

10.3 LOCAL COMMERCIAL (C3) ZONE

Explanatory Note: *The C3 Zone permits local commercial uses intended to serve residents within the surrounding neighbourhoods. Located primarily along collector or arterial roads and within close proximity to residential neighbourhoods, the built form within this Zone primarily consists of larger commercial plazas to a maximum of 10,000 square metres.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Neighbourhood Shopping Commercial (C3) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

10.3.1 PERMITTED USES

Catering Service
 Commercial School
 Community Garden
 Craftsperson Shop
 Day Nursery
 Dwelling Unit(s)
 Financial Establishment
 Laboratory
 Medical Clinic
 Motor Vehicle Gas Bar
 Motor Vehicle Service Station
 Multiple Dwelling
 Office
 Personal Services
 Repair Service
 Restaurant
 Retail
 Studio
 Tradesperson's Shop
 Transportation Depot
 Urban Farm
 Urban Farmer's Market
 Veterinary Service

10.3.2 PROHIBITED USES

Notwithstanding Section 10.3.1, the following uses are prohibited, even as an accessory use:

Commercial Driving School
 Drive-Through Facility

10.3.3 REGULATIONS

- a) Yard Abutting a Street
- i) Minimum 1.5 metres.
 - ii) Maximum 4.5 metres, except where a visibility triangle shall be provided for a driveway access.
 - iii) Notwithstanding Section i) above, 6.0 metres for that portion of a building providing an access driveway to a garage.
 - iv) Section ii) above shall not apply for any portion of a building that exceeds the requirement of Section 10.2.3 f) ii) and iii) below.
 - v) Where a building(s) has been constructed and complies with Section 10.3.3 f) ii) and iii) below, additional buildings constructed on the subject property shall not be subject to Section ii) above, as it relates to the setback from a lot line.
- b) Minimum Rear Yard
- i) 6.0 metres; and,
 - ii) 7.5 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- c) Minimum Interior Side Yard
- i) 1.5 metres; and,
 - ii) 3.0 metres abutting a Residential or Institutional Zone or lot containing a residential use.
- d) Maximum Height 14.0 metres;
- e) Maximum Lot Area 10,000.0 square metres;

- f) Maximum Gross Floor Area for an Individual Office and Medical Clinic 500.0 square metres per unit.
- g) Maximum Total Gross Floor Area for Commercial Uses 10,000.0 square metres;
- h) Built form for New Development
- In the case of new buildings constructed or alterations and additions to the exterior of existing buildings, excluding any alterations to façade, windows or doors, after the effective date of this By-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) For an interior lot or a through lot the minimum width of the ground floor façade facing the front lot line shall be:
 1. greater than or equal to 40% of the measurement of the front lot line; and,
 2. provided in accordance with Section 10.3.3 a) above.
 - iii) For a corner lot the minimum width of the ground floor façade facing the front lot line and flankage lot line shall be:
 1. greater than or equal to 50% of the measurement of all lot lines abutting a street; and,
 2. provided in accordance with Section 10.3.3 a) above.

- iv) Notwithstanding Section ii) and iii) above, one maximum 6.0 metre wide driveway shall be permitted for ingress and egress.
- v) No parking, driveways, stacking lanes, or aisles shall be located between a building façade and the front lot line and flankage lot line.
- vi) All principal entrances shall face the Street and be accessible from the building façade with direct access from the public sidewalk.
- vii) Notwithstanding the definition of planting strip, a public sidewalk shall be permitted where required by Section vi) above.

i) Restriction of Uses within a Building

Notwithstanding Section 10.3.3 above, the following uses shall only be permitted above the ground floor, except for access, accessory office and utility areas:

Dwelling Units
Multiple Dwelling

j) Visual Barrier Requirement

A visual barrier shall be required along any lot line abutting a Residential Zone, Institutional Zone, Downtown (D5) Zone or Downtown (D6) Zone property line in accordance with the requirements of Section 4.19 of this By-law.

k) Outdoor Storage

- i) No outdoor storage of goods, materials, or equipment shall be permitted.
- ii) Notwithstanding Section i) above, the display of goods or materials for retail purposes accessory to a Retail use shall only be permitted in a front or flankage yard.

**10.3.4 MOTOR VEHICLE
GAS BAR AND
MOTOR VEHICLE
SERVICE STATION
REGULATIONS**

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|----|---|--|
| a) | Minimum Yard
Abutting a Street | 4.5 metres; |
| b) | Minimum Yard for Fuel
Pump Islands, Fuel
Pumps and Canopies | 4.5 metres from any lot line. |
| c) | Minimum Planting
Strip Requirements | 3.0 metre in width shall be required
abutting any street line or Residential
Zone or Institutional Zone property line. |
| d) | Gross Floor Area for
accessory retail and
restaurant uses to a
Motor Vehicle Gas Bar | Notwithstanding Section 10.3.1 above,
maximum 150 square metres. |

10.3.5 ACCESSORY BUILDINGS In accordance with the requirements of Sections 4.8 of this By-law.

10.3.6 PARKING In accordance with the requirements of Section 5 of this By-law.

10.3.7 URBAN FARM In accordance with the requirements of Subsection 4.26 of this By-law.

10.3.8 COMMUNITY GARDEN In accordance with the requirements of Subsection 4.27 of this By-law.

10.3.9 URBAN FARMERS MARKET In accordance with the requirements of Section 4.28 of this By-law.