

5.9 COMMERCIAL GATEWAY (CG) ZONE**PERMITTED USES IN CG ZONE**

5.9.1 The following uses shall be permitted in any Commercial Gateway (CG) Zone:

a. **Principal Uses**

Bakery Shops
Business or Government Offices
Canteens
Commercial Day Care Centres
Commercial Greenhouses
Commercial Schools
Convenience Stores
Delicatessens
Dental Labs
Dressmaking and Tailoring
Drug Stores
Existing Institutional Uses
Farm Markets
Financial Institutions
Fraternal Organizations
Funeral Homes
Grocery Stores
Group Commercial Facilities
Grouped Commercial Buildings
Indoor Commercial Recreational Establishments
Medical Labs
Office Supplies
Personal Service Shops
Photography Studios
Printing Establishments
Private Clubs
Professional Offices
Public Schools
Repair Shops
Restaurants
Retail Stores
Service Shops
Taxi and Bus Stations
Telephone Switching Centres
Tourist Homes
Vehicle Rentals
Veterinary Establishments

b. Uses Subject to Conditions:**i. Residential Units**

Residential units are permitted under the following conditions:

1. Existing Buildings

- a. The residential units must be located to the rear of, above or below the commercial premises except for detached dwellings or buildings that contained apartment units that were in existence on the lot prior to the development of any commercial use.
- b. Residential dwellings that have been converted to commercial uses may be converted back to residential units and must remove all signage and other accoutrements of the former business.

2. New Residential Units Within Existing Residential Structures

The additional residential unit(s) is the result of a conversion of a residential building and provided there is no alteration to the height or lot coverage of the existing structure.

3. New Buildings

An attached residential unit to accommodate the owner or operator of the business shall be permitted and must be located to the rear of, above, or below the commercial premises and shall be limited to a maximum area of 40% of the total floor area of the building.

4. Residential Units Above Commercial Uses

Apartment dwelling units above commercial uses that are not accessory to the commercial uses are permitted provided:

- a commercial use is located at street level and the dwelling units are located above

- the maximum area does not exceed 50% of the total floor area of the building
- independent building access is available to the residential units

ii. Bed and Breakfast Operations (existing residential dwellings)

Bed and breakfast operations may be conducted in existing residential dwellings in the CG Zone provided:

1. Parking is located in the rear or side yards only and is provided at the rate of one (1) space for every bedroom available for overnight accommodation.
2. No parking area shall be located within ten (10) feet of a lot line abutting an R1 or R2 Zone unless the abutting yard is fenced or screened so as to reduce visual nuisance.
3. No more than three (3) rooms are available for overnight accommodation to the public.
4. Sections 5.2.2.9 a, b, c and d that apply to Urban Home Occupations also apply to Bed and Breakfast Operations.
5. The lot is fronting on and only has access to an arterial, collector, local collector, residential local collector or exterior local road.

iii. Gas Bars

Gas Bars accessory and incidental to a Principal Use are permitted provided:

1. a minimum separation distance of thirty (30) feet is maintained between any lot line containing a residential use and a gas storage tank or pump
2. a minimum separation distance of fifteen (15) feet is maintained between the top of the bank of any stream and a gas storage tank or pump
3. no more than 6 pumps and two islands are installed

4. residential units and gas storage tanks or pumps are not situated on the same lot
5. gas storage tanks shall be located below ground or be screened and landscaped in accordance with Section 5.9.2 i. BUFFERING, SCREENING AND LANDSCAPING iii.

5.9.2 SPECIAL REQUIREMENTS IN CG ZONE

Any permitted use in any CG Zone must comply with the following special requirements:

a. **LOADING SPACES**

Loading spaces shall be provided at the rear or side of establishments at the rate of one (1) loading space for any retail store, storage warehouse or department store which is in excess of fifteen hundred (1,500) square feet of floor area.

b. **PARKING – GENERAL**

- i. off-street employee parking shall be provided at the rate of .5 spaces per employee in addition to customer parking standards;
- ii. off-street residential parking shall be provided at the rate of 1.5 spaces per residential unit in addition to required employee and customer parking where applicable;
- iii. a parking garage or structure as an accessory use shall be located in the side or rear yard only;
- iv. no commercial parking area shall be located within fifteen (15) feet of a lot line abutting a residential use in any zone or abutting a vacant parcel in any residential zone;
- v. no parking area shall be located within fifteen (15) feet from the top from the bank of any stream;
- vi. no parking areas will be permitted within ten (10) feet of the front lot line;

- vii. parking areas shall be buffered from the view from abutting residential properties in accordance with Section 5.7A.2 (i), Buffering, Screening and Landscaping, subsection (i);
- viii. a minimum of one of the required parking spaces shall be reserved for wheelchair customers or those otherwise physically challenged. Such reserved space shall be a minimum of thirteen (13) feet wide except where there are two (2) side-by-side where a minimum width of twenty-one (21) feet shall be reserved;
- ix. notwithstanding Section 1.107 Definitions, up to 25% of the total number of parking spaces required may be one hundred and twenty-eight (128) square feet in area, measuring eight (8) feet by sixteen (16) feet and must be clearly marked for use by small or compact cars.

c. **STANDARDS FOR PARKING AREAS**

All parking facilities shall comply with the following standards:

