

## 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 curbside 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.

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### 4.19.2 REGULATIONS FOR RESIDENTIAL USES

- a. Dwelling Unit in Portion of Non-Residential Building

Dwelling units may be permitted in a portion of a non-residential building where such use is permitted within the General Commercial (C3) Zone provided that the dwelling units are not located below the second storey and that all other pertinent requirements of the said zone are complied with.

- b. Minimum Gross Floor Area Per Dwelling Unit

i.	Bachelor Dwelling Unit	40 sq. metres
ii.	One Bedroom Dwelling Unit	56 sq. metres
iii.	Two Bedroom Dwelling Unit	70 sq. metres
iv.	Dwelling Unit Containing Three or more Bedrooms	84 sq. metres plus 9 sq. metres for each bedroom in excess of three.

### 4.19.3 REGULATIONS FOR NON-RESIDENTIAL USES

- a. Minimum Lot Area Requirement none
- b. Minimum Lot Frontage Requirement none
- c. Minimum Yard Requirements
- |      |                                  |           |
|------|----------------------------------|-----------|
| i.   | Front Yard                       | none      |
| ii.  | Exterior Sideyard                | none      |
| iii. | Interior Sideyard                | none      |
| iv.  | Rear Yard abutting a residential | 12 metres |
- d. Maximum Lot Coverage of all Buildings 80%
- e. Minimum Setback from Street Centreline 10 metres or one half of the width of the right-of-way whichever is greater
- f. Maximum Height of Buildings 12 metres

### 4.19.4 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the General Commercial (C3) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.16 hereinafter set forth in this By-Law.

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### 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.

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