e) Interior Side Yard Setback - none required except that the minimum interior side setback abutting a Residential zone shall be 3 metres

- (f) Exterior Side Yard Setback - none required;
- (g) Minimum Landscaped Open Space - only as required by Sections 17.4 and 17.5;
- (h) Maximum Lot Coverage - not restricted;
- (i) Maximum Building Height - 14 metres;
- (j) Parking Space requirements - none required except as provided in Sections 6.15;
- (k) Loading Space requirements - none required;
- (l) Open Storage - prohibited, but this prohibition shall not apply to the parking of motor vehicles in a public or private parking lot.

**17.3 Conversion of Commercial Buildings or new Mixed Use Apartment Buildings**

A portion of a building in a CC Zone may be used for one or more dwelling units in accordance with the following provisions, notwithstanding anything to the contrary in Section 17.2:

- (a) Dwelling units shall be located above and/or to the rear of a commercial use;
- (b) Not more than fifty percent (50%) of the ground floor area of the building may be used for residential purposes;
- (c) No dwelling unit shall be located in a basement;
- (d) Where the ground floor of a building is altered or extended to permit one or more dwelling units, any off-street entrance to a commercial use which existed prior to the alteration or extension shall be preserved either in its original location or in an alternative off-street location;
- (e) No building shall exceed 14 metres in height;
- (f) The minimum rear yard shall be:
  - (i) where it abuts a Residential Zone, 6 metres or as it existed on the date of passage of this By-law, whichever is less,
  - (ii) in any other case, 3 metres or as it existed on the date of passage of this By-law, whichever is less.

**17.4 Automobile Service Stations and Gasoline Bars in a CC Zone**

In a CC Zone, Automobile Service Stations and Gasoline Bars are subject to the following provisions, notwithstanding anything to the contrary in Section 17.2:

- (a) Minimum Lot Frontage (metres) 30
- (b) Minimum Lot Area (square meters) 1,200

- (c) Maximum Lot Coverage - 30%, including the area covered by gasoline pump islands.
- (d) Front Yard Setback (metres) 9
- (e) Exterior Side Yard Setback (metres) 9
- (f) Interior Side Yard Setback - 7.5 metres; except that where the interior side lot line abuts a Residential Zone or an existing residential use, interior side setback shall be 10.5 metres;
- (g) Rear Yard Setback - 7.5 metres; except that where the rear lot line abuts a Residential Zone or an existing residential use, rear setback shall be 10.5 metres;
- (h) Minimum Landscaped Open Space - 5 percent of the lot area, to include buffering along any lot line abutting a Residential Zone.

#### 17.5 Automobile Washing Establishments

In a CC Zone, automobile washing establishments shall be subject to the provisions of this Section, notwithstanding anything to the contrary in Section 17.2:

- (a) Minimum Lot (square metres) 1,500
- (b) Minimum Lot Frontage - 30 metres, except on a corner where the minimum frontage shall be 35 metres
- (c) Front Yard Setback (metres) 12
- (d) Exterior Side Yard Setback (metres) 12
- (e) Interior Side Yard Setback (metres) 6
- (f) Rear Side Yard Setback (metres) 6
- (g) Maximum Lot Coverage (percent of lot area) 20
- (h) Maximum Building Height (metres) 7.5
- (i) A minimum landscaped open space of 5 percent of the lot area shall be provide and maintained, to include buffering along any lot line abutting a Residential Zone.
- (j) A waiting lane, marked with painted lines, capable of accommodating at least four (4) cars per bay shall be provided and maintained on the site, in which cars can wait if the washing bays are occupied

#### 17.6 Provisions for Tourist Homes in a CC Zone

A tourist home may be permitted in a CC Zone, provide that:

- (a) Such tourist home is operated by a person residing in said dwelling;

- (b) The number of bedrooms available to the public shall not exceed four and in no case shall any of the bedrooms be located in a basement;
- (c) Parking spaces shall be provided and maintained on the basis of one space for each bedroom available to the public, in addition to any parking spaces otherwise required;
- (d) The external appearance of the building shall not be changed so as to destroy its residential character.

**17.7 Buffering Provisions in a CC Zone**

Where a CC Zone abuts a Residential Zone, buffering shall be provided and maintained in the CC Zone adjacent to the abutting lot line.

**17.8 Accessory Buildings and Structures in a Central Commercial CC Zone:**

- (a) No accessory building or structure shall be used for human habitation;
- (b) An accessory building or structure is not permitted within any front or exterior side yard;
- (c) The minimum distance from an accessory building or structure to a rear or an interior side lot line shall be .9 metres; however, where such rear or interior side lot line abuts a Residential zone, any accessory building or structure shall be a minimum of 3 metres from said lot line;
- (d) The maximum height of an accessory building or structure shall be 4.5 metres.

