

## 26.3 Downtown Core, Downtown Gateway and Beach Mixed Use and Transition Zones

### 26.3.1 Permitted Uses

Unless otherwise permitted in this By-law, no person shall, within any Downtown Core (DC), Downtown Gateway (DG), or Beach (B) Mixed Use or Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in Table 5.

*B1 Hold*

Table 5: Permitted Uses

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
<b>Residential Uses</b>						
Apartment Dwelling (1)		X		X	X	X
Apartment Dwelling as part of a Mixed Commercial/Office/Residential Building (1)	X	X	X	X	X	X
Apartment Dwelling Unit (1)	X	X	X	X	X	X
Triplex dwellings, fourplex dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, townhouse dwellings		X		X	X	X
Second Suite	X	X	X	X	X	X
Bed and Breakfast		X		X		X
Dwelling Unit (1)	X	X	X	X	X	X
Retirement Home	X	X	X	X		
<b>Non-Residential Uses</b>						
<b>A</b>						
Arcade	X	X			X	X
Assembly Hall	X	X	X	X	X	X
Adult Entertainment Establishment						

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2

## B

Bakery	X		X	X	X	X
Bake Shop	X	X	X	X	X	X
Business and Professional Offices	X	X	X	X	X	X
Business Incubator/Accelerator	X	X	X	X	X	X
Business Service Establishment	X	X	X	X	X	X

## C

Car Wash						
Catering Service	X	X	X	X	X	X
Clinic or Medical Office	X	X	X	X	X	X
Commercial Recreation Establishment	X	X	X	X	X	X
Commercial School	X	X	X	X	X	X
Commercial Use	X	X	X	X	X	X
Computer Service	X	X	X	X	X	X
Convenience Store	X	X	X	X	X	X
Custom Workshop	X	X	X	X	X	

## D, E

Day Nursery	X	X	X	X	X	X
Delicatessen	X	X	X	X	X	X
Department Store			X	X	X	X
Dry Cleaning Outlet	X	X	X	X	X	X

## F

Farmer's Market	X	X	X	X	X	X
Film, Television and Recording Studio	X	X	X	X	X	
Financial Service	X	X	X	X	X	X
Flea Market			X	X		



Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2

### G

Gaming Facility					X	
Gasoline Retail Facility						
Grocery Store	X	X	X	X	X	X

### H

Health Club	X	X	X	X	X	X
High Technology Retail Store	X	X	X	X	X	
Home Appliance Store	X		X	X	X	
Home Decorating Store	X		X	X	X	
Home Furnishing Store	X		X	X	X	
Home Improvement Store	X		X	X	X	
Home Occupation	X	X	X	X		
Hotel	X	X	X	X	X	X

### I, J, K

### L

Laundromat	X	X	X	X	X	
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### M, N

Mixed Commercial/Residential Building (1)	X	X	X	X	X	X
Motel					X	X
Motor Vehicle Sales and service Establishment, Body Shop and Repair Garage						

### O

Office, Business/Medical/Professional	X	X	X	X	X	X
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### P, Q

Parking Lot/Parking Garage (as a principal use)	X	X	X	X	X	X
Personal Service Establishment	X	X	X	X	X	X
Pet Shop	X	X	X	X	X	X

Use	Mixed Use and Transition Zones					
	DC1	DC2	DG1	DG2	B1	B2
Photographic Service	X	X	X	X	X	X
Post-Secondary Institution	X	X	X	X		
Printing Establishment	X	X	X	X	X	X
Private Club	X	X	X	X	X	X
<b>R</b>						
Recreational Entertainment Establishment	X	X	X	X	X	X
Research and Development Establishment	X	X	X	X	X	X
Restaurant	X	X	X	X	X	X
Restaurant - Take-Out	X	X	X	X		X
Restaurant, Convenience						
Retail Shopping Centre				X		
Retail Store	X	X	X	X	X	X
<b>S</b>						
Short-term Rental	X	X	X	X	X	X
Sub Post Office	X	X	X	X	X	
Supermarket			X	X	X	X
<b>T</b>						
Taxi Dispatch Office	X	X	X	X	X	
Theatre	X	X	X	X	X	X
<b>U</b>						
<b>V</b>						
Veterinarian's Office	X		X	X		
Vocational Training Centre	X	X	X	X	X	
<b>W, X, Y, Z</b>						
Wholesale Establishment	X		X	X	X	

**Notes to Table 5:**

- (1) This use is subject to General Provisions 26.2.1 and 26.2.2 under By-law 2003-60.



## 26.3.2

## Zone Provisions

Unless otherwise permitted in this By-law, no person shall, within any for Downtown Core (DC), Downtown Gateway (DG), and Beach (B) Mixed Use and Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the zone provisions indicated in Table 6.

**Table 6 – Zone Provisions for Mixed Use and Transition Zones**

Requirement	DC1	DC2	DG1	DG2	B1	B2
Minimum Lot Frontage	12.0 m	12.0 m	15.0 m	15.0 m	12.0 m	15.0 m
Minimum Lot Area	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>	500.0 m <sup>2</sup>
Minimum Front Yard	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m or in accordance with Section 26.2.11	0.0 m or in accordance with Section 26.2.11
Maximum Front Yard (1)	0.0 m where the lot is subject to Continuous Street Frontage (3)	1.2 m where the lot is subject to Continuous Street Frontage (3)	0.0 m where the lot is subject to Continuous Street Frontage (3)	3.0 m where the lot is subject to Continuous Street Frontage (3)	7.5 m	7.5 m
Minimum Exterior Side Yard (1)	0.0 m	1.2 m	0.0 m	3.0 m	0.0 m	3.0 m
Minimum Interior Side Yard	0.0 m	0.0 m or 4.5 m where abutting a Residential Zone	0.0 m	1.5 m or 4.5 m where abutting a Residential Zone	0.0 m	1.5 m or 4.5 m where abutting a Residential Zone
Minimum Rear Yard	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater	6.0 m or 50% of the height of the building, whichever is greater	6.0 m or 75% of the height of the building, whichever is greater
Maximum Lot Coverage	90%	75%	80%	70%	80%	70%
Minimum Landscaped Open Space	No requirement	10%	No requirement	10%	No requirement	10%
Minimum Ground Floor Height	4.5m where subject to Section 26.2.7	No requirement	4.5m where subject to Section 26.2.7	No requirement	4.5m where subject to Section 26.2.7	No requirement

