

**SECTION 9.0 -****COMMERCIAL ZONES****9.1****Core Commercial Zone (C1)**

## 9.1.1

## Permitted Uses

Amended by  
Bylaws No.  
1-92, 97-92,  
115-92, 142-92,  
34-93, 141-94,  
35-95, 175-96,  
44-97, 6-98,  
118-2000, 169-2000,  
64-2000, 196-2005,  
68-2011, 109-2013,  
3-2015, 176-2017

The following uses are permitted in a Core Commercial (C1) Zone:

- .1 Amusement arcades accessory to theatres whose principal purpose is for the presentation of film performances
- .2 Existing Apartment Dwellings.
- .3 Art galleries.
- .4 Artist's studios.
- .5 Arts schools.
- .6 Assisted housing in apartment dwellings.
- .7 Bakeries.
- .8 Places of Worship.
- .9 Commercial schools.
- .10 Convention centres.
- .11 Crisis residences.
- .12 Day nurseries.
- .13 Dwelling units in existing buildings.
- .14 Farmers' markets.
- .15 Financial institutions.
- .16 General offices.
- .17 Grocery stores.
- .18 Group correctional homes.
- .19 Group correctional residences.
- .20 Group homes.
- .21 Group residences.
- .22 Health clubs.
- .23 Home furnishing stores.
- .24 Hotels.
- .25 Junior department stores.
- .26 Libraries.
- .27 Major department stores.
- .28 Medical clinics.
- .29 Medical offices.
- .30 Mini-group homes.
- .31 Mixed Use Buildings, in accordance with Subsection 9.1.2.9
- .32 Museums.
- .33 Neighbourhood convenience stores.
- .34 Parking lots or structures.
- .35 Pawnbroker shops.
- .36 Personal service stores.
- .37 Pharmacies.
- .38 Photocopy shops.
- .39 Photographers' studios.
- .40 Places of Assembly.
- .41 Place of Entertainment/Recreation.
- .42 Post-secondary schools.
- .43 Postal stations.

- .44 Private clubs.
- .45 Private parks.
- .46 Public halls.
- .47 Private schools.
- .48 Public schools.
- .49 Public parks.
- .50 Public transit facilities.
- .51 Restaurants: full service, take-out, and fast food (including drive-through service).
- .52 Retail stores.
- .53 Retirement homes.
- .54 Secondary schools.
- .55 Service or repair shops.
- .56 Shopping centres, comprised of any of the permitted uses in the C1 Zone.
- .57 Specialty retail stores.
- .58 Supermarkets.
- .59 Taxi establishments.
- .60 Telecommunications centres.
- .61 Telecommunication services.
- .62 Theatres.
- .63 Veterinary Clinic.
- .64 Accessory uses, buildings, and structures.
- .65 Uses permitted in Section 6.1.

#### 9.1.2 Regulations

Amended by  
Bylaws No.  
34-93, 175-96,  
187-2000, 176-2017

Any use, building, or structure in a C1 Zone shall be established in accordance with the following:

- .1 Existing Apartment Dwellings and Retirement Homes
  - .1 Lot Area (minimum)
 

.1 Apartment	26.0m <sup>2</sup> /unit
.2 Assisted housing	20.0m <sup>2</sup> /unit
.3 Retirement home	25.0m <sup>2</sup> /bed
  - .2 Lot Width (minimum) 30.0m
  - .3 Lot Coverage (maximum) 100%
  - .4 Building Height (maximum) 8 storeys
  - .5 Front Yard (minimum) Established Front Building Line
  - .6 Rear Yard (minimum)
 

