

SECTION 15 URBAN COMMERCIAL (UC) ZONE REGULATIONS

The Urban Commercial (UC) Zone is intended to apply to retail and service commercial type uses within areas designated “Urban Core Area” in the Wellesley Urban Area of the Official Plan.

15.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Urban Commercial (UC) Zone except for the following purposes:

Animal clinic;

Auction sales facilities (not including livestock);

Bakeries;

Bulk sales establishment;

Bus station;

Butcher Shop;

Club;

Clinic (including laboratories);

Commercial or trade school;

Contractor’s Yard or Shop, Light Duty;

Convenience plaza;

Day care centre;

Financial institutions;

Funeral homes;

Hospitals, nursing homes or rest homes;

Hotels, motels;

Laundry and dry-cleaning establishments;

Industrial use, Light/Dry;

Mini Storage Facility;

Motor vehicle sales establishment;

Motor vehicle service station or public garage (does not include a Gas Bar);

Offices, general or professional;

Parking lot;

Personal service shop;

Place of entertainment;

Publishing and printing establishment;

Recreational facilities;

Restaurant, or Take-out restaurant;

Retail store;

Service shop;

Shopping centres;

Tavern;

Taxi service establishment;

Theatre;

Travel Agency;

Wholesale Outlet;

Residential uses (including Bed and Breakfast establishments) that:

- were existing on of the date of passing of this By-law; or
- are connected to and form an integral part of the commercial building and are located above, or to the rear of the first storey commercial use, to a maximum of two storeys above the permitted commercial use; or
- are converted dwellings;

Accessory uses to the above permitted uses.

15.2 MINIMUM LOT AREA

560 m²

15.3 MINIMUM LOT FRONTAGE

18 m

15.4 MAXIMUM BUILDING HEIGHT

10.5 m

15.5 MAXIMUM LOT COVERAGE

No maximum

15.6 MINIMUM FRONT YARD DEPTH

The established building line or 6.0 metres, whichever is less.

15.7 MINIMUM SIDE YARD WIDTH

Interior side yard: 3.0 m

Exterior side yard: 6.0 m

15.8 MINIMUM REAR YARD DEPTH

Abutting a residential, institutional, or an open space zone: 7.5 m

All other cases: 3.0 m

15.9 EXCEPTIONS – URBAN COMMERCIAL (UC) ZONE

15.9.1 Defined Area

Added by By-law 31-98

UC-1 as shown in Schedule “B-1” to this By-law.

Additional Permitted Uses

Those in accordance to Urban Residential (UR) Zone;

Sale of new and used automotive and recreation vehicles;

Repair and service of new and used automotive and recreation vehicles;

Automotive accessory and parts storage and sales;

Motor vehicle body shop within a fully enclosed building;

Accessory uses, including storage and warehousing;

Outdoor parking

Restrictions and Restrictive Uses

Building floor area that existed on the day of passing of By-law 31-98;

Wrecking Yard;

Light fabricating, assembly, processing and repair operations;

Excessive noise, vibration, odour, and danger of fire or explosion or the release of obnoxious fumes, smoke, gases or other forms of air or water borne pollutants

15.9.2 Defined Area

Added by By-law 8-2005

UC-2 as shown on Schedule “B-4” to this By-law

Permitted Uses

Retail or wholesale commercial establishment;

Business machines - sales and service;

Showroom and wholesale outlet;

Taxi service establishment;

Travel agency;

Offices;

Financial institution;

Service club;

Commercial or trade school;

Place for dispensing refreshment to the public;

Laundromat or dry cleaning establishment;
Hairdresser or barber;
Clinic or laboratory;
Commercial printing and office services;
Studio;
Repair shop;
Commercial entertainment and recreation establishment within an enclosed building but not including video / pinball game amusement centre;
Day nursery;
Funeral home;
Church;
Storage or warehousing within an enclosed building;
Parking lot.

Prohibited Uses

Residential units or buildings;
Automobile service station; public garage or gas bar;
Sales or servicing of vehicles or large machinery;
Sawmill;
The sale or storage of bulk fertilizers;
Any use listed as an offensive trade.

Prohibited Uses - Part 1 Only

Day nursery;
Funeral home;
Laundromat or dry cleaning establishment;
Hotel / motel;

Prohibited Uses - Part 2 Only

Hotel / motel

Environmental Constraint Zone Overlay

No new building or structure and no accessory buildings or structures in excess of 70m² shall be established or located within this area.

Parking Regulations

All parking must be located at grade within the floodplain (f) area.

15.9.3

Defined Area

UC-3 as shown on Schedule “B-4” to this By-law

Added by By-law 12-2016

Permitted Uses

A single detached dwelling or duplex within the entire building