**17.9 Special Provisions**

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

**CC-1            26 Ormond Street South**

Notwithstanding the provisions of the Central Commercial CC Zone, the lands indicated as CC-1 on Schedule A7 shall be subject to the following provisions:

- (a) Minimum Front Yard Setback (metres) 0.61

**CC-2            12 Albert Street West (Old Fire Hall)**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-2 on Schedule A7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

**CC-3 55 Ormond Street North**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-3 on Schedule A7 may be used for an automobile service and repair establishment.

**CC-4 51 Ormond Street North**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-4 on Schedule A7 may be used for an electroplating operation.

**CC-5 23 and 27 Ormond Street North  
Lot 13 and 14, Plan 890 and 891**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-5 on Schedule A7 may be used for an 8 unit block townhouse dwelling.

**CC-6 67 Front Street North (The former Gallaher Paper Company Lands)**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-6 on Schedule A7 may be used for a warehouse and wholesale establishment, otherwise all the provisions of the Central Commercial CC Zone shall apply to these lands.

**CC-7 14 St. David's Street West (Maplehurst)**

Notwithstanding the permitted uses and provisions of the Central Commercial CC Zone, the lands indicated as CC-7 on Schedule A7 are designated as historically and architecturally significant and may only be used for the following:

- (i) Heritage Inn (to mean the same as Country Inn);
- (ii) Service shop, personal;
- (iii) Restaurant;
- (iv) Convention Centre;
- (v) Spa;
- (vi) Museum;
- (vii) Office;
- (viii) Accessory uses to the foregoing permitted uses;

and shall be subject to the following provisions:

- (a) Minimum Lot Frontage (metres)

- (b) Maximum Building Height - 22.87metres or the height of the existing building, whichever is the lesser;
- (c) Buffer strip:

A planted buffer strip, consisting of hedge trees, or other shrubbery or a combination thereof, to a height of at least 5 feet so as to give a screening effect from surrounding properties, shall be provided:

- (i) to a width of 3 feet between the existing wall adjoining St. David Street West and all parking spaces lying north of such wall; and
  - (ii) to a width of 4 feet along the entire westerly and northerly boundaries of the said property; and
  - (iii) the planted buffer strip within the front yard, may not be included in computing the required landscaped open space;
- (d) Parking requirements:

Notwithstanding the provisions of Section 6 General Provisions, the following shall apply:

- (i) each parking space shall have a width of at least 9 feet and a total area of at least 180 square feet;
  - (ii) adequate ingress and egress of at least 18 feet in width shall be provided to and from all parking spaces; and
  - (iii) all parking spaces, and drives for ingress and egress shall be paved with hot-mix asphalt or concrete;
- (e) Conditions of Permit

No building permit shall be issued in respect to these lands unless the applicant therefore shall have first delivered to the Corporation of the City of Thorold, in addition to all other lawful requirements, the following:

- (i) a conveyance to the Corporation, free of encumbrance of a strip of land one foot in width lying immediately adjacent to and to the south of the southerly terminus of Conlon Crescent and extending the full width of Conlon Crescent, for the sum of one dollar. Such strip shall constitute a one-foot reserve for the purpose of preventing access to or from this property by way of Conlon Crescent.
- (ii) security, in a form satisfactory to the Treasurer of the Corporation of the City of Thorold, for the cost of providing a water supply system to the Maplehurst property which is adequate for fire protection purposes. The design and construction of such system shall be done in accordance with the directions and under the supervision of the Director of Operations and the cost thereof, as determined by the Director of Operations, shall at the discretion of the City be paid by the owner or occupier of this property to the City.

**CC-8 5 Ormond Street South (Munro House)**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-8 on Schedule A7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

**CC-9 18 Front Street North (The Former Post Office)**

Notwithstanding the provisions of the Central Commercial CC Zone and General Provisions, Section 6.15 Parking Space Requirements, the lands indicated as CC-9 on Schedule A7 are designated as a historical structure and may in addition to the permitted uses of the CC Zone be used for a student residence on the second floor and shall be subject to the following additional special provisions:

- (a) Maximum Number of Beds 25
- (b) Minimum Parking Requirement 1 space per 3.125 beds

**CC-10 20 Pine Street North (Welland Mills Property)**

The Welland Mills and Millstone Monument located on these lands is designated as a historical structure.

