

SECTION 13A

CENTRAL BUSINESS DISTRICT (CBD) ZONE

In any Central Business District (CBD) Zone, no land shall be used and no *building* or *structure* shall be erected or used except in accordance with the following provisions:

13A.1 **Permitted Uses**

a *dwelling unit* or *units* on upper floors

a detached dwelling, a *semi-detached dwelling*, a *townhouse dwelling*, a *duplex dwelling*, a *triplex dwelling* or a *multiple dwelling* on a *lot* that does not *abut* Broadway.

By-law 44-2006

an *art gallery*

an *assembly hall*

a *business or professional office*

a cinema

a club house

a *communications and broadcasting establishment*

a convalescent or *long-term care facility* on upper floors, or on a *lot* that does not *abut* Broadway

a *crisis care facility*

By-law 95-2003

a *financial establishment*

a funeral home

a *home occupation*

a *hotel or motel*

a library

a *medical centre*

By-law 2020-047

a *medical laboratory*

a museum

a *nursery school*

a *long-term care facility* on upper floors, or on a *lot* that is not adjacent to Broadway

By-laws 95-2003; 2020-047

a *parking lot*

a *personal service shop*

a *recreational establishment*

a *religious institution*

a repair, service or rental establishment

a *restaurant*

a *retail store*

a *retirement home* on upper floors, or on a *lot* that is not adjacent to Broadway
By-law 95-2003

a *school*

a theatre

a *veterinarian clinic*

a *wholesale establishment*

13A.2 **Regulations**

- | | | |
|----|-------------------------------------|-------------|
| 1) | <i>Lot area</i> (minimum) | nil |
| 2) | <i>Lot frontage</i> (minimum) | nil |
| 3) | <i>Front Yard</i> (minimum) | nil |
| 4) | <i>Exterior Side Yard</i> (minimum) | nil |
| 5) | <i>Interior Side Yard</i> (minimum) | |
| | - abutting a Residential zone | 4.5 metres |
| | - abutting other zones | nil |
| 6) | <i>Rear Yard</i> (minimum) | 7.5 metres |
| 7) | <i>Building height</i> (maximum) | 23.0 metres |
| 8) | Coverage (maximum) | 75% |

By-law 43-99