

The purpose and effect of the Official Plan Amendment (By-law 5002/58/07) is to add a supporting policy to the **Central Commercial** designation that would support marine and recreational products, sales, service and ancillary uses thereto as permitted uses on the property,

LAND USE POLICIES - "G"
CENTRAL COMMERCIAL "G.11C"
(see Schedule `C')

Central Commercial (which includes the Central Business District)

- (a) Central Commercial lands contain those establishments that are primarily engaged in the selling of goods and services. This includes retail stores, personal service shops, specialty shops, offices, public buildings, hotels, taverns, restaurants, theatres, churches, clubs, funeral parlours and parking lots.
- (b) In the Central Business District the existing automobile service stations, repair garages, car sales establishments and lots shall be recognized. However, proposals for new establishments shall require an amendment to this Plan. The intent of this Plan is to preserve a pedestrian continuity within the Central Business District. New commercial establishments that create street voids and excessive traffic movement shall be directed to locate in a more appropriate commercial zone.
- (c) The City recognizes that in the Central Business District the following problems are evident: high cost of vacant land, vacant buildings particularly the second storeys, and lack of quality and specialty shops. In order to attempt to solve these problems, the following policies shall apply:
 1. The City may approve building proposals that combine Central Commercial uses with Residential uses, provided that the design of the building and the lots reasonably incorporate the appropriate amenities for each use.
 2. Dwelling units also may be permitted in an existing building in the Central Business District.
 3. Where servicing capacity exists new apartment buildings may be permitted in the Central Business District with commercial establishments on the ground floor. However, these buildings shall be limited to a maximum height of 6 storeys. Proposals for higher buildings shall require an amendment to this Plan.
 4. There may be no on-site parking requirements for existing or renovated commercial establishments or for new small commercial buildings. However, the City may assess impost fees for parking facilities in the area.
- d) Notwithstanding the provisions of subsection (b) above the lands located at the northeast corner of Elm Street and Clarence Street and described as Lots 3, 4 and 5 on the east side of Elm Street and Lot 12 on the north side of Clarence Street, Reg. Plan No. 181/N.P.846 may be used for a motor fuel retail outlet.

(OPA 42)