.1 Abutting a Residential Zone	7.5m, plus 1.5m/storey for each storey above 5 storeys
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- .2 Abutting any other Zone or lot line Nil
- .7 Side Yard (minimum)
  - .1 Interior
    - .1 Abutting a Residential Zone 1.5m/storey to a maximum of 12.0m
    - .2 Abutting any other Zone or lot line Nil
  - .2 Exterior Nil
- .8 Gross Floor Area (minimum)
  - .1 Apartments 37.0m<sup>2</sup>/unit
  - .2 Assisted housing 35.0m<sup>2</sup>/unit
  - .3 Retirement home 20.0m<sup>2</sup>/bed
- .9 Landscaped Open Space (minimum) 15%
- .10 Amenity Space (minimum) 9.0m<sup>2</sup>/unit
- .11 Parking
  - .1 In accordance with Section 6.18
  - .2 Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- .12 Buffering in accordance with Section 6.10
- .13 Planting Strips Nil
- .14 Loading in accordance with Section 6.23
- .15 Conversion of a non-residential or mixed use building to apartment dwellings and dwelling units shall be in accordance with Section 9.1.2.9.
- .16 Notwithstanding the above, where Schedule A indicates a Zone symbol followed by information in parentheses that refers to the number of units and/or height maximums, the regulations on the said Schedule shall prevail.

Amended by  
Bylaw No.  
176-2017

Amended by  
Bylaw No.  
176-2017

- Amended by  
Bylaws No.  
44-97 &  
154-2004  
196-2005
- .2 Dwelling Units in Existing Buildings
- .1 No dwelling unit shall be established in any portion of the ground floor area located adjacent to the front lot line and originally designed and/or used for non-residential purposes.
- .2 There shall be a maximum of four (4) dwelling units.
- .3 Gross Floor Area (minimum) 37m<sup>2</sup>/unit
- .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking for non-residential uses and in accordance with Section 6.18.
- .5 All other development standards in accordance with Section 9.1.2.9 shall apply.
- Amended by  
Bylaw No.  
44-97  
196-2005
- .3 **DELETED**
- .4 Day Nurseries
- .1 In accordance with Section 6.8
- .5 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correctional Residences
- .1 In accordance with Section 6.15 and 9.1.2.
- .6 Parking Lots or Parking Structures
- .1 In accordance with Section 6.18.
- .2 Notwithstanding Section 6.18.6., all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.
- Amended by  
Bylaw No.  
164-2005
- .7 Accessory Uses, Buildings, and Structures
- .1 In accordance with Section 6.3.
- .2 No amusement arcade shall be located on any lot closer than 300.0m from the lot lines of a property used for a public school or separate school or private school."
- .8 Uses Permitted in Section 6.1.
- .1 In accordance with Section 6.1.

Amended by  
Bylaws No.  
109-2013  
176-2017

.9 Mixed Use Buildings

Notwithstanding any provisions of this Bylaw to the contrary, any lot in the C1 Zone in accordance with Schedule "M" may be used for a mixed use building which shall include dwelling units and any use permitted in Section 9.1.1 excluding "Group Correctional Homes" and "Group Correctional Residences".

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1 Zone in accordance with "Schedule M" use any lot, or erect, alter or use any building or structure for any mixed use building except in accordance with the following provisions:

- .1 Lot Area (minimum) Nil
- .2 Lot Width (minimum) Nil
- .3 Lot Coverage (maximum) 100%
- .4 Building Height (maximum) 8 Storeys
- .5 Building Height (minimum) 2 storeys
- .6 Building Stepback (minimum) 1.5 metres above 6 storeys
- .7 Ground Floor Height (minimum) 4.5 metres
- .8 Front Yard (minimum) Established front building line or a maximum of 3 metres
- .9 Rear Yard (minimum)
  - .1 Abutting a Residential Zone 7.5m
  - .2 Abutting any other Zone Nil
- .10 Side Yard Interior (minimum)
  - .1 Abutting a Residential Zone 7.5m
  - .2 Abutting a building with Windows on the facing wall 5.5m
  - .3 Abutting any other Zone/wall Nil
- .11 Side Yard Exterior (minimum) Nil
- .12 Amenity Space (minimum) 3.0m<sup>2</sup>/residential unit
- .13 Parking
  - .1 In accordance with Section 6.18
  - .2 No parking area shall be located between the main

building and the front or exterior side lot line.

- .14 Landscaped Open Space 15% which shall include:
  - .1 A minimum 1.5 metre planting strip between any rear or side lot line abutting a residential zone and any surface parking area
- .15 Loading in accordance with Section 6.23
- .16 Residential uses shall not be permitted on the ground floor of a mixed use building
- .17 Industrial uses shall not be permitted in a mixed use building.

