CD-1 (136)

7725-7835 Champlain Crescent
(Champlain Heights Community Centre)
By-law No. 5270
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective July 24, 1979

Amended up to and including:
By-law No. 13211, dated December 8, 2021

Consolidated for Convenience Only

Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

1.   The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-231-A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2.   The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Uses:
Community recreation facility;
Schools;
Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
Neighbourhood public house;
Public health and social service offices and child care facilities;
Accessory uses customarily ancillary to the above; Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution.

Subject to such conditions as Council may by resolution prescribe

2A.   The said area is to include one sub-area approximately as illustrated in Figure 1, for the purpose of designating an area in which certain uses are permitted. [13211; 2021 12 08]

Figure 1

[13211; 2021 12 08]

2B. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only additional uses permitted within sub-area 1, and the only additional uses within sub-area 1 for which the Director of Planning of Development Permit Board will issue development permits are:

Cultural and Recreational Uses, limited to Arts and Culture Indoor Event;
Institutional Use, limited to Child Day Care Facility;
Office Uses, limited to General Office, and Health Care Office;
Retail Uses, limited to Neighbourhood Grocery Store, Small-scale Pharmacy, and Retail Store;

Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre; and Accessory uses customarily ancillary to the uses listed in this section.
[13211; 2021 12 08]

3.   *[Section 3 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]* (vii) other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above.

Public Hearing – June 23, 1979
By-law enacted on July 24, 1979 – By-law No. 5270

Public Hearing – October 12, 2021 – Item 1 – Agenda
Summary – To amend CD-1 (136) (Comprehensive Development) District for the city-owned property located at 3380 Maquinna Drive. The amendment would create a sub-area within the CD-1 (136).
By-law enacted on December 8, 2021 – By-law No. 13211