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-10 on Schedule A7 may also be used for 8 townhouse dwelling units, in accordance to all the provisions of the Central Commercial CC Zone and shall be subject to the following special provision:

- Rear Yard Setback (metres) 0.914

**CC-11 54 Front Street South (The Moose & Goose)**

Notwithstanding the provisions of the Central Commercial CC Zone and General Provisions, Section 6.14 Loading Space Requirements and 6.15 Parking Space Requirements in addition to the permitted uses of the CC Zone, the lands indicated as CC-11 on Schedule A7 may also be used for an attached 6 storey 77 bed student residence and recognition of the existing 23 bed residence, and shall be subject to the following special provisions:

- (a) Maximum Number of Beds 100
- (b) Minimum Parking Requirement 1 space for every 3.125 beds
- (c) Minimum Perpendicular Width of Access Driveway (metres) 6.7
- (d) Minimum Number of Loading Spaces Required 1
- (e) Minimum Landscaped Open Space to include a strip of land not less than 1.5 metres shall be provided and maintained adjacent to the southerly rear lot line along the established parking area and along the length of the interior easterly side lot line.



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| (f) Maximum Lot Area (square metres)    | 3,300 |
| (g) Rear Yard Setback (metres)          | 7.3   |
| (h) Exterior Side Yard Setback (metres) | 1.5   |

**CC-12 21 Ormond Street North, Lot 12, Plan 890 & 891**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-12 on Schedule A7 may be used for a three (3) unit street townhouse.

**CC-13 7 Clairmont Street**

Notwithstanding the provisions of Section 6.30 (a) Outdoor Commercial Patio, an Outdoor Commercial Patio shall be permitted in the rear and easterly interior side yard setback on the lands indicated as CC-13 on Schedule A7 and shall be subject to the following special provisions:

- (1) That the applicant takes into consideration the placing of tables away from the neighbouring residents.
- (2) That no music, amplified, unamplified or live be permitted in the patio area.
- (3) That all outdoor lighting be directed away from abutting land uses.

**CC-14 133 Front Street North (The former CVL Lands)**

Notwithstanding the permitted uses and provisions of the Central Commercial CC Zone, the lands indicated as CC-14 on Schedule A7 may only be used for the following:

- (1) amusement machine, subject to Section 6.11;
- (2) antique shop;
- (3) club, public or private;
- (4) bake shop;
- (5) bakery;
- (6) financial institution;
- (7) office;
- (8) convenience store;
- (9) artisan shop;
- (10) dance, health or fitness club or studio;

- (11) clinic;
- (12) department store;
- (13) dry cleaning establishment;
- (14) dry cleaning distribution station;
- (15) laundromat;
- (16) farmers market;
- (17) food store;
- (18) funeral home;
- (19) garden centre;
- (20) parking lot;
- (21) retail establishment;
- (22) service shop, merchandise;
- (23) service shop, personal;
- (24) veterinary hospital;
- (25) food processing establishment;
- (26) printing and/or publishing establishment;
- (27) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 17.9;

and shall be subject to the following provisions:

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| (a) Rear Yard Setback (metres)   | 1.75   |
| (b) Exterior Westerly Side Yard Setback (metres)   | 2  |
| (c) Exterior Westerly Side Yard Setback for proposed southerly addition (metres)                             | 0  |
| (d) Site Triangle at intersections of John Street and McNamara Street and John Street and Townline Road East | none required  |
| (e) Office and Retail uses parking requirements  | 1 space for every 30 square metres of gross floor area |

- (f) Maximum gross floor area for food processing establishment (square metres) 1,900

**CC-15 17 Ormond Street North (First St. Andrew's Presbyterian Church)**

Notwithstanding the provisions of the Central Commercial CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-15 on Schedule A7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

**CC-16 31-33-35 Front Street South (The Carr-Millar-McMillan Block)  
15 Front Street South (Macartney Drug Store)  
11 Front Street South (The Stone Store)  
28 Front Street South (The Quebec Bank)  
16 Towpath Street (The Old Fire Hall Bell)**

Notwithstanding the provisions of the Central CC Zone, in addition to the permitted uses of the CC Zone, the lands indicated as CC-16 on Schedule A7 are designated as a historical structure.

**CC-17 17 - 23 Front Street**

Notwithstanding the provisions of the Section 17.3 of the Central Commercial CC Zone, the following provisions shall apply to those lands indicated as CC-17 on Schedule A7;

- a) Minimum Rear Yard Setback to stairs 0.0 m
- b) Seventy-five percent (75%) of the ground floor area of the building may be used for residential purposes to the rear of the commercial use.
- c) Dwelling units may be permitted in a basement

**CC-18 6 – 14 Albert Street East**

Notwithstanding the provisions of the Section 17.2 of the Central Commercial "CC" Zone and Sections 6.6, 6.15.11 and 6.15.18, the following provisions shall apply to those lands indicated as "CC-18" on Schedule A7;

- a) Minimum Rear Yard Setback 0.6 m
- b) Maximum Building Height (top of parapet) 15.8 m
- c) Parking Space requirement 1 space for each dwelling unit
- d) Bicycle Parking Space
  - Office 2 spaces
  - Residential 0.5 spaces / unit
- e) Elevator enclosure or mechanical or service penthouse occupying not more than 13.65 % of the area of the roof of the building on which it is located

