

Proposed Amendments to the Land Use By-law (2014)

NOTE: The proposed amendments are shown below. Underlined text is to be added. Strikethrough text is to be removed.

5.9 Special Commercial (C8) Zone

5.9.1 Permitted Developments

- a) The following developments shall be permitted as-of-right in the Special Commercial (C8) Zone subject to the requirements of this By-law:
- Single Unit Dwellings
 - Two Unit Dwellings
- b) The following developments shall be permitted in existing buildings and on sites so used prior to the effective date of this By-law; however, these development shall not be expanded or enlarged as-of-right:

Table T: Permitted Commercial Uses in C8 Zone		
Name	Address	Use
A. Collicut	90 Pearl Street	Used Automobile Sales
Argyle Inn	324 Aberdeen Road	Motel & Restaurant
Cobbler Corner	287 King Street	Shoe Repairs & Shoe/Leather Sales
Country Home Woodworks	27 South Street	Woodworking Shop
Demonos C. Monuments Ltd.	101 Victoria Road	Monument Sales
Food Inspection Agency	1675 King Street	Office
G. Lake	255 Victoria Road	Wood Product Sales
Gerald Hebb's Tow & Salvage Yard	359 St. Phillips Street	Towing & Salvage Yard
Hubley's Electrical Ltd.	56 Starr Street	Electrical Installation & Repairs
Langille's Plumbing & Heating	261 York Street	Contractor Shop and Plumbing & heating Sales Office
Lester Zwicker Trucking	239 St. Phillip's Street	Truck Parking & Storage
Rahman's Blacksmith Shop	58 Elm Street	Blacksmith Shop
Riverview Automotive	31 Riverview Drive	Automobile Repair
Riverview Machining Services	1627 King Street	Machine Shop
Sew What?	103 Dominion Street	Dress Sales, Dress Making & Alterations
South Shore Nursery	209 High Street	Office & Commercial Building Retail Sales
South Shore Speed & Sound	76 Dominion Street	Automobile and automobile parts sales and services
Victor Greek's Meat Market	276a St. Phillip's Street	Meat Packing & Retail Sales

5.9.3 Uses by Development Agreement

The following developments shall be permitted by Development Agreement in the Special Commercial (C8) Zone subject to the requirements of this By-law, in addition to the development agreement policies outlined in the Municipal Planning Strategy:

- a) Expansion of an existing building or use, or the replacement of a building, listed in Section 5.9.1.b, in accordance with MPS Policy CDA-5;
- b) Multi-unit residential development up to a maximum of 10 units per hectare (4 units per acre), in accordance with MPS Policy IM-6;
- c) Single and two-unit dwellings as a collective residential development up to a maximum of 10 units per hectare (4 units per acre), in accordance with MPS Policy IM-6; and
- d) Inns in buildings constructed before August 27, 1975, in accordance with MPS Policy IM-6.
- e) Change of use to any of the following uses, or the addition of any of the following uses, in the existing buildings at the date of this by-law, in accordance with Policy IM-6.
 - i. Craft Workshops
 - ii. Dog Grooming
 - iii. Dressmaking & Tailoring
 - iv. Galleries
 - v. Household Repair Services
 - vi. Offices
 - vii. Personal Service Shops
 - viii. Retail Sales up to 93m² (1,000ft²) on corner lots of arterial or collector streets, with the immediate residential area in which the use is located as the primary service area for the use
 - ix. Studios

PUBLIC PARTICIPATION MEETING conducted on:

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Proposed Amendments to the Municipal Planning Strategy (2014)

NOTE: The proposed amendments are shown below. Underlined text is to be added. Strikethrough text is to be removed.

6.5.3 Special Commercial (C8) Zone

Policy C-56: It shall be a policy of Council to consider the following developments by development agreement in the Special Commercial (C8) Zone:

- a) Expansion of an existing building or use, or the replacement of a building, listed in Section 5.9.1.b of the Special Commercial (C8) Zone of the Land Use By-law, in accordance with Policy CDA-5;
- b) Inns in buildings constructed and located on the lot before August 27, 1975, in accordance with Policy IM-6;
- c) Multi-unit residential development up to a maximum of 10 units per hectare (4 units per acre), in accordance with Policy IM-6;~~and~~
- d) Single-unit development as a collective development, two-unit development on both individual lots or as a collective development, and multi-unit residential development, with a maximum permitted density of up to 10 units per hectare (4 units per acre), in accordance with Policy IM-6;and
- e) Change of use to any of the following uses, or the addition of any of the following uses, in the existing buildings at the date of this by-law, in accordance with Policy IM-6.
 - x. Craft Workshops
 - xi. Dog Grooming
 - xii. Dressmaking & Tailoring
 - xiii. Galleries
 - xiv. Household Repair Services
 - xv. Offices
 - xvi. Personal Service Shops
 - xvii. Retail Sales up to 93m² (1,000ft²) on corner lots of arterial or collector streets, with the immediate residential area in which the use is located as the primary service area for the use
 - xviii. Studios

6.6 Commercial Development Agreement Policies

Policy CDA-5: It shall be a policy of Council to ensure that the following criteria are met when Council is considering proposals for expansion, replacement or change of use in the Special Commercial (C8) Zone by development agreement:

- a) Any new building, or any expansion in the volume of a building in which an established commercial or industrial use is located shall not result in the creation of new ~~non-residential~~ floor area that is in excess of ~~20~~40% of the gross floor area of the building prior to expansion; ~~or shall not result in the creation of new floor area that is in excess of forty 40% of the gross floor area of the building prior to expansion where a maximum of 25% of the abutting zones are Residential as shown on the Zoning Map of the Land Use By-law;~~

- b) The area of outdoor storage or open display uses that are located on the lot shall not increase;
- c) Any nuisances that are associated with the use will be eliminated or reduced to an acceptable level as a result of the change, including noise, odour, dust, unsightly material, and unsanitary conditions, or no new nuisances will be created as a result of the proposed change;
- d) Any new buildings and any alterations, or additions made to established buildings with respect to the development shall be compatible in terms of architectural features, height and bulk, with other buildings in the neighbourhood;
- e) All signage shall be reasonably consistent with the requirements of the Land Use By-Law; and
- f) The development is in accordance with Policy IM-6.

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