

5.22 GENERAL COMMERCIAL (C3) ZONE

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

5.22.1 Uses Permitted**a) Residential Uses**

- Accessory dwelling unit;
- Apartment dwelling house;
- Dwelling unit or dwelling units not accessory to the non-residential use;
- Retirement Home;
- Senior Citizen's Housing;
- Group Home;
- Corrections Residence;
- Detoxification Centre;

(By-law No. 05-24)(By-law No. 2016-0049)

b) Non-Residential Uses

- Arcade;
- Antique sale establishment;
- Artist studio;
- Assembly hall;
- Auditorium;
- Bakery or bake shop;
- Bank or financial establishment;
- Brewing and/or wine making establishment;
- Business, professional or administrative office;
- Coin operated laundry;
- Commercial school;
- Convenience store;
- Craft shop;
- Custom workshop;
- Day nursery;
- Dry cleaner's distribution station;
- Drug store;
- Eating establishment;
- Fire hall, police station, ambulance depot;
- Fraternal lodge;
- Funeral home;
- Furniture and appliance dealer;
- Gasoline retail facility;
- Hotel;
- Light equipment sales and rental establishment;
- Liquor and/or beer store;
- Medical or dental clinic;
- Microbrewery;

- Motor vehicle dealership;
- Motor vehicle sales, used;
- Motor vehicle service station;
- Motor vehicle wash;
- Mixed commercial/residential development;
- Park;
- Parking lot;
- Parking structure;
- Personal service shop;
- Place of entertainment;
- Place of worship;
- Printing establishment;
- Public use in accordance with the General Provisions of this By-law;
- Retail establishment;
- Service shop, merchandise;
- Small appliance service shop;
- Supermarket;
- Taxi establishment;
- Tavern;
- Veterinary clinic; and
- Wholesale use accessory to the foregoing.

(By-law

No. 02-45) (Revised by By-law 05-24& By-law 04-21 & By-law No. 2013-40)(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

5.22.2 Zone Provisions for Residential Uses

5.22.2.1 Zone Provisions for Accessory Dwelling Units, Dwelling Units, or Accessory Dwelling

- a) Residential uses are restricted to the rear portion of the ground floor (first floor) and in or above the second floor (storey) provided:
- i) Ground floor residential uses occupy not more than 50% of the ground floor area;
 - ii) Residential uses shall not occupy any portion of the front portion of the ground floor area of the building. The front portion means that portion of the building facing the public street.

(By-Law

No. 05-24)

- b) Residential Density (minimum) 60 dwelling units per net ha

c) Amenity Area:

- In accordance with the General Provisions of this By-law.

(By-law No. 2020-0016)

5.22.2.2 Zone Provisions for Corrections Residence, Detoxification Centre

- a) Lot Area (min).....650 m²
- b) Lot Frontage (min).....20 m
- c) Yards (min)
- Front.....7.5 m
 - Rear.....7.5 m
 - Exterior Side.....6 m
 - Interior Side
 - 5 metres on one side, 2 metres on the other side, plus 0.6 metres for each additional or partial storey above the third.
- d) Landscaped Open Space (min).....30%
- e) Lot Coverage (max).....35%
- f) Setback from Street Centreline
 - In accordance with the General Provisions
- g) Height (max).....12 m
(By-law 2016-0049)

5.22.2.3 Zone Provisions for an Apartment Dwelling House, Senior Citizen's Housing and Retirement Home

Zone provisions shall be as for such uses in the R6 (Residential Type 6) Zone.
(By-law No. 2016-0049)

5.22.3 Zone Provisions for Non-Residential Uses

- a) Lot Area (minimum)
N/A
- b) Lot Frontage (minimum).....6 metres
- c) Yards (minimum):
- i) Front.....0 metres
 - ii) Exterior Side.....0 metres
 - iii) Interior Side.....0 metres
 - Where the interior side yard lot line abuts a residential zone the minimum interior side yard shall be 6 metres for the principal building and for the accessory building.
- (By-law No. 03-61)
- iv) Rear.....6 metres
- d) Lot Coverage (maximum).....90 percent
- e) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- f) Landscaped Open Space (minimum).....10 percent

- g) Height of Building (maximum).....17 metres or 4 storeys (whichever is less)
- h) Planting Strip:
 - In accordance with the General Provisions of the By-law.

5.22.4 Provisions for Outside Display and Sales Area

- i) Display and Sales
 - Only those lots used for such purpose on the date of adoption of By-law 02- 22 can be used for such purpose.
- ii) No open storage of goods or merchandise is permitted.

(By-law No. 03-61)

5.22.5 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.22.6 Exception Provisions - General Commercial (C3) Zone