- f) The minimum perpendicular width of an access driveway shall be 7 metres

Notwithstanding the provisions of the Schedule C Parking Space Requirements the following provision shall apply to those lands indicated as CC-18:

- g) The aisle width shall be 6.1 metres

**CC-19 Boundary Lane**

Notwithstanding the provisions of the Central Commercial CC Zone the lands identified as Central Commercial CC-19 Zone on Schedule A7 shall permit an apartment building subject to the following special provisions:

Apartment buildings in the CC-19 Zone shall be subject to the following provisions, notwithstanding anything to the contrary in Section 17.2:

- (a) Minimum Lot Area per Dwelling Unit (square metres) 50
- (b) Minimum Lot Frontage (metres) 20
- (c) Front Yard Setback (metres) 6
- (d) Rear Yard Setback:
  - (i) where the rear lot line abuts a Residential Zone rear setback shall be 7.5 metres,
  - (ii) in any other case, 3 metres or as it existed on the date of passage of this by-law, whichever is less;
- (e) Exterior Side Yard Setback (metres) 4.5
- (f) Interior Side Setback - not required, except that the minimum interior side setback abutting a Residential Zone shall be 3 metres;
- (g) Maximum Lot Coverage (percent of lot area) 60
- (h) Maximum Building Height (metres) 14
- (i) Minimum Landscaped Open Space - 15% of the lot area to include a strip of land having a width of not less than 1.5 metres shall be provided and maintained adjacent to every interior side lot line, exterior side lot line, front lot line and to the rear lot line.

**CC-20 14-20 Front Street South and 7 Market Place, (Pt Lot 9, Pt Lot 10; Pt Lot 34, Pt Lot 33, NP 889) (By-law No. 109-2016)**

Notwithstanding the provisions of Sections 17.1, the following use shall apply to the lands identified a “CC-20” on Schedule A7:

- a) Student Dormitory

Notwithstanding Section 17.2 of the Central Commercial “CC” Zone as per Zoning By-law 2140(97), the following provisions shall apply to the lands identified as “CC-20” on Schedule A7:

- a) Maximum Building Height (metres) 14.5

Notwithstanding the provisions of Section 6.15, the following provisions shall apply to the lands identified as “CC-20” on Schedule 7:

Parking Space Requirement 1 space for 3.125 student dormitory rooms

Notwithstanding the provisions of Section 17.3 as per Zoning By-law 2140(97), the following provision shall apply to those lands indicated as “CC-20” on Schedule A7:

- a) Not more than sixty-five percent (65%) of the ground floor area of the building may be used for residential purposes.

Notwithstanding the provisions of Section 6.30 as per Zoning By-law 2140(97), Section 6.30 (a) shall not apply to those lands indicated as “CC-20” on Schedule A7.

**CC-21 7 Ormond Street North Lot 8, Pt Lot 9, Plans 890 and 891  
(By-law No. 25-2018)**

Notwithstanding the provisions of the “Central Commercial (CC) Zone”, in addition to the “Permitted Uses” in Section 17.1, the lands zoned “Central Commercial (CC-21) Zone” may be used as an apartment building and shall be subject to the following provisions:

Provisions for Apartment Buildings:

- a) Minimum Lot Area per Dwelling Unit (square metres) 50
- b) Minimum Lot Frontage (metres) 20.0
- c) Front Yard Setback (metres) 2.0
- d) Rear Yard Setback (metres):
  - i. Abutting a Municipal Lane 1.0
- e) Interior Side Yard Setback (metres):
  - i. Abutting a Commercial Zone 0.0
  - ii. Abutting a Residential Zone 3.0
- f) Exterior Side Yard Setback (metres) 4.5
- g) Maximum Lot Coverage (percentage) 72
- h) Maximum Building Height (stories) 6
- i) Minimum Landscaped Open Space (metres):
  - i. Provided and Maintained Adjacent to the Front Lot Line, Side Lot Line, Exterior Lot Line 1.5

- ii. Provided and Maintained Adjacent to a Rear Lot Line that abuts a Municipal Lane 1.0

Notwithstanding the provisions of “General Provisions- Exception to Parking Requirements” in Section 6.15.11 the following provision shall apply:

- (c) (i) 1.25 parking spaces for each dwelling unit

Notwithstanding the provisions of “General Provisions- Access to Driveways to Parking Spaces” in Section 6.15.8 the following provision shall apply:

- (b) The minimum perpendicular width of an access driveway shall be 3 metres if the access driveway is one-way and 6.0 metres if the access driveway is two-way.

Notwithstanding the provisions of “Schedule C- Parking Space Requirements” the following provision shall apply:

- (a) Aisle width shall be 6.0 metres