

3.13 “CC” Commercial Central Zoning District

The “CC” – **Commercial Central Zoning District** is hereby established in this by-law and is intended to provide areas in urban settlement centres for street-level commercial retail and other compatible uses such as, office, personal service, dining and entertainment, large scale indoor recreation facilities in the centralized part of urban settlement centres. This zoning district also supports the rehabilitation and re-use of existing buildings, along with the preservation of heritage resources and significant structures. The keeping of any livestock in the “CC” zone is prohibited.

3.13.1 “CC” Commercial Central Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

i) Accessory Dwelling Unit

In the “CC” **Commercial Central Zoning District**, one or more accessory dwelling units developed within the principal building shall be allowed as a permitted accessory use but in all cases said accessory dwelling units must be located above or behind the principal commercial enterprise occurring in the principal building and meet all other requirements of this by-law, the Manitoba Building Code and Manitoba Fire Code (where applicable).

ii) Accessory Signs as provided for in **PART 2** of this By-law.

iii) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.8 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

iv) Home-Based Business Activities shall be developed in accordance with the requirements of **PART 4** of this by-law.

b) Conditional Accessory Uses, Buildings and Structures

v) Accessory Shipping Containers

In the “CC” **Zone**, an “accessory shipping container” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory building only when it is located on the same site as the use to which it is accessory. All accessory shipping containers as provided for herein shall be subject to the issuance of a **Development Permit** and must meet all other requirements of the zoning by-law, Manitoba Building Code and Manitoba Fire Code (where applicable).

vi) Accessory Tent Like Structures

In the “CC” **Zone**, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory building only when it is located on the same site as the use to which it is accessory. All accessory tent-like structures between one hundred and eight (108) square feet and two-hundred and fifty (250) square feet shall be subject to the issuance of a **Development Permit** and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding two-hundred and fifty (250) square feet shall be

subject to the issuance of a **Development Permit** and **Building Permit** and must meet all other requirements of the zoning by-law.

c) Prohibited Accessory Uses Buildings and Structures

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.8: USE & SITE REQUIREMENTS: "CC" COMMERCIAL CENTRAL ZONE	MINIMUM REQUIREMENTS (a) (b) (c) (h) (l) (m)				
	SITE SIZE		REQUIRED YARDS		
	Area (sq/ft)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
PERMITTED USES					
Advertising Signs (with a sign surface area up to 54 sq/ft in size)	-	-	25 (h)	15 (h)	15 (h)
Amusement Enterprises	5,000	50	5	15	25
Antique Stores and Second hand Stores	5,000	50	5	15	25
Art Stores	5,000	50	5	15	25
Automobile, Boat and Trailer Sales and Service	15,000	100	15	15	25
Automobile Service Stations and Gas Bars	15,000	100	15	15	25
Bakeries	5,000	50	5	15	25
Banks or Financial Institutions	5,000	50	5	15	25
Building Supply Sales, Interior Storage Only	5,000	50	5	15	25
Business and Personal Services Establishments	5,000	50	5	5 (d)	25
Bus Stations	5,000	50	5	5 (d)	25
Cafes, Coffee Shops, Restaurants, Banquet Halls or Beverage Rooms	5,000	50	5	15	25
Child Care Services	15,000	75	25	8 (d)	25
Community Centres or Community Clubs	5,000	50	5	15	25
Convenience Stores	5,000	50	5	15	25
Drug Stores	5,000	50	5	15	25
Place of Worship Including Churches, Temples, Church Halls and Church Educational Facilities	20,000	100	25	10 (d)	25
Community Centers and Clubs	20,000	100	25	10 (d)	25
Contractor's Establishments (with indoor storage only)	5,000	50	25	10 (d)	25
Fire and Police Stations	5,000	50	5	5 (d)	25
Government Offices	5,000	50	5	5 (d)	25
Grocery Stores	5,000	50	5	5 (d)	25
Hospitals	1 acre	200	25	10 (d)	25
Hotels or Motels	30,000	150	25	10 (d)	25
Laundries, Dry Cleaning Establishments	15,000	100	25	15	25
Libraries and Museums	15,000	100	25	10 (d)	25
Lumber Yards (with indoor storage only)	10,000	100	25	15	10
Moving, Storage and Warehousing	5,000	50	5	5 (d)	25
Parks and Playgrounds	5,000	50	15	8 (d)	25
Private Clubs and Lodges	5,000	50	5	5 (d)	25
Public Utilities (k)	5,000	50	15	8 (d)	25
Recreation Facilities (bowling alleys, cinemas, etc)	5,000	50	5	5 (d)	25
Retail Services	5,000	50	5	5 (d)	25
Restaurants and Drive-In Eating Establishments	5,000	50	5	5 (d)	25
Wholesale Office Sales and Storage	5,000	50	5	5 (d)	25
CONDITIONAL USES					
Advertising Signs (with a sign surface area greater than 54 sq/ft in size)	-	-	25 (h)	15 (h)	15 (h)