Amended by  
Bylaw No.  
187-2000

- .10 All Other Permitted Uses
  - .1 Lot Area (minimum) Nil
  - .2 Lot Width (minimum) Nil
  - .3 Lot Coverage (maximum) 100%
  - .4 Building Height (maximum) 8 storeys
  - .5 Front Yard (minimum) Nil
  - .6 Rear Yard (minimum)
    - .1 Abutting an R Zone 7.5m
    - .2 Abutting any other Zone or lot line Nil
  - .7 Side Yard (minimum)
    - .1 Interior
      - .1 Abutting an R Zone 3.0m
      - .2 Abutting any other Zone or lot line Nil
    - .2 Exterior Nil
  - .8 Landscaped Open Space (minimum) Nil
  - .9 Parking
    - .1 In accordance with Section 6.18
    - .2 Notwithstanding Section 6.18.6., all parking spaces and driveways shall be provided with a stable surface, treated to

prevent the raising of dust or loose particles, and shall consist of asphalt, concrete, or hard surface material, or a combination thereof.

.10 Open Storage Prohibited

.11 Loading in accordance with Section 6.23

9.1.3 Exceptions

The following Zones apply to specific lands within a C1 Zone.

Amended by  
Bylaws No.  
69-2011  
49-2012

**.1 53 Dalhousie Street (C1-1)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-1 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

.1 A printing establishment.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-1 Zone use any lot, or erect, alter or use any building or structure for a printing establishment, except in accordance with the following provisions:

.1 A printing establishment shall be in accordance with Section 9.1.2.8.

2 Apartment Dwellings (maximum) 65 units

.1 Apartment dwellings permitted on the ground floor (maximum) 4 units

.2 Bedrooms (maximum) 215 total

.3 No portion of a ground floor apartment dwelling is permitted to be located adjacent to Queen Street or Dalhousie Street.

.4 Building Height (maximum) 5 storeys or 18m (whichever is less)

.3 Parking

Notwithstanding the requirements of Section 9.1.2.1.11 and Section 9.1.2.9.9, a minimum of 8 parking spaces shall be required.

That all remaining provisions of the C1 Zone in Section 9.1.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
2-92

**.2 136-142 Dalhousie Street and 40-46 George Street (C1-2)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-2 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-2 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Any non-residential use or uses permitted in Section 9.1.1 shall only be located in the first storey.
- .2 Any non-residential use or uses permitted in Section 9.1.1 shall have a maximum gross floor area of 620.0m<sup>2</sup>.
- .3 A maximum of 14 dwelling units shall be located in the second and third storeys, and a maximum of three dwelling units each having direct entry from George Street may be located in the first storey.
- .4 The existing building facade shall be maintained.
- .5 The minimum gross floor area, excluding walls, partitions, and hallways, shall be 37.0m<sup>2</sup>/dwelling unit.
- .6 No parking spaces shall be required for the dwelling units provided the total gross floor area of the building (excluding the basement) does not exceed 1,635.0m<sup>2</sup>.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

**.3 108 - 110 Colborne Street and 9 Queen Street (C1-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-3 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

- .1 A maximum of eight dwelling units within the existing building.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1, except in accordance with the following provisions:



- .1 Any use or uses permitted by Section 9.1.1., shall only be located in the first storey of the existing building.
- .2 Any dwelling unit shall only be located in the second storey of the existing building.
- .3 The minimum gross floor area, excluding walls, partitions, and hallways shall be 37.0m<sup>2</sup>/dwelling unit.
- .4 No parking spaces shall be required for the dwelling units.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
25-91 & 35-95

**.4 22 - 28 Dalhousie Street (C1-4)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-4 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile gas bars;
- .2 Automobile service stations;
- .3 Neighbourhood convenience stores;
- .4 Public garages;
- .5 Automobile rental establishments.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.1 to 9.1.3.3.4 except in accordance with the following provisions:

