

Zoning

4.19 GENERAL COMMERCIAL (C3) ZONE

4.19.1 PERMITTED USES

No person shall within a General Commercial (C3) Zone use any land or erect, alter or use any building or structure except as specified hereunder.

a. Residential Uses

Residential uses are prohibited except where a dwelling unit is located within a portion of a non-residential building permitted within the General Commercial (C3) Zone.

b. Non-Residential Uses

- i. a bank or financial institution;
- ii. a business, professional or administrative office;
- iii. a commercial school
- iv. a custom workshop;
- v. a day nursery
- By-Law 70-92 vi. an eating establishment exclusive of any such establishment with drive-in or curb service;
- vii. a fraternal lodge or private club;
- viii. a funeral home and undertaking establishment;
- ix. a hotel, motel or motor hotel;
- By-Law 96-96 x. an institutional use;
- xi. a laundry, coin operated;
- xii. a medical clinic;
- By-Law 53-00 xiii. a parking lot;
- xiv. a personal service shop;
- xv. a place of entertainment;
- xvi. a printing establishment;
- xvii. a public use or municipal utility in accordance with the provisions of Section 5.17 hereinafter set forth in this By-Law;
- xviii. a retail commercial establishment;
- xix. a tavern;
- xx. a taxi establishment;
- xxi. a veterinary clinic in a wholly enclosed building; and
- xxii. a day spa

c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing uses permitted under subsections (a) or (b) hereof, in accordance with the provisions of Section 5.1 hereinafter set forth in this By-Law.

Derek Green

Sales Representative

Derek.Green@Remax.net

RE/MAX Eastern Realty Inc, Brokerage

91 George Street North
Second Floor, PO Box 2409
Peterborough, ON K9J 7Y8

1.705.743.9111 Voice
1.800.567.4546 TF
1.705.743.1034 Fax

RE/MAX

COMMERCIAL

Zoning (con't)

4.19.5 GENERAL ZONE PROVISIONS

All provisions of Section 5, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Commercial (C3) Zone shall apply and be complied with.

4.19.6 SPECIAL ZONE CATEGORIES - GENERAL COMMERCIAL (C3) ZONE

4.19.6.1 GENERAL COMMERCIAL EXCEPTION ONE (C3-1) ZONE

By-Law 72.81 Notwithstanding the uses permitted within the General Commercial (C3) Zone as set forth under Section 4.19.1 hereof to the contrary, within the General Commercial Exception One (C3-1) Zone, as delineated on the Zone Map attached hereto as Schedule "A4" and forming part of this By-Law, the uses permitted shall be restricted to that of only a medical clinic and dental clinic and business and professional offices together with such other accessory uses, buildings and structures as are normally considered incidental and subordinate thereto. In all other respects, the provisions of the General Commercial (C3) Zone shall apply and be complied with.

4.19.6.2 GENERAL COMMERCIAL EXCEPTION TWO (C3-2) ZONE

Notwithstanding the uses permitted within the General Commercial (C3) Zone as set forth under Section 4.19.1 hereof to the contrary, within the General Commercial Exception Two (C3-2) Zone, as delineated on the Zone Map attached hereto as Schedule "A4" and forming part of this By-Law, the uses permitted shall be restricted to that of only a motel together with such other accessory uses, buildings and structures as are normally considered incidental and subordinate thereto. In all other respects, the provisions of the General Commercial (C3) Zone shall apply and be complied with.

Derek Green

Sales Representative

Derek.Green@Remax.net

RE/MAX Eastern Realty Inc, Brokerage

91 George Street North
Second Floor, PO Box 2409
Peterborough, ON K9J 7Y8

1.705.743.9111 Voice
1.800.567.4546 TF
1.705.743.1034 Fax

RE/MAX

COMMERCIAL