TABLE 3.8: USE & SITE REQUIREMENTS: "CC" COMMERCIAL CENTRAL ZONE	MINIMUM REQUIREMENTS (a) (b) (c) (h) (l) (m)				
	SITE SIZE		REQUIRED YARDS		
	Area (sq/ft)	Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
Boarding, Rooming and Lodging Houses	15,000	100	25	10 (d)	25
Bulk Fuel and Oil Sales and Storage	10,000	100	25	15	25
Cannabis Retail Establishment (n)	5,000	50	5	5 (d)	25
Carpentry and Woodworking Shops	5,000	50	5	5 (d)	25
Contractor's Establishments (with outdoor storage)	7,000	70	25	15	25
Dwellings: (f)					
- Single-Unit Dwellings and Modular Homes	5,000	50	25	6 (d) (e)	25
Two-Unit Dwellings	8, 000 (g)	80	25	8 (d) (e)	25
Lumber Yards (with outdoor storage)	15,000	100	25	10 (d)	25
Machine Shops	7,000	70	25	15	25
Manufacturing, General	7,500	75	25	15	25
Parking Lots (public or private) (m)	4,000	40	5	5 (d)	10
Residential Care Facilities	15,000 (b)	100	25	10 (d)	25
Snowmobile, Motorcycle and ATV Sales and Service Establishments	10,000 (b)	100	25	15	25
ACCESSORY USES, BUILDINGS, STRUCTURES					
Accessory uses, Buildings and Structures (See also PARTS 2 and 4 of this By-law).	-	-	(j) (k)	3	2 (i)
NOTES: ¹ For information concerning the treatment of lawfully established existing uses, buildings and structures in existence prior to the adoption of this by-law, please refer to PART 2: General Rules and Regulations Applicable in All Zoning Districts of this by-law. ² Provisions of PART 2: General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes for Table 3.8: "CC" Commercial Central Zone:

In addition to the minimum requirements for **TABLE 3.8** (above), the following requirements shall apply:

- (a) (i) The maximum allowable height for all buildings and structures shall be 45 feet (three storeys) except for church steeples and similar architectural components of permitted or conditionally approved public buildings and accessory telecommunication towers.
- (b) Where a proposed use requires wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
 - (i) Minimum required site area shall be two (2) acres;
 - (ii) Minimum required site width shall be two hundred (200) feet;
 - (iii) Minimum required side yard shall be thirty (30) feet.
- (c) In the "CC" zone, more than one principal commercial building or commercial use of land or some combination thereof may be permitted on a single parcel of land. Where any building or parcel is used for more than (1) purpose, all of the requirements of this by-law pertaining to each building or use shall be

satisfied. In the event of a conflict between requirements pertaining to each use or building, the higher or more stringent requirement shall prevail and shall be satisfied.

- (d) (i) In the case of a corner lot, the minimum required side yard setback shall be increased to 12 feet free of all projections other than eaves and gutters.
- (e) (i) Where an interior lot used for residential purposes is not adjacent to a lane, one of the side yards shall be a minimum of 10 feet free of all projections other than eaves and gutters in order to accommodate the required parking space or to provide for vehicular access to the rear of the site. This requirement shall not apply where a garage or carport is attached to the principal building.
- (f) (i) The minimum dwelling unit floor area for a single-dwelling dwelling shall be seven hundred (700 sq/ft (65.03 sq/m) with an additional four hundred (400) sq/ft (37.16 sq/m) for the second and each additional dwelling unit therein.
- (g) (i) For the purpose of interpreting the requirements of **Table 3.8** herein, a semi-detached two-unit dwelling, a row house or a multi-unit dwelling having common party walls shall be considered as being one (1) building occupying one (1) site.
 (ii) Notwithstanding clause (i) of this footnote (above), in the case of semi-detached two-unit dwellings, each dwelling unit may occupy a separate site, provided each site is a minimum of 4,000 sq/ft in area and has a minimum site width of fifty (50) feet. In such circumstances, the side yard required along the shared party wall shall be reduced zero (0) feet and all other provisions of **Table 3.8 of this PART** shall also apply.
- (h) Under authority of applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.
- (i) Where an accessory building is used for storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from a public lane.
- (j) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (k) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (l) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (m) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.
- (n) All newly siting cannabis retail establishments shall be setback a minimum of 300 feet (91.4 metres) from the limits of lands zoned “I” Institutional Zone and all schools in the zone in which they are located.