- i. the parking area shall consist of a permanent hard surfacing and each parking space shall be clearly marked and maintained as such;
- ii. the lights used for illumination of the parking lot shall be so arranged as to divert the light away from streets, adjacent lots and buildings;
- iii. parking and maneuvering areas shall be defined by curbs consisting of a stable material such as brick, concrete or wood;
- iv. no gasoline pumps or other service station equipment shall be located or maintained on the parking lot;
- v. traffic aisles leading to and within parking areas shall be a minimum width of ten (10) feet for one-way traffic and a minimum width of twenty (20) feet for two-way traffic.

d. **PARKING SPACE RATIOS**

commercial uses exclusive of listing below	one (1) parking space for each three hundred (300) square feet of floor area or six (6) spaces whichever is greater
offices except doctors and dentists	one (1) parking space for each three hundred (300) square feet of floor area
doctors and dentists offices and restaurants	one (1) parking space for each one hundred (100) square feet of floor area

e. **ACCESSES**

- i. A maximum of two (2) accesses to any commercial lot from any public road shall be permitted;
- ii. A minimum sixty (60) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses;
- iii. Accesses shall have a maximum width of thirty-six (36) feet;
- iv. Accesses shall be located at least fifty (50) feet from the nearest intersection of street lines;
- v. Commercial accesses shall be to an arterial or collector road;
- vi. Accesses shall be clearly defined by curbing consisting of a stable material starting at the front property line for a distance of ten (10) feet into the lot toward the parking area;
- vii. Access site lines shall be maintained within a triangular area measuring eight (8) feet from the access curbs along the front property line and eight (8) feet from the front property line along the driveway, and a straight line joining these two points by prohibiting any visual obstruction within the access site line triangle.

f. OUTDOOR STORAGE

Outdoor storage is not permitted within the Commercial Gateway (CG) Zone.

g. OUTDOOR COMMERCIAL DISPLAY

Where a portion of a lot is to be used for outdoor commercial display within a CG Zone, the following requirements shall apply:

- i. Outdoor commercial display shall be located a minimum of ten (10) feet from the front lot line.
- ii. Outdoor commercial display is not permitted in a rear or side yard abutting a residential lot in a R1, R2 or R3 Zone unless the abutting yard is fenced or screened

h. SIGNS

All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES – SPECIAL PROVISIONS FOR THE NEW MINAS COMMERCIAL GATEWAY ZONE.

i. BUFFERING, SCREENING AND LANDSCAPING**i. Abutting Residential Zones**

An existing structure converted to a commercial use and new construction of a commercial use will require a grassed buffer with a minimum depth of 10 feet and a six foot high opaque wooden fence, which must be kept in good repair, along those property lines that abut a residential zone.

ii. Front Yard Landscaping

At least 25% of the required front yard shall be landscaped with a combination of trees, grass, shrubs/bushes. Curbing is required to clearly define accesses and parking areas. Any portion of the required front yard not used for access, parking or walkways shall be grassed.

iii. Gas Storage Tanks

An above-ground gas storage tank shall be screened from view by a combination of fence and landscaped strip at least three (3) feet wide.

iv. Storage Areas

Storage Areas for refuse and other similar areas shall be screened from view by an opaque fence.

j. **EXISTING STRUCTURES**

The listed principal Commercial Uses and additional residential units for the CG Zone shall be permitted in residential structures by conversion provided there is no addition to the external dimensions of the structure. In the case of a change of use or conversion, the requirements of the zone must be met except existing yard shall be deemed to conform to this Bylaw.

No additions, to any structure, the result of which would result in a total floor area of greater than 5,000 square feet, or which would not meet the yard requirements are permitted within the Commercial Gateway Zone.

k. **ARCHITECTURAL DETAIL**Existing Structures

Additions to structures shall be architecturally compatible with the existing structure in terms of building materials, type of roof, and building height.

REGULATIONS IN THE NEW MINAS COMMERCIAL GATEWAY (CG) ZONE

5.9.3 Any permitted use in the CG Zone must comply with the following regulations:

COMMERCIAL GATEWAY (CG) ZONE	Permitted CG Uses
Minimum Lot Area	6,000 sq ft
Minimum Lot Frontage	60 ft
Minimum Front Yard	45 ft
Minimum Flankage Yard	45 ft
Minimum Side Yard	12 ft
a) Abutting an R1, R2 or R3 Zone	20 ft
Minimum Rear Yard	
a) General	30 ft
b) Abutting an R1, R2 or R3 Zone	40 ft
Maximum Lot Coverage	40% of lot area
Maximum Height of Main Building	25 ft
Maximum Height of Accessory Building	20 ft
Maximum Size of Building	5,000 sq ft of floor area
Minimum Distance Between Main and Accessory Buildings	10 ft
Yard Requirements for Accessory Building	
a) Side and Rear	4 ft
b) Front	45 ft
Minimum Setback from the Top of Bank of any Stream or Watercourse	15 ft

PART 5	AMENDED DATE	SECTION
	May 21, 1992	5.9 / 5.9.1 a / 5.9.2 b i / 5.9.2 j
	May 10, 2005	5.9 / 5.9.1 a / 5.9.2 i i, ii
	September 28, 2005	5.9.1 b ii 4
	February 2, 2007	5.9.2 h

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.