Requirement	DC1	DC2	DG1	DG2	B1	B2
Minimum Building Height	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement	3 storeys where subject to Section 26.2.6; otherwise, no requirement	No requirement
Maximum Building Height	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8	6 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8
Maximum Commercial Unit Width (2)	10 metres (2)	None	None	None	10 metres (2)	None
Minimum Building Setback above Three Storeys	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None	1,5 metres for any storey above the third storey measured from the main wall of the first three storeys	None

Note: Other General Provisions in Section 3 and Section 26.2 may apply.

**Notes to Table 6:**

- (1) General Provisions 26.2.9, 26.2.10, and 26.2.11 apply along the frontages and exterior side yards on Main Street, Beach Drive, and Mosley Street respectively.
- (2) The Maximum Commercial Unit width of 10 metres shall only apply for properties fronting onto Main Street between the Nottawasaga River and Beck Street and those properties fronting onto the Town Square in the Downtown Core Mixed-Use (DC1) Zone and Festival Square in the Beach Mixed-Use (B1) Zone.
- (3) Continuous Frontage requirements along Main Street are outlined in General Provisions 26.2.3, 26.2.4, and 26.2.5.



### 26.3.3

## Zone Provisions for Stand-alone Residential Uses Within Mixed Use and Transition Zones

Unless otherwise permitted in this By-law, no person shall, within any Downtown Core (DC), Downtown Gateway (DG), and Beach (B) Mixed Use and Transition Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the zone provisions indicated in Table 7.

**Table 7 – Zone Provisions for Stand-alone Residential Uses Within Mixed Use and Transition Zones**

Requirement	Use	DC1 & DG1	DC2	DG2	B1 & B2
Minimum Lot Frontage	Apartment Dwelling	Not permitted	25.0 m	25.0 m	25.0 m
	Stacked and Back-to-back Townhouse Dwelling		30.0 m	30.0 m	30.0 m
	Triplex Dwelling		21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls	21.5 m or in accordance with Street Townhouse provisions where separated by vertical walls
	Townhouse Dwelling		6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage	6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage	6.0 m per unit with a front-accessed garage, plus 3.0 m for exterior lots 5.5 m per unit with a rear-accessed garage
	Converted Dwelling		As legally existing	As legally existing	As legally existing
Minimum Lot Area	Apartment Dwelling	Not permitted	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>	1,000.0 m <sup>2</sup>
	Stacked and Back-to-back Townhouse Dwelling		180.0 m <sup>2</sup> per unit	180.0 m <sup>2</sup> per unit	180.0 m <sup>2</sup> per unit
	Triplex Dwelling		600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls	600.0 m <sup>2</sup> or in accordance with Street Townhouse provisions where separated by vertical walls
	Townhouse Dwelling		180.0 m <sup>2</sup> per unit	180.0 m <sup>2</sup> per unit	180.0 m <sup>2</sup> per unit
	Converted Dwelling		540.0 m <sup>2</sup>	540.0 m <sup>2</sup>	540.0 m <sup>2</sup>



Requirement	Use	DC1 & DG1	DC2	DG2	B1 & B2
Minimum Front Yard	All uses except those noted below	Not permitted	0.0 m	0.0 m	0.0 m
	Townhouse or Stacked or Back-to-back Townhouse Dwelling		4.5 m where driveways are located in front, 0.0 metres otherwise	4.5 m where driveways are located in front, 0.0 metres otherwise	4.5 m where driveways are located in front, 0.0 metres otherwise
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Exterior Side	All uses except those noted below	Not permitted	4.5 m	4.5 m	4.5 m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Interior Side Yard (1)	All uses except those noted below	Not permitted	1.2 m	1.2 m	1.2 m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
Minimum Rear Yard (1)	All uses except those noted below	Not permitted	7.5 m	7.5 m	7.5 m
	Converted Dwellings		As legally existing	As legally existing	As legally existing
	Stacked and Back-to-back Townhouse Dwelling (1)		0.0 m	0.0 m	0.0 m
Minimum Landscaped Open Space	All permitted uses		30%	30%	30%
Maximum Height	All uses except those noted below	Not permitted	10.0 metres and 3 storeys	10.0 metres and 3 storeys	10.0 metres and 3 storeys
	Apartment Dwelling		4 storeys and subject to Angular Plane provisions of Section 26.2.8	4 storeys and subject to Angular Plane provisions of Section 26.2.8	Maximum height is as per Table 6
	Townhouse or Stacked or Back-to-back Townhouse Dwelling		12.0 metres and 3 storeys	12.0 metres and 3 storeys	12.0 metres and 3 storeys
Minimum Lot Depth	All permitted uses	Not permitted	25.0 m	25.0 m	25.0 m
Other Provisions					

Note: Other General Provisions in Section 3 and Section 26.2 may apply.