- .1 In accordance with Section 9.6.2

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-4 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.3.5, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.5 63 Wharfe Street (C1-5)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-5 Zone may be used for all the uses permitted in the C1 Zone, subject to Section 6.28.1.2 plus the following use:

- .1 A building supply centre.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any C1-5 Zone use any lot or erect, alter or use any building or structure for the uses permitted in Section 9.1.3.5.1, except in accordance with the following provisions:

.1 In accordance with Section 9.1.2.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
25-91

**.6 251 Colborne Street (C1-6)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-6 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-6 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Required off-street parking for any dwelling unit shall be provided and maintained at a rate of 0.45 parking spaces per dwelling unit.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaws No.  
173-92, 149-97  
93-2006

**.7 DELETED**

Amended by  
Bylaws No.  
120-94 & 150-96  
22-2008

**.8 97 Dalhousie Street (C1-8)**

**DELETED**

Amended by  
Bylaw No.  
149-97, 173-2008

**.9 Dalhousie Street Parking Lot No. 1 (C1-9)**

**DELETED**

Amended by  
Bylaw No.  
74-98  
68-2011

**.10 40 Icomm Drive (C1-10)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-10 Zone may be used for all of the uses permitted in the C1 Zone, plus the following use:

.1 Place of Entertainment/Recreation, which may include a gaming establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-10 Zone use any lot or erect, alter or use any building or structure for a gaming establishment, except in accordance with the following provisions:

- .1 Loading (minimum) 2 spaces in accordance with Section 6.23
- .2 A minimum of 800 gaming positions shall be provided, of which a minimum of 450 shall be gaming positions at table games.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.11 Brantford and District Civic Centre and Waterfront Park (C1-11)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-11 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 All the uses permitted in the OS1 Zone.

That all the provisions of the C1 Zone in Section 9.1.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.12 110 Icomm Drive (C1-12)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-12 Zone may be used for all of the uses permitted in the C1 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-12 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Front Yard (minimum) 3.0 m
- .2 Off-Street Parking (minimum) 1 space/30.0m<sup>2</sup>
- .3 Loading Spaces (minimum) Two Type A
- .4 Any loading space may have direct access from Newport Street to permit ingress, egress, and manoeuvring without the means of a driveway.

That all the provisions of the C1 Zone in Section 9.1.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

mutandis.

Amended by  
Bylaw No.  
168-2000

**.13 Newport Street (C1-13)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-13 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Uses existing at the date of the passing of this Bylaw.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-13 Zone use any lot, or erect alter or use any building or structure for a use permitted in Section 9.1.3.13.1, except in accordance with the following:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.14 100 Market Street South (C1-14)**

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any C1-14 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile sales establishments

That all the provisions of the C1 Zone in Section 9.1.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
168-2000

**.15 45 Erie Avenue (C1-15)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-15 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 A chip hut
- .2 Uses existing at the date of the passing of this Bylaw

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-15 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 9.1.3.15.1 and 9.1.3.15.2, except in accordance with the following provisions:

- .1 Chip huts in accordance with the following:
  - .1 Gross Floor Area (minimum) 7.5m<sup>2</sup>  
(maximum) 14.0m<sup>2</sup>

.2 Notwithstanding Section 2.3.6.1 of this Bylaw, a chip hut may include an extended menu of food items for sale to the general public in accordance with the City's Licencing Bylaw and the Health Protection and Promotion Act.

.2 Existing uses to the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
185-2003

### **.16 1300 Clarence Street South (C1-16)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C1-16 Zone may be used for all of the uses permitted in the C1 Zone, plus the following uses:

- .1 Automobile gas bars
- .2 Automobile washing facilities
- .3 Nursery garden centres

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C1-16 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |   |                                  |
|----|---|----------------------------------|
| .1 | Automobile gas bars and automobile washing facilities | In accordance with Section 9.6.2 |
| .2 | Open Storage  |                                  |
|    | .1 Nursery Garden Centres                             | In accordance with Section 6.12  |
|    | .2 All other uses                                     | Prohibited                       |

That all the provisions of the C1 Zone in Section